

**DEVELOPMENT CONTROL & LICENSING COMMITTEE**

**24<sup>TH</sup> JUNE 2014**

**ADDENDUM REPORT CONTENTS**

**REPORT NO: 151/2014**

**Planning applications to be determined by the Development Control & Licensing Committee**

<b>Item No.</b>	<b>Application no.</b>	<b>Applicant</b>	<b>Parish</b>
<b>1</b>	<b>2013/1042/FUL</b>	<b>LARKFLEET HOMES</b>	<b>GREETHAM</b>
<b>2</b>	<b>2014/0201/FUL</b>	<b>ENDURANCE ESTATES</b>	<b>UPPINGHAM</b>
<b>3</b>	<b>2014/0393/RG3 &amp; 2014/0395/LBA</b>	<b>RUTLAND COUNTY COUNCIL</b>	<b>OAKHAM</b>

## DEVELOPMENT CONTROL & LICENSING COMMITTEE

24<sup>TH</sup> JUNE 2014

### REPORT OF THE DIRECTOR FOR PLACES (ENVIRONMENT, PLANNING AND TRANSPORT)

#### ADDENDUM REPORT

**Report no: 151/2014**

**Planning applications to be determined by the Development Control & Licensing Committee**

**Item no:**

#### **1. LARKFLEET HOMES – 2013/1042/FUL**

##### **Further consultation comments**

One further comment from an individual asking which housing association would be in charge of the affordable housing, and what intermediate means.

Greetham Parish Council -

'The PC strongly opposes this proposed design on the grounds that:

- This will become an overdeveloped area in the context of Greetham village. It presents as an urban development in a rural area
- The density of housing should reflect that currently sited in Locks Close. The PC recommends no more than 14 dwellings be built on this site
- There is no play provision for children due to the very small gardens allocated to each plot. The PC would like to see a play area incorporated into the design as there is no play facility for children at this end of the village. Any play equipment needs to be maintained by the builders.
- Pavements are a necessity.
- The purpose of the opening between house no 7 and 8 is questioned because it is not clearly defined and is of concern.
- The run off of water from the properties will have serious repercussions for the stream which runs through the village. Flooding has already occurred – this will increase the likely-hood of future flooding.
- The new plans increase the provision of 4 bedroomed houses. The PC feels that this increase is unnecessary.
- There is insufficient provision for parking
- The new plans show a reduction in 'shared ownership' properties which should be increased to the minimum number shown on the previous plan to match current needs, if not increased to 4.
- The PC suggest that the same criteria apply to the affordable housing for tenants as in other developments in Greetham, namely that first choice should be for Greetham residents or those with close connections with Greetham. Second choice should be people from surrounding parishes.'

##### **Additional information from the agent**

The agent has confirmed that the land between plots 7 and 8 (the easement) would be transferred to the adjacent properties, with a legal obligation on them to maintain the easement for the purposes of access/maintenance of the drain by Anglian Water.

## **Further Officer comments**

The further comments from the Parish Council are noted. Issues relating to density, on site play areas and affordable housing provision have been previously addressed in the main Officer report. For clarification, the shortfall in on-site affordable housing provision has been through a viability assessment and is acceptable. The criteria for the affordable housing is currently being drafted, however the standard criteria would be likely to be incorporated into any Section 106 agreement.

With regard to the concerns from the Parish regarding flooding, the Environment Agency have been consulted on the application, and have no objection to the scheme, subject to conditions regarding contamination.

For clarification, the opening between plots 7 and 8 is the easement. With regard to pavements, the shared surface has been incorporated in the layout to reduce the amount of hard surfacing, and there is sufficient parking provision provided. Finally, one of the 3 bed properties has changed to a 4 bed, however the 2no. 4 bed properties only represent 10% of the scheme.

The comment from the individual is noted. The housing association in charge of the affordable housing would be Axiom Housing, and intermediate housing is another term for affordable housing.

## **2. ENDURANCE ESTATES – 2014/0201/FUL**

### **Further consultaton comments**

Uppingham Town Council -

'The proposed developers had produced for council a revised plan relating to the front wall: that Uppingham Town Council's planning committee were pleased to see the proposed amendments in respect of the wall, and in order not to jeopardise the economic viability of the proposals as a whole would ask that Rutland County Council's planning committee look favourably on this application both for the Old Constables building and the extension to Fives Cottage. That the planning application for both Old Constables and Fives Cottage as presented meets with the aspirations of the Uppingham Neighbourhood Plan. To advise Uppingham's ward members of Council's support for this development' (sic).

English Heritage -

The application should be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice.

### **Revised condition**

Updated to incorporate updated visibility splay plans (ref no. 28994/001 Rev D)

2. The development hereby permitted shall not be carried out except in accordance with the details shown on the submitted plans, numbers 13-218 01-PB, 13-218 50-P3, 13-218 51-P3, 13-218 52-P3, 13-218 54-P3, 13-218 55-P3, 13-218 56-P3 13-218 57-P3, and 28994/001 Rev D.

Reason - For the avoidance of doubt and in the interests of proper planning.

**3. RUTLAND COUNTRY COUNCIL – 2014/0393/RG3 & 2014/0395/LBA**

Revised plans have been received showing the bin store relocated away from the building, as suggested by English Heritage.

**Application 2014/0393/RG3**

Amend condition 2:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3188 001 Rev I, 3188 004 Rev E, 3188 005 Rev C, 3188 007 Rev C & P1310/E04 Rev A  
(Reason: For the avoidance of doubt and in the interests of proper planning)

**Application 2014/0395/LBA**

Amend condition 2:

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 3188 001 Rev I, 3188 004 Rev E, 3188 005 Rev C & 3188 007 Rev C; P1310/E02 Rev E (proposed fire alarm and security), P1310/M01 Rev D (proposed mechanical services) & P1310/E03 Rev E (lighting) and in accordance with the details contained in the Oakham Castle Conservation Management Plan, attached to and forming part of this consent.  
(Reason for condition: For the avoidance of doubt and to ensure that the work is appropriate to the character of the listed building).