

PLANNING & LICENSING COMMITTEE

9TH MARCH 2021

ADDENDUM REPORT

| Report no. | Item no. | Application no. | Applicant | Parish |
|------------|----------|-----------------|------------------------------|--------|
| 18/2021 | 1 | 2020/1459/RG3 | RUTLAND COUNTY COUNCIL | OAKHAM |

Further consultation responses

One further comment received (neither objecting to nor supporting the application) from the previous local resident;

'what is the point of discussing this plan when the tenants have already moved in? they have a fab pink Smeg fridge,

I don't object to the application. I have concerns for applicant as a business, what happens when there is a wedding or the court is in session normally held around this time of the year, along with all the other important events normally held in the castle. The instalment of the high sheriff, all the community groups that use the space, from the art group to fair trade event. The toilets are accessed through the cafe and apparently not part of the lease, who pays for the extra cleaning of them. Where are the commercial rubbish bins going to be stored and what preventative measures are to be put in place to protect the castle from fire, from cooking or the bin storage. I wonder why Rutland County Council does not just permit tables outside and a nice little hut selling tea and coffee, like the huts in Burghley house grounds, possibly in this case it could be a little larger.

I am slightly concerned by the standard of the kitchen in the castle and what the public perception of the council will be once the cafe is inspected and rated, I have noticed a few of our local cafe's have obtained low ratings they don't want to display in their windows, mainly because they were using domestic appliances within the business. Will the tenant be responsible for any modifications and improvements that might be required to run a cafe from the current castle kitchen?'

Officer comments

The additional comments from the Local resident are noted; many of the points raised however are logistical issues for the Castle, and/or not material planning considerations (though it is understood that castle cottage has been achieving consistently 5 star ratings from their environmental health inspection). Other issues (e.g. bins) have been assessed in the main report. Notwithstanding this, the applicant has offered the following points in response;

- The cafe will close/ stop operating during the court session (one day every two years, normally on a Monday so the café would be closed anyway) and during wedding ceremonies (half an hour).
- The resident has not moved in, though as plumbing/electrical connections/ specification and layout for the equipment so some of that has been brought in and put in place. The applicant is aware no permission has yet been granted.
- Discussions are taking place between the council and event organizers for the regular events, which could benefit from the presence of catering on the site.

- As a scheduled ancient monument, Historic England have clearly expressed they would not permit structures such as a hut to be located within the grounds. This view is also supported by the heritage lottery who have funded the restoration.
- The cafe will contribute towards the cleaning costs and services.
- Appropriate measures are being taken to reduce risks, such as no open fires in the kitchen and secure storage for rubbish.
- The cafe will work with the local environmental officer to maintain and improve standards.
- No modifications to the building fabric are permitted, any works such as plumbing connections and annual PAT will be done through the council.

Hours of Use

Further to the main report, final opening hours have been set out by the applicant;

- 09:00 - 16:30 Tuesdays - Saturdays
- Summer holidays between 26th July and 1st September - 09:00 – 17:30 Tuesday – Sunday

Given its location adjacent to the town centre these hours are reasonable, and condition 5 has been amended to accommodate the hours.

Temporary permission

In addition to this, the applicant has requested that proposed condition 3 (temporary permission) be amended from 12 months to 18 months. The justification for this being to allow a full 12 month period for the business to become established (given the current government roadmap means that the café could not open for indoor service till 17/05/21 at the earliest). In addition to this, 18 months would allow a window of time for an assessment of the findings in order to determine whether they wish to apply to extend the provision, as well as time for the application to be considered. This justification is reasonable and condition 3 has been amended accordingly.

Amended conditions

3. This permission shall expire eighteen months after the change of use has been implemented, at which date the use shall cease and the area revert back to its original use.

REASON: To enable a review of the impact of the change of use upon the educational offer of the castle to be undertaken and properly assessed.

5. The café use shall not take place other than between the hours of:
- 09:00 - 16:30 Tuesdays - Saturdays
 - Summer holidays between 26th July and 1st September 2021 - 09:00 – 17:30 Tuesday – Sunday

REASON: In the interests of surrounding amenity.