



# Rutland County Council

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Catmose Oakham Rutland LE15 6HP

Telephone 01572 722577 Facsimile 01572 758307 DX 28340 Oakham

Minutes of a meeting of the **DEVELOPMENT CONTROL AND LICENSING COMMITTEE** held in the Rutland County Museum, Catmos Street, Oakham, at 6.00pm on Tuesday 14 October 2014 and reconvened in the Council Chamber, Catmose, Oakham at 6.00pm on Wednesday 22 October 2014.

**PRESENT:**

- Mr M E Baines (in the chair)
- Mrs C J Cartwright
- Mr W J Cross
- Mr J T Dale
- Mr R Gale
- Mr D Hollis (14 October only)
- Mr T King (22 October only)
- Mr J Lammie
- Mr M Oxley
- Mr C A Parsons
- Mrs C Vernon (14 October only)
- Mr M Woodcock (14 October only)

**IN ATTENDANCE:**

- Mr J Munton (14 October only)
- Mr G Plews (14 October only)
- Mr M Pocock
- Mr D L Richardson (14 October only)
- Mr N M Wainwright (14 October only)

**OFFICERS PRESENT:**

Mr A Burt	Planning Officer (14 October only)
Mr P Gear	Senior Planning Officer
Mr N Hodgett	Principal Planning Officer
Mr G Pullan	Development Control Manager
Mr D Trubshaw	Conservation Officer (22 October)
Mr D Brown	Director For Places (Environment, Planning and Transport) (14 October only)
Mr N Tomlinson	Senior Highways Manager (14 October only)
Mrs H Vincent	Planning/Highways Lawyer – Peterborough City Council
Mrs R Lea	Planning/Highways Lawyer – Peterborough City Council (14 October only)
Mr A Green	Corporate Support Officer

**APOLOGIES FOR ABSENCE:** 14 October – Mr T C King  
22 October – Mr M Woodcock

The start time of the meeting was adjourned for 15 minutes to enable members of the public to be seated.

## 393 MINUTES

### RESOLVED

That the minutes of the Development Control and Licensing Committee meeting held on 16 September 2014 be confirmed and signed by the Chairman.

### **394 DECLARATIONS OF INTEREST**

Mr J T Dale	Item 3 2014/0527/FUL Larkfleet Homes	Mr Dale advised that he was President of the Oakham Allotment Society. It was a non-pecuniary interest.
Mr D Hollis	Item 6 2014/0733/FUL Mr David Hollis	Mr Hollis advised that he was the applicant and would leave the room when the item was discussed.

### **395 PETITIONS, DEPUTATIONS AND QUESTIONS**

No petitions, deputations or questions were received.

### **396 DEPUTATIONS RELATING TO PLANNING APPLICATIONS**

In accordance with Procedure Rule 93(4) the following deputations had been received:

- In relation to application 2014/0258/FUL, Hawksmead Ltd. A deputation had been received from Mrs Jayne Woodcock, the Chair of Oakham Town Council. The right of reply was exercised by Mr Aldridge on behalf of the applicant.
- In relation to application 2014/0527/FUL, Larkfleet Homes. A deputation had been received from Ms Lorna McShane. The agent, Mr Tim Slater, exercised the right of reply.

### **397 PLANNING APPLICATIONS TO BE DETERMINED BY THE DEVELOPMENT CONTROL AND LICENSING COMMITTEE**

Report No. 226/2014 from the Director for Places was received.

### **398 No. 1 (2014/0258/FUL) HAWKSMEAD LTD**

New retail unit (Class A1) with associated vehicular & pedestrian access, car parking, landscaping & servicing. Land west of Lands End Way, Oakham (Ward: Oakham North West, Parish: Barleythorpe).

### **RESOLVED**

**2014/0258/FUL.** That the recommendation set out within Report No. 226/2014 Item 1, addendum to that report and conditions contained therein, not be upheld for the following reasons:

- It will bring jobs to the area, and will itself provide more jobs than would be provided by a B8 employment use;*
- Will not have a detrimental impact on the employment land allocation as it is a small share of the allocated land;*
- Will directly benefit Oakham Town Centre through planning obligation to secure funding for investment in the public realm;*

this application was therefore **APPROVED** subject to completion of a Section 106 agreement.

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In accordance with the provisions Procedure Rule 79, Mr Gale asked that his vote to approve the above resolution be recorded.

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The chairman adjourned the meeting at 7.25pm to allow members of the public who did not wish to stay to leave.

At 7.25pm Mr Burt, Mr Munton, Mr Plews, Mr Pocock and Mr Wainwright left the meeting and did not return.

The chairman reconvened the meeting at 7.30pm.

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**399 No. 3 (2014/0527/FUL) LARKFLEET HOMES**

Replan to plots 6, 7, 8, 10 & 11 on previously approved development. Construction of 9 new dwellings on previously approved allotment land, including garages and associated infrastructure. Land between Barleythorpe & Burley Park Way, Barleythorpe (Ward: Oakham North-West, Parish: Barleythorpe).

**RESOLVED**

**2014/0527/FUL.** That the recommendation set out within Report No. 226/2014 Item 3, addendum to that report and conditions contained therein, not be upheld for the following reason:

- i) loss of green infrastructure as set out in the approved Design Code and Masterplan for the Hawksmead Urban Extension, thus having a detrimental impact on the village of Barleythorpe. .*

this application was therefore **REFUSED**.

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At 8.15pm Mr Richardson left the meeting and did not return.

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**400 No. 2 (2014/0386/RES) LARKFLEET HOMES**

Reserved matters application for the erection of apartment block comprising 12 x 1 bedroom and 18 x 2 bedroom apartments, associated parking and infrastructure following planning application APP/2011/0832. Land to the south of Burley Park Way, Barleythorpe (Ward: Oakham North West, Parish: Barleythorpe).

**RESOLVED**

**2014/0386/RES.** That the recommendation set out within Report No. 226/2014 Item 2, addendum to that report and conditions contained therein, not be upheld for the following reason:

- i) *inadequate on-site parking, leading to parking of vehicles on the spine road and a bus route, contrary to the approved Design Code for the Hawksmead Urban Extension.*

this application was therefore **REFUSED**.

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In accordance with the provisions Procedure Rule 79, Mr Gale asked that his vote to refuse the above resolution be recorded.

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**401 No. 4 (2014/0581/RES) LARKFLEET HOMES**

Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure. Land between Barleythorpe and Burley Park Way, Barleythorpe (Ward: Oakham North West, Parish: Barleythorpe).

**RESOLVED**

**2014/0581/RES.** In accordance with the recommendations set out within Report No. 226/2014 Item 4, addendum to that report and conditions contained therein, that this application be **APPROVED**.

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The chairman adjourned the meeting at 8.45pm.

At 8.45pm Mr Hollis left the meeting whilst his application was being considered.

The chairman reconvened the meeting at 8.52pm.

Before the consideration of Item 6 (2014/0733/FUL) and in accordance with Procedure Rule 119, the Committee **AGREED** to extend the finish time for the meeting to 9.15pm.

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**402 No. 6 (2014/0733/FUL) MR DAVID HOLLIS**

Proposed residential development comprising 13 No. private dwellinghouse and 7 No. affordable homes, construction of new access and provision of car parking area for existing cemetery. Land to the north of Rogues Lane, Cottesmore (Ward: Cottesmore, Parish: Cottesmore)

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During the consideration of Item 6 (2014/0733/FUL) and in accordance with Procedure Rule 119, the Committee **AGREED** to extend the finish time for the meeting to 9.30pm.

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During consideration of this application the meeting was adjourned in accordance with Procedure Rule 119(2) and would be reconvened at a future date.

#### 403 ADJOURNMENT OF MEETING

In accordance with Procedure Rule 119(2) the meeting was adjourned at 9.30pm and would be reconvened at 6.00pm on Wednesday 22 October 2014 to consider the following items:

- 2014/0733/FUL Mr David Hollis, Land to north of Rogues Lane, Cottesmore
- 2014/0679/FUL Mr Chris Hamilton, Rutland Garden Centre, Ashwell Road, Oakham
- Report No. 277/2014 - Appeals

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At 6pm on Wednesday 22 October 2014 the meeting reconvened with Mr Baines (in the Chair), Mrs Cartwright, Mr Cross, Mr Dale, Mr Gale, Mr Lammie, Mr King, Mr Oxley, Mr Parsons.

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#### 404 No. 6 (2014/0733/FUL) MR DAVID HOLLIS

Proposed residential development comprising 13 No. private dwellinghouse and 7 No. affordable homes, construction of new access and provision of car parking area for existing cemetery. Land to the north of Rogues Lane, Cottesmore (Ward: Cottesmore, Parish: Cottesmore)

#### RESOLVED

**2014/0733/FUL.** This item was **DEFERRED** until a later date to allow the committee to read the updated addendum.

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At 6.26pm Mr Pocock, Mr Hodgett and Mr Trubshaw left the meeting and did not return.

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#### 405 No. 5 (2014/0679/FUL) MR CHRIS HAMILTON

Variation of Condition No. 4 of planning permission FUL/2002/0294, Condition No. 8 of planning permission FUL/2003/0502, Condition No. 3 of planning permission FUL/2007/0649 and addition of new Condition to FUL/2008/0693, to amend the range of goods to be sold from the premises, and with no restrictions on retail unit 3. Rutland Garden Centre, Ashwell Road, Oakham (Ward: Langham, Parish: Langham)

#### RESOLVED

**2014/0679/FUL.** In accordance with the recommendations set out within Report No. 226/2014 Item 5, addendum to that report and conditions contained therein, that this application be **APPROVED**.

#### 406 APPEALS

Report No. 227/2014 from the Director for Places (Environment, Planning & Transport) was received.

**RESOLVED**

That the contents of Report No. 227/2014 be **NOTED**.

**407 ANY OTHER URGENT BUSINESS**

No items of urgent business had been raised.

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The Chair declared the meeting closed at 6.50pm.

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## DECISION SUMMARY, 14 and 22 October 2014

### Applications approved in accordance with the report and addendum of the Director for Places

Minute No.	Application	Detail
401	2014/0581/RES Larkfleet Homes	Reserved matters application for the construction of 187 new residential dwellings, garages and associated infrastructure. Land between Barleythorpe and Burley Park Way, Barleythorpe.  (Ward: Oakham North West, Parish: Barleythorpe)
405	2014/0679/FUL Mr Chris Hamilton	Variation of Condition No. 4 of planning permission FUL/2002/0294, Condition No. 8 of planning permission FUL/2003/0502, Condition No. 3 of planning permission FUL/2007/0649 and addition of new Condition to FUL/2008/0693, to amend the range of goods to be sold from the premises, and with no restrictions on retail unit 3. Rutland Garden Centre, Ashwell Road, Oakham  (Ward: Langham, Parish: Langham)

### Applications approved NOT in accordance with the report and addendum of the Director for Places

Minute No.	Application	Detail
398	2014/0258/FUL Hawksmead Ltd	New retail unit (Class A1) with associated vehicular & pedestrian access, car parking, landscaping & servicing. Land west of Lands End Way, Oakham.  (Ward: Oakham North West, Parish: Barleythorpe)

### Applications refused in accordance with the report and addendum of the Director for Places

Minute No.	Application	Detail
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### Applications refused NOT in accordance with the report and addendum of the Director for Places

Minute No.	Application	Detail
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399	2014/0527/FUL Larkfleet Homes	Replan to plots 6, 7, 8, 10 & 11 on previously approved development. Construction of 9 new dwellings on previously approved allotment land, including garages and associated infrastructure. Land between Barleythorpe & Burley Park Way, Barleythorpe.  (Ward: Oakham North-West, Parish: Barleythorpe)
400	2014/0386/RES Larkfleet Homes	Reserved matters application for the erection of apartment block comprising 12 x 1 bedroom and 18 x 2 bedroom apartments, associated parking and infrastructure following planning application APP/2011/0832. Land to the south of Burley Park Way, Barleythorpe.  (Ward: Oakham North West, Parish: Barleythorpe)

**Applications deferred in accordance with the report and addendum of the Director for Places**

Minute No.	Application	Detail

**Applications deferred NOT in accordance with the report and addendum of the Director for Places**

Minute No.	Application	Detail
404	2014/0733/FUL Mr David Hollis	Proposed residential development comprising 13 No. private dwellinghouse and 7 No. affordable homes, construction of new access and provision of car parking area for existing cemetery. Land to the north of Rogues Lane, Cottesmore  (Ward: Cottesmore, Parish: Cottesmore)