



Rutland County Council

Catmose Oakham Rutland LE15 6HP.
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Minutes of the **MEETING of the DEVELOPMENT CONTROL AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 30th August, 2016 at 6.00 pm

PRESENT:

Mr E Baines	Mr J Dale
Mr G Conde	Mr W Cross
Mr J Lammie	Mr T King
Mr A Mann	Mr T Mathias
Mr M Oxley	Mr C Parsons
Mr K Thomas	Mr D Wilby

OFFICERS

PRESENT:

Miss H Edwards	Planning & Highways Lawyer, Peterborough City Council
Mr P Gear	Senior Planning Officer
Ms R Green	Assistant Engineer (Development Control)
Mr N Hodgett	Principal Planning Officer
Miss M Gamston	Corporate Support Officer

204 MINUTES

RESOLVED

The minutes of the Development Control and Licensing Committee held on 5 July 2016 be confirmed and signed by the Chairman.

205 DECLARATIONS OF INTERESTS

Mr M E Baines	Item 2 2016/0375/OUT	Mr Baines declared an interest on the grounds of probity as he had chaired the Uppingham Neighbourhood Plan Group and currently chaired the Town Centre Task Group. Mr Baines stated that he would leave the meeting during the discussion.
Mr J M Lammie	Item 2 2016/0375/OUT	Mr Lammie declared an interest on the grounds of probity as he had previously been a patient of Dr May.
Mr M A Oxley	Item 2 2016/0375/OUT	Mr Oxley declared an interest on the grounds of probity as he had previously been a patient of Dr May.

Mr D Wilby	Item 4 2016/0618/FUL	Mr Wilby declared an interest on the grounds of probity as he knew one of the people involved. Mr Wilby stated that he would abstain for the vote.
Mr W Cross	Item 5 2015/0393/FUL	Mr Cross declared an interest on the grounds of probity as he knew the family and had joined with Mr Baines (Ward Member) in a meeting regarding the application.

206 PETITIONS, DEPUTATIONS AND QUESTIONS

No petitions, deputations or questions were received.

207 DEPUTATIONS RELATING TO PLANNING APPLICATIONS

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

- In relation to Agenda Item 6, application 5, 2015/0393/FUL, a deputation was received from Manton Parish Council.
- In relation to Agenda Item 6, application 5, 2015/0393/FUL, a deputation was received from Mr Peter Gooding.

208 REPORT NO. 163/2016 DEVELOPMENT CONTROL APPLICATIONS

Report No. 163/2016 from the Director for Places (Environment, Planning and Transport) was received.

209 ITEM NO. 1 (2016/0435/FUL) THE PADDOCKS, OAKHAM ROAD, LANGHAM, RUTLAND

Application for the variation of Conditions 1 and 2 in relation to Planning Application APP/2013/0123 – Additional eight caravans to be sited permanently for extended family to live on the same site.
(Ward: Langham; Parish: Langham)

RESOLVED

2016/0435/FUL In accordance with recommendations set out within Report No. 163/2016 Item 1 that this application be **APPROVED**.

(8 in favour; 3 against and 1 abstention)

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6.37pm Mr Baines left the meeting.

Mr Dale in the Chair.

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210 ITEM NO. 2 (2016/0375/OUT) LAND ADJACENT TO 68 LEICESTER ROAD, UPPINGHAM, RUTLAND

Outline application for dwellings.
(Ward: Uppingham; Parish: Uppingham)

RESOLVED

2016/0375/OUT In accordance with the recommendations set out within Report No. 163/2016 Item 2 that this application be **APPROVED**.

(11 in favour)

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6.54pm Mr Baines rejoined the meeting.
Mr Baines in the Chair.

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211 ITEM NO. 3 (2016/0335/FUL) COUNTRY LOUNGE CAFE AND BAR, GLASTON ROAD, MORCOTT, RUTLAND

Application for single and double storey extension to existing café/restaurant.
(Ward: Martinsthorpe; Parish: Morcott)

The applicant had requested that this application was deferred for later consideration, to allow time for further discussion with officers.

RESOLVED

2016/0335/FUL That this application be **DEFERRED** to allow for further discussion between the applicant and officers.

(12 in favour)

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6.59pm Meeting adjourned
7.02pm Meeting reconvened

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212 ITEM NO. 4 (2016/0618/FUL) TOLL VIEW, RYHALL ROAD, GREAT CASTERTON, STAMFORD, RUTLAND, PE9 4AR

Application for first floor extension to form new bedroom, conversion of existing garage to form games room and single storey side extension to form new garage (Part retrospective application),
(Ward: Ryhall and Casterton; Parish: Great Casterton)

RESOLVED

2016/0618/FUL In accordance with the recommendations set out within Report No. 163/2016 Item 4 that this application be **APPROVED**.

(11 in favour; 1 abstention)

213 ITEM NO. 5 (2015/0393/FUL) CRICKET CLUB, LYNDON ROAD, MANTON, OAKHAM, RUTLAND, LE15 8SR

Application for the erection of 2 no. houses.
(Ward: Martinsthorpe; Parish: Manton)

Two deputations were received. The deputation on behalf of the Parish Council was received from Mr Simon Aley and a deputation on behalf of residents was received from Mr Peter Gooding. The right of reply was exercised by Mr Andy Pawluk on behalf of the applicant.

A detailed discussion took place during which Members raised their concerns that the proposal to build two dwellings on the proposed site, to enable the restoration works at Martinsthorpe Farmhouse, was unsuitable and that the benefits of the restoration did not outweigh the issues that would otherwise have resulted in the application being recommended for refusal.

RESOLVED

2015/0393/FUL That contrary to the recommendations set out with Report No. 163/2016 Item 5 and the reasons contained therein, and the addendum to that report, that this application be **REFUSED** on the following grounds:

1. That the proposal for two dwellings as enabling development would be unsuitable and did not outweigh the issues that would otherwise have resulted in the application being recommended for refusal.

(10 in favour; 1 against and 1 abstention)

214 REPORT NO. 164/2016 APPEALS REPORT

Report No. 164/2016 from the Director for Places (Environment, Planning and Transport) was received.

RESOLVED

That the contents of Report No. 164/2016 be **NOTED**.

215 ANY OTHER URGENT BUSINESS

No items of urgent business had been previously notified to the person presiding.

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The Chairman declared the meeting closed at 8.55 pm.

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DECISION SUMMARY, 30 August 2016

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

Minute No.	Application	Detail
209	2016/0435/FUL	Variation of Conditions 1 and 2 in relation to Planning Application APP/2013/0123 – Additional eight caravans to be sited permanently for extended family to live on the same site. (Ward: Langham; Parish: Langham)
210	2016/0375/OUT	Outline application for dwellings. (Ward: Uppingham; Parish: Uppingham)
212	2016/0618/FUL	First floor extension to form new bedroom, conversion of existing garage to form games room and single storey side extension to form new garage (part retrospective planning). (Ward: Ryhall and Casterton; Parish: Great Casterton)

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

Minute No.	Application	Detail
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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
213	2015/0393/FUL	Erection of 2 no. houses. (Ward: Martinthorpe; Parish: Manton)

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

Minute No.	Application	Detail
211	2016/0335/FUL	Single and double storey extension to existing café/restaurant.

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

Minute No.	Application	Detail
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