

# Public Document Pack



## Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.  
Telephone 01572 722577 Facsimile 01572 758307 DX28340 Oakham

Ladies and Gentlemen,

A meeting of the **PLANNING AND LICENSING COMMITTEE** will be held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on **Tuesday, 30th August, 2016** commencing at 6.00 pm when it is hoped you will be able to attend.

Yours faithfully

Helen Briggs  
**Chief Executive**

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at [www.rutland.gov.uk/haveyoursay](http://www.rutland.gov.uk/haveyoursay)

- 6) **REPORT NO. 163/2016 DEVELOPMENT CONTROL APPLICATIONS –  
ADDENDUM REPORT**  
(Pages 3 - 6)

**This page is intentionally left blank**

**DEVELOPMENT CONTROL & LICENSING COMMITTEE**

**30<sup>TH</sup> AUGUST 2016**

**ADDENDUM REPORT CONTENTS**

**REPORT NO: 163/2016**

**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>2</b>	<b>2016/0375/OUT</b>	<b>C BRATLEY, S DOLBY, C WILKS &amp; DR D MAY</b>	<b>UPPINGHAM</b>
<b>3</b>	<b>2016/0335/FUL</b>	<b>MR FREEMAN</b>	<b>MORCOTT</b>
<b>4</b>	<b>2016/0618/FUL</b>	<b>MRS ZOE MARRIOTT</b>	<b>GREAT CASTERTON</b>
<b>5</b>	<b>2016/0393/FUL</b>	<b>MR T HAYWOOD</b>	<b>MANTON</b>

**DEVELOPMENT CONTROL & LICENSING COMMITTEE**

**30<sup>TH</sup> AUGUST 2016**

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

**ADDENDUM REPORT**

**Report no: 163/2016**

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

<b>ITEM 2</b>	<b>2016/0375/OUT</b>	<b>C BRATLEY, S DOLBY, C WILKS &amp; DR D MAY</b>	<b>UPPINGHAM</b>
---------------	----------------------	---	------------------

**Letter/Further information from applicant**

**Further Consultation Response**

**Uppingham Town Council Neighbourhood Plan Committee**

that housing density should comply with the Neighbourhood Plan or be significantly closer to the density required. Additionally that a single point of access to the named site would be suitable in this circumstance.

<b>ITEM 3</b>	<b>2016/0335/FUL</b>	<b>MR FREEMAN</b>	<b>MORCOTT</b>
---------------	----------------------	-------------------	----------------

**Planning Officers' Comments**

At the applicant's request, this application is deferred for later consideration, to allow time for further discussion with Officers.

<b>ITEM 4</b>	<b>2016/0618/FUL</b>	<b>MRS ZOE MARRIOTT</b>	<b>GREAT CASTERTON</b>
---------------	----------------------	-----------------------------	----------------------------

**Further Neighbour Response**

A further letter has been received from Solicitors representing the occupier of The Granary, reminding the Local Planning Authority that it still has the opportunity to refuse permission for the development on the basis of this new application. It makes reference to the impact on their clients' property and that the roof pitch is incongruous.

<b>ITEM 5</b>	<b>2016/0393/FUL</b>	<b>MR T HAYWOOD</b>	<b>MANTON</b>
---------------	----------------------	---------------------	---------------

### **Planning Officer Comments**

A typing error has been discovered within the bullet point summary of neighbour comments in paragraph 23 of the main report. There should not be a bullet point next to the following statements, as these are sub-headings within the summary, not neighbour comments in themselves.

“Justification for enabling development”

“Amended design and layout”

### **Amended Conditions**

The following wording should be added to the end of the Reason for recommended conditions 4 (landscaping) and 6 (Archaeology):

“...and because these details were not submitted with the planning application.”

Following discussions with the Ecology Consultant, recommended condition 8 is now amended to address any changes in badger habitat since the previous Ecological Appraisal Report was undertaken. The revised wording is:

8. No development shall commence until an updated Ecological Appraisal Report, and Mitigation Strategy (based on the previously submitted Report of ADAS UK Ltd., dated July 2013) addressing any changes in the presence of badgers, has been submitted to and approved in writing by the Local Planning Authority. No development shall then proceed other than in accordance with the provisions of the Updated Strategy.

**This page is intentionally left blank**