



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, 16th May, 2017** commencing at 7.00 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

A G E N D A

APOLOGIES

1) MINUTES

To confirm the minutes of the Development Control and Licensing Committee held on 11 April 2017.

2) DECLARATIONS OF INTERESTS

In accordance with the Regulations, Members are invited to declare any disclosable interests under the Code of Conduct and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Finance Act 1992 applies to them.

3) PETITIONS, DEPUTATIONS AND QUESTIONS

To receive any petitions, deputations and questions from members of the Public in accordance with the provisions of Procedure Rules.

The total time allowed for this item shall be 30 minutes. Petitions, deputations and questions shall be dealt with in the order in which they are received. Questions may also be submitted at short notice by giving a written copy to the Committee Administrator 15 minutes before the start of the meeting.

The total time allowed for questions at short notice is 15 minutes out of the total time of 30 minutes. Any petitions, deputations and questions that have been submitted with prior formal notice will take precedence over questions submitted at short notice. Any questions that are not considered within the time limit shall receive a written response after the meeting and be the subject of a report to the next meeting.

4) DEPUTATIONS RELATING TO PLANNING APPLICATIONS

The total time allowed for this item shall be 30 minutes. Deputations shall be dealt with in the order in which they are received. Deputations may also be submitted at short notice by giving a written copy to the Committee Administrator 15 minutes before the start of the meeting.

5) REPORT NO. 109/2017 PLANNING APPLICATIONS

To receive Report No. 109/2017 from the Director for Places (Environment, Planning and Transport)
(Pages 5 - 36)

6) REPORT NO. 110/2017 APPEALS REPORT

To receive Report No. 110/2017 from the Director for Places (Environment, Planning and Transport)
(Pages 37 - 40)

7) ANY OTHER URGENT BUSINESS

To consider any other urgent business approved in writing by the Chief Executive and Chairman of the Committee.

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DISTRIBUTION**MEMBERS OF THE PLANNING AND LICENSING COMMITTEE:**

Mr E Baines (Chairman)	
Mr A Stewart (Vice-Chair)	
Mr G Conde	Mr W Cross
Mr R Gale	Mr J Lammie
Mr A Mann	Mr T Mathias
Mr M Oxley	Mr C Parsons

OTHER MEMBERS FOR INFORMATION

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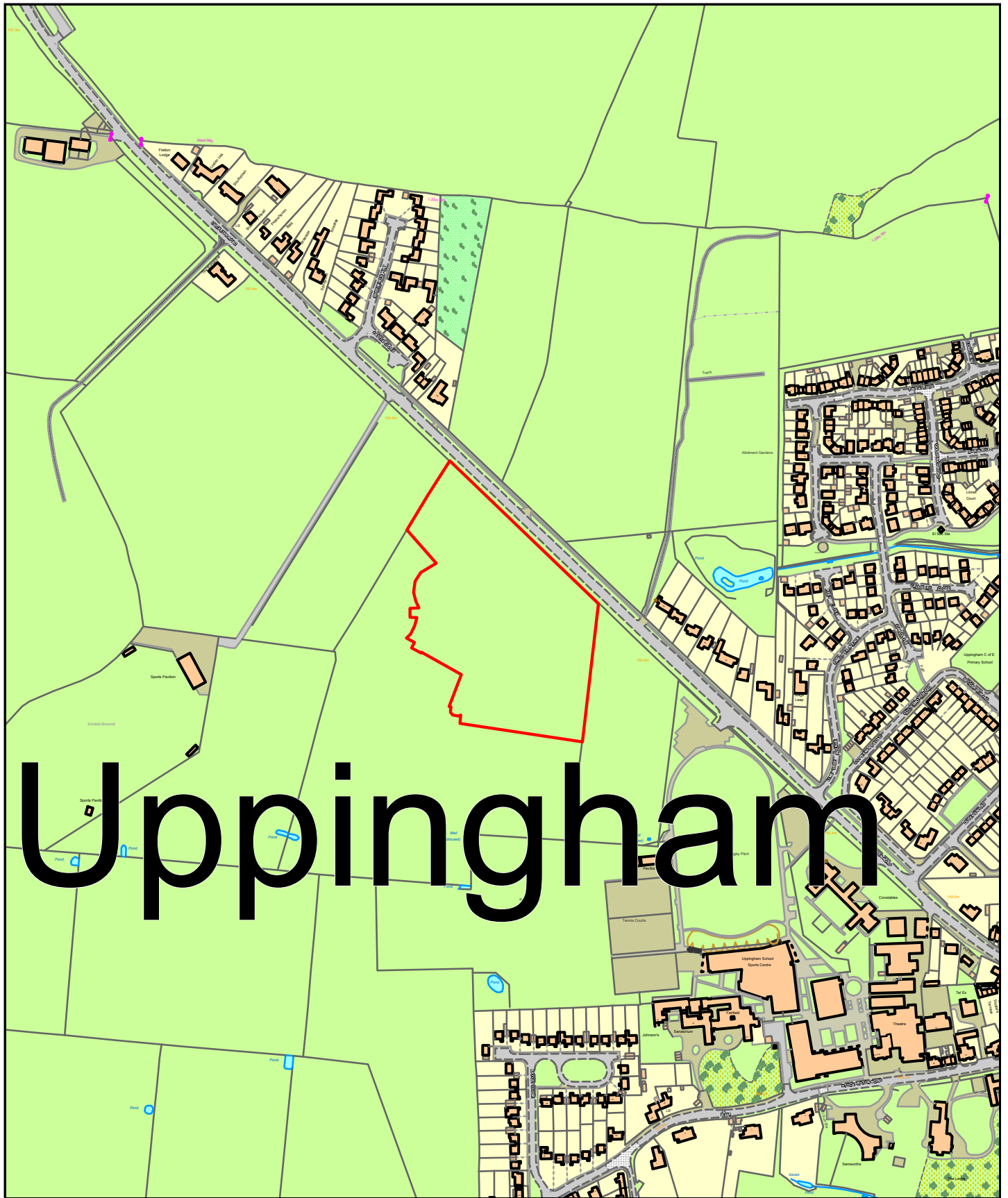
Rutland County Council


Planning and Licensing Committee – 16th May 2017

Index of Committee Items

Item	Application No	Applicant, Location & Description	Recommendation
1	2016/0336/MAJ	Bloor Homes Ltd Land south of Leicester Road, Uppingham The erection of 75 dwellings and associated open space, landscaping, access, parking and infrastructure.	Approval
2	2017/0213/FUL	Mr Steve & Mrs Tessa Barson Leighfield Barn, Lambley Lodge Lane, Belton in Rutland Retention of barn conversion and extensions.	Refusal

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 <p>© Crown copyright and database rights [2013] Ordnance Survey [100018056]</p>	<p>Scale - 1:5000 Time of plot: 18:10 Date of plot: 03/05/2017</p> <p style="text-align: center;">7</p>	<p>Rutland County Council</p> <p>Catmose, Oakham, Rutland LE15 6HP</p>
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Application:	2016/0336/MAJ	ITEM 1	
Proposal:	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.		
Address:	Land South Of, Leicester Road, Uppingham, Rutland		
Applicant:	Bloor Homes Ltd	Parish	Uppingham
Agent:	Mr Ben Holmes, Oxalis Planning	Ward	Uppingham
Reason for presenting to Committee:		Major development	
Date of Committee:		16 May 2017	

EXECUTIVE SUMMARY

The scheme is to provide the first phase of housing allocated in the Uppingham, Neighbourhood Plan (UNP). The scheme has been extensively amended following a Design Review in 2016. Some concerns have been expressed locally about the proposal but it is in accordance with the Development Plan (which includes the UNP). The recommendation is subject to the completion of a S106 agreement for affordable housing and highway improvements.

RECOMMENDATION

APPROVAL, subject to the completion of a S106 agreement to deliver affordable housing on site and a contribution towards highway improvements and the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
REASON – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers MI107-SL-001AD, MI107-LS-001C, MI107-LS-002B, MI107-LS-003B, MI107-LS-004, MI107-LS-005, MI107-LE-MAN-001A, MI107-BD-001A, MI107-PD-060A, MI107-PD-061A, MI107-AP-003, A419.PD-01A, A420.PD-01, A420.PD-02, A421.PD-01A, A421.PD-02A, A421.SV.PD-01, A421.SV.PD-02, C406.PD-01, C438.SV.PD-01A, G304.PD-01A, G304.PD-02, G313.PD-01, G419.PD-01A, G419.PD-02, G421.PD-01A, G421.PD-02A, G421.PD-03A, G421.PD-04A, G437.SV.PD-01, 1BF01.PD-01A, 2B4P.PD-01A, 3B5P.2B4P.206.PD-01A, 3B5P.2B4P.206.PD-02A, 3B5P.2B4P.206.PD-03A, 3B5P.2B4P.206.PD-04A, 3B6P25.PD-01A, 3B6P25.PD-02A, 2B3P.PD-01, C406.PD-01, G313.PD-02, G313.PD-03, G313.PD-04, G313.PD-05, G436.PL-01, G405.PL-01, 1BF01.PD-02, G350.SF.PD-01, G350.SF.PD-02, G419.SF.PD-01, G419.SF.PD-02, G421.SF.PD-01A, G421.SF.PD-02A, G436.SF.PD-01, G437.SF.PD-01, G421.SF.PD-03, G421.SF.PD-04, C350.PD-01, C406.PD-02A, C419.PD-01A, C421.PD-01A, C421.PD-02A, C421.PD-03A, C421.PD-04A, C206.PD-01A, 2BB3.WH.PD-01, 3B6p25.PD-013B6P25.PD-02, C304+C305.PD-01, C304+C305.PD-02, MI107-PD-750, MI107-PD-751, MI107-PD-753, MI107-PD-754, the Landscape and SUDS Management Plan and the Ecology Construction and Environmental Management Plan, both received on 24 April 2017
REASON - For the avoidance of doubt and in the interests of proper planning.
3. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding

season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON - To ensure that the appearance of the completed development is satisfactory, to help assimilate the development into its surroundings and to make sure it is properly maintained.

4. The open space footpaths and cycleways and associated landscaping shown on the approved plans shall be provided and laid out on site in accordance with the approved details prior to the occupation of the 50th house hereby approved.

REASON - To ensure that the open space and cycleways//footpaths are provided at an appropriate time in the interests of the amenities of future residents and the overall appearance of the development.

5. No development shall take place until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.

REASON - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

6. No dwelling shall be occupied until the sustainable surface water scheme shown on the approved plans is implemented and in operation. The system shall thereafter be retained on site and maintained in accordance with the submitted and approved scheme

REASON - To prevent flooding

7. No more than 50 dwellings on the approved development shall be occupied until such time as the Local Equipped Area of Play shown on the approved drawings has been provided on site, including surfacing and boundary fencing. The area shall remain available on site and shall be maintained in accordance with the submitted and approved details

REASON - To ensure that the equipment is provided in a timely manner and is maintained for the benefit of the occupiers of the development.

8. The development shall be carried out in accordance with the proposals set out in Sections 3 and 4 and the Mitigation Schedule of Works in Appendix B of the Ecology Construction and Environmental Management Plan (HDA Ref 552.5, April 2017)

REASON - To ensure that protected species are properly dealt with and protected on site.

9. No dwelling hereby permitted shall be occupied until such time as the final archaeological report has been archived in accordance with the Written Scheme of Investigation.

REASON - To ensure that the archive is deposited within a reasonable time period.

10. No development shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have

been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.

REASON - To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no satisfactory details have been submitted with the application.

Note to Applicant:

It is your responsibility to ensure that protected species are not disturbed or harmed in any way. The Council's Ecology advisors recommend that an updated Badger survey is carried out before development starts.

Discussions with the applicant regarding the precise wording of some conditions are ongoing and a final updated list of conditions will be included in the Addendum.

Site & Surroundings

1. The site extends to 3.27 hectares of open land on the south western side of Leicester Road, approximately 165 metres north west of the Uppingham School Sports Centre car park. The north western most corner of the site is approximately 95 metres from the entrance to Uppingham Cricket Club.
2. The site has a frontage to Leicester Road of approximately 200 metres. The field, of which this site comprises part, extends much further back to the south, between 300 metres and 400 metres. The development site is typically 145 to 230 metres deep from the Leicester Road frontage, with land further south allocated as recreational land.
3. The site is open arable field bounded by hedging. The hedge and trees along the Leicester Road frontage were removed some months ago but 2 trees on the north-west boundary that remained have been made the subject of a Tree Preservation Order. The developers state that they do not belong to them.
4. There is an existing vehicular access into the site at the north-west end.
5. The site forms part of Site C which is allocated for development in the Uppingham Neighbourhood Plan. A remaining part of Site C is to the south-east, between this site and the School Sports Centre Car Park and is in different ownership so is not included in this submission.

Proposal

6. The proposal is to erect 75 dwellings, including a 30.66% provision of 23 Affordable units in line with the Council's Adopted Supplementary Planning Document on Planning Obligations. These would comprise:

Rented – 12 Units

2 x 3 bed

6 x 2 bed

4 x 1 bed maisonettes

Shared Ownership – 11 units

6 x 2 beds

5 x 3 beds

The 52 Market homes in the scheme comprise a mix of:

18 x 3 beds (of which 8 would be 2½ storeys)

34 x 4 beds – all 2 storey

7. The scheme includes different defined character areas which contain slightly different house designs and use of materials.
8. The Leicester Road frontage proposes red brick properties with dark red tiles. The Gatehouses, at the junction of 2 culs de sac into the estate road features white painted brick houses with grey roof tiles.
9. The Village Green, in the centre of the development proposes mainly red brick with some painted brick feature buildings and grey tiles. The affordable units facing the LEAP are a buff brick as are some units in The Square.
10. The Square, at the far end of the development is mainly red brick with grey tiles. The Courtyard again red brick with brown tiles in the centre and grey around the edge. Main Street, which approaches The Square, has mainly red brick with red brown roofs. The Villas, facing onto the balancing area has ironstone faced dwellings with red brick side and rear elevations and grey tiles. The use of specific materials is dealt with further in the Planning Assessment below.
11. The development includes a sustainable urban drainage scheme, including swales alongside some roads, draining to a balancing pond at the lowest point of the site (north east corner). There is also a Locally Equipped Area for Play (LEAP) in the centre of the site which is overlooked by dwellings around the edge.
12. The latest layout is a re-design following a formal Design Review by OPUN on 25 April 2016 which was convened by Uppingham Town Council. Initial revised details were submitted on 1 August 2016 and full re-consultations were carried out. This resulted in concerns being expressed about the location of the line between the residential land and the recreational land to the south (the so called X-Y line). A further revision, followed by another round of consultation, was submitted in March 2017.
13. The submission includes a comprehensive landscaping scheme and a landscaping management plan.

Relevant Planning History

Application	Description	Decision
2015/0568	Erection of 75 dwellings	Withdrawn

Planning Guidance and Policy

National Planning Policy Framework

Para 14: Presumption in favour of Sustainable development. Para 7 explains that there are 3 dimensions to sustainability; economic, social and environmental.

Para 47 – LPA's should set out their own approach to housing density to reflect local circumstances

Para 59 – Design polices should avoid unnecessary prescription and concentrate on guiding overall scale, density, massing, layout and access in relation to neighbouring buildings and the

local area more generally.

The Rutland Core Strategy (2011)

- CS3 (The Settlement Hierarchy) of the adopted Core Strategy identifies Uppingham as a Small Town, This is the second largest town with a range of job opportunities, convenience shopping, education, community and health facilities but with more limited public transport links.
- CS4 (The location of development) states that Uppingham will be a focus for more moderate growth mostly on allocated sites to the west or north west of the town. Uppingham has the capacity to accommodate about 16 dwellings per annum up to 2026.
- CS10 Housing Density and Mix
Development will be expected to achieve 40 dwellings per hectare within the built-up area of Oakham and Uppingham
- CS11 Affordable Housing
A minimum target of 35% affordable units is required.
- CS19 Promoting Good Design

Site Allocations and Policies DPD (2014)

- Policy SP1 (Presumption in Favour of Sustainable Development) states the Council will take a positive approach when considering development proposals that reflect the NPPF presumption in favour of development. The NPPF also highlights that housing should be located where it will enhance or maintain the vitality of rural communities.
- Policy SP5 (Built development in the towns & villages) states that sustainable development within the Planned Limits of Development of the villages will be supported provided that:
- It is appropriate in scale and design to its location and to the size and character of the settlement;
 - It would not adversely affect the environment or local amenity
 - It would not individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings
 - It would not be detrimental to features and spaces which contribute to the important character of the settlement and the locality.
- Policy SP9 Affordable Housing – affordable housing must be of a combination of sizes and affordable tenure which meets the proven local housing need and good practice, including the number of bedrooms, property type and floor space.
- Policy SP15 (Design & Amenity) states that development should reflect the characteristics of the site, complement the character of the surrounding area, protect the amenities of neighbours, be of a suitable scale, form and mass, use appropriate materials and make safe provision for access and parking.

Uppingham Neighbourhood Plan (Jan 2016)

Policy 3 – Housing Numbers, allocates this and adjoining land for development. For Site C this Policy states that during the plan period, only around 3 hectares within the allocated site (precise location to be a matter for the developer/landowner) at an average density of no less than 25 dwellings per hectare, providing about 75 dwellings, to be released for development.

The text to follow up that policy states that of the overall 4.5 Hectares in Site C, only the pink area is supported for development.

For clarity, the submitted site includes some pink land and some red land as the red land reserved for later development washes over the boundary between the applicants site and the adjacent owners land. The developer has taken advantage of the 'precise location to be determined by the developer' clause in the Plan to develop the land within its control which is nearest the town, leaving the remainder on the outer edge of the site for later development.

Policy 5 – Housing Site C also states that land at the rear of this site is allocated as recreational land which will form part of any proposal brought forward on Site C, the whole of which will be subject to a Masterplan.

There is a statement in the Housing Summary, later in the document, that the Plan does not support the building of one-bedroomed homes. This is an aspiration, not policy, and is not backed up by any reasoned planning evidence or justification that would outweigh a proven local need.

Other Material Considerations

Supplementary Planning Document – Developer Contributions (January 2016 – came into effect 1 March 2016)

This states that for schemes of 5 dwellings or more, affordable housing should be provided on site at a rate of 30% (subject to viability).

Consultations

14. Uppingham Town Council

Original Scheme:

Proposed that in the light of the independent review report by OPUN on the proposed development that the council reject the planning application, but welcome a further revised application from Bloor Homes that meets the requirements of the Uppingham Neighbourhood Plan.

1st revision:

The council support the application subject to Bloor Homes amending their plans to the original position of the X-Y line in the Neighbourhood Plan.

March 2017:

Recommended for approval on the basis it is our understanding this application is in the spirit of and complies with the Neighbourhood Plan.

15. **Housing Strategy Officer**

The mix of affordable housing in (the latest plan) is acceptable. This is on the basis that there is no 'cascade', as the Council believes that such cascades are not robust and not necessary, especially since the revised tenure mix is proposed which would firmly underpin viable delivery of the mix. (The developer has agreed to this in principle).

16. **LCC Ecology**

Original Comments

This application appears to be supported by the same supporting ecological documents as the previous application (2015/0568/MAJ) on this site. Our comments therefore remain unchanged:

Protected Species

We note from the Reptile survey (HDA, May 2015) that no reptiles were recorded on site. No further work or mitigation is required for this group.

Bats

The bat survey submitted with the application (HDA, May 2015) recorded no bat roosts within the existing trees on site. The bat activity surveys recorded 6 species of bat using the site. We are in agreement with the recommendations in the report in that the site boundaries should be retained and buffered from the development. Light spill to these must be kept to a minimum. We would request that, should planning permission be granted, the applicant is required to follow the recommendations in section 5 of the bat survey report.

Badger

A Badger mitigation plan has been submitted as a result of a badger survey. Details are not published here for security.

The principles of mitigation within the badger report are satisfactory. A detailed mitigation plan must be submitted either with the reserved matters application or as a condition of the development. This should be informed by badger survey data no more than 2 years old.

Great Crested Newts

Great Crested Newts were recorded from 4 ponds to the south of the application site (HDA, May 2015). A further 2 ponds were not able to be surveyed and we are in agreement that it must be assumed that these also have GCN, especially given existing records for the area. Our maps indicate that another pond is present in the south east of the ownership boundary, adjacent to the playing fields (485759 299843). I cannot find reference to this within the report and would request clarification from the ecologist that this has been checked; it may be that the pond is no longer present.

The mitigation detailed in section 6 of the GCN report is satisfactory in principle. However, we would request that a receptor site is identified for the relocation of any GCN trapped within the application site. On receipt of this we would be satisfied with the mitigation proposals and would request that they are forwarded to the applicant as a condition of the development. The applicant must be aware that their ecologist has stated that these works will require a Natural England Protected Species Licence and must factor this into the time required before development commences. The mitigation

strategy also requires the creation of suitable GCN habitat within the areas of POS. This must be reflected in the landscaping plans.

The Ecological Appraisal submitted with the application (HDA, April 2013) identifies that the majority of the application site comprises species poor semi-improved grassland, with hedgerows comprising native species surrounding the site.

We are pleased to see that the existing site boundaries are being retained in the design of the development. We also welcome the buffer between the hedgerows and the development (including a buffer between hedgerows and plot boundaries). This allows the hedgerows to be managed as one feature and prevents piecemeal removal.

The Arboricultural Survey (FPCR, June 2015) indicates that four Ash Trees on the site boundary (T7, T8, T14 and T15) all have a girth of over 3m. They therefore meet the Leicestershire and Rutland Local Wildlife Site Criteria and should be retained and protected throughout the development.

Should planning permission be granted, we would request that a condition is forwarded to ensure compliance with the proposed layout. The GCN mitigation plan indicates that some of the POS will comprise suitable habitat for newts and other amphibians. We would therefore request that we are consulted on the landscaping plans before they are agreed. A management plan for the site should also be submitted as a condition of the development.

1st revision:

The revised plans are more-or-less on the same footprint as the original submitted masterplan. However, there have been some internal changes, one of which has resulted in the loss of the wide green corridor linking the balancing pond to the southern edge of the site. We are disappointed that this has been removed, but note that this appears to be a smaller corridor in its place along the roadside. This may be acceptable, depending on the exact width and how it is managed. The grassland will need to be managed as rough meadow grassland, not the standard amenity grassland as is often favoured in these situations (either by the organised management or by residents mowing the areas directly outside of their houses). Further information on this would be useful; as if appropriate management is not in place an updated mitigation plan will be required. Our remaining comments on this application, sent on the 4th May, are still valid.

March 2017 Revision (received 3 May):

The revised masterplan has a very similar footprint to that previously submitted. We therefore have no comments on these revised proposals.

The following comments cover both the Construction Environmental Management Plan (HDA, April 2017) and the landscaping plans.

In principle, I accept these documents. However, there are a couple of points that we would appreciate clarification on prior to the determination of the application.

The report indicates that an updated great crested newt (GCN) survey was completed last year. The results of this are summarised in the CEMP, but the full survey data has not been provided. It would be very helpful if we could have a copy of this. If a full report has not been written a copy of the raw data tables would be satisfactory. This is helpful to put the findings of the report into a context, as well as confirming the acceptability of the timings of the surveys.

The GCN mitigation has identified the eastern site boundary as a suitable receptor site for GCN excluded from the application site. This may be acceptable, but I am still concerned with the width of this strip of grassland (apologies but I am unable to scale from the plans submitted). Can the width of this area be confirmed? The landscaping plans indicate that this strip will comprise meadow grassland. This may be acceptable depending on the management. However, the use of tussocky grassland in this area may be more appropriate, as suggested in section 3.6.1.5 of the report.

We accept the proposed mitigation for other protected species on site and would request that compliance with the recommendations of the CEMP is required via a condition of the development.

Protected species are mobile and surveys are only considered to be valid for two years. Updated surveys will therefore be required, either in support of the reserved matters application, or prior to the commencement of the development. Badgers have been recorded on site and we would therefore recommend that, as a precaution, an updated badger survey is completed prior to the commencement of works, regardless of the length of time since the previous survey. Should the status or location of any protected species on or near to the application site have altered, updated mitigation plans will be needed. We would request that this is forwarded as a condition of the development.

17. **LCC Archaeology**

The applicant has undertaken the required programme of archaeological investigation and recording. On that basis there are no further on-site archaeological works required, however, the deposition of the site archive remains outstanding

18. **Environment Agency**

Original scheme:

We consider that planning permission should only be granted to the proposed development as submitted if a planning condition calling for a foul drainage scheme is attached.

1st revision

We have reviewed the revised plans and the Suggested Informative Statements and Conditions Report provided by Anglian Water Services Ltd dated 26 April 2016 and consider the condition we requested in our previous response dated 19 April 2016 is no longer necessary. Accordingly, we have no objection to the proposed development, as submitted.

March 2017

No further comments to make.

19. **Environmental Protection**

Thank you for the attached reports and having read through them, I accept their findings that the soil found on site is suitable for the development proposed.

20. **CPRE**

Although there is mention in the application of certain natural habitats, there does not seem to be any intention to carry out any offsetting with respect to biodiversity generally.

We believe, following a meeting earlier this year with David Brown and others, that Rutland County Council is keen to trial biodiversity offsetting on a major development, and suggest that this application would be a suitable candidate. CPRE Rutland strongly believes that biodiversity offsetting would have significant benefits for the environment and should be adopted as soon as possible.

Neighbour Representations

21. Comments from 3 neighbours

- The 40mph limit has not worked here and this development is an ideal opportunity to slow traffic. The T-junction should not be allowed and a roundabout should be provided.
- This is far too large a development for Leicester Road, Uppingham, road too busy, impact on infrastructure
- The elevation to the Leicester Road is further degraded. There are more houses close to that frontage, existing trees on that frontage have been cut down.
- What conditions are there regarding access, time of working etc. given that there are residential properties near to the site in this rural setting?
- A plan indicates in shadow form further building not only on the purchased land (understood) but also on an adjacent field which has never been part of the Neighbourhood Plan 2013-2026. In all surveys and proposals and draft plans up to the Referendum Edition of the Plan this field did not feature. Please ensure that the terms of the Neighbourhood Plan 2013-2026 are complied with, and that the developer is under no illusion that the Plan must be respected in this regard.
- Concerned about the suitability of service provision for this and the other developments on the Leicester Road.

22. Director and Secretary of Uppingham First

As you are well aware, as its principal author and a Neighbourhood Planning Champion, the Partnership worked closely with the Uppingham community, Rutland County Council, Uppingham Town Council, UNP partner organisations and developers to prepare and gain public acceptance for the Referendum version of the Uppingham Neighbourhood Plan. The County Council enhanced its credibility with Uppingham community and DCLG with its stalwart defence of the Plan all the way to the Supreme Court when it was attacked by the Larkfleet group. There is therefore considerable political, business and community interest in the first housing application to be submitted since the Plan was 'made' with the current situation due to be reviewed at the May AGMs of the Uppingham Neighbourhood Forum, The Uppingham Business Forum and the Uppingham First Community Partnership.

You will be aware of last week's independent OPUN led Design Review of the latest Bloor proposals which drew the County Council's attending officer and observers' attention to the non-compliance of the current Bloor proposal with the Uppingham Neighbourhood Plan. It was disturbing to learn that at least one of the non-compliant features is at the behest of RCC officers. This does not sit well with the earlier elected member decision to support the Plan for external examination, referendum and being made. It is difficult to understand why one or more RCC officers would wish to undermine their own elected members' decisions.

For the sake of clarity let me make the Partnership's (and I believe the Uppingham Community's) position clear. The Partnership actively supports the delivery of the current Neighbourhood Plan guided by its Housing Design Statement. There are no objections to the development of 70+ homes on the south side of Leicester Road. The partnership does object however to any proposals which will:-

- a) Prevent the construction of a site entrance roundabout on Leicester Road - This is high on the community list of expectations and seen as a vital contribution to community and road safety. The evidence for such an intervention is well documented in police and Speedwatch studies. It is understood that Bloor have made suitable design and finance provision for the roundabout
- b) Impose one bedroom dwellings against the UNP specific design requirement for a minimum of two bedrooms in every home – The Uppingham Design Statement specifically addresses the future economic and social development housing needs of Uppingham. A capability for home based working or a first child or a resident carer in all future homes is believed to be a critical component of the town's future success. The OPUS team praised the Uppingham Plan for its foresight and content. Economic data confirms the desirability of incorporating home working in future provision. For this reason a two bedroom minimum standard was actively supported by the community during consultation and was very clear in the plan when approved by members of RCC
- c) Move the X-Y line enabling world class sports and recreation provision on the south side of the Bloor site - The position of the demarcation line between housing and recreation areas on this site was the product of extensive consultation and debate with all party agreement. The Plan's external examiner, DCLG, the community and local partners are all supportive of the Plan's content and strategy and the town and is set to gain an outstanding enhancement of its recreational capability. The current proposal appears to move the x-y line from its intended position. This will damage the sports potential of the recreation site.

I should be grateful for serious consideration of the Partnership's concerns. If the current proposals are to be put forward to development control committee, I would wish to give notice of my wish to verbally address the planning committee via the permitted means.

23. Uppingham School

Points out that the submission claims to provide more recreational land than the UNP requires but in fact impinges into the recreational land. The School supports the proposal on the basis that the recreational land is deliverable but as the application is silent on the matter raises an objection, requesting that Bloors and RCC sign a S106 agreement to ensure that the recreational land is deliverable.

Planning Assessment

- 24. The main issues are the principle of development, design and layout, affordable housing provision, access/highway safety and landscaping/drainage.

Principle of Development (Policy)

- 25. The Uppingham Neighbourhood Plan (UNP) was made on 11 January 2016. Its road to being made, via the Supreme Court, which confirmed that a NP was able to allocate sites for development, is well documented elsewhere.¹
- 26. The plan allocates this land for development in 2 phases, the first for around 3 ha of land for residential development, providing around 75 dwellings, the precise location of which is to be decided by the developer. The principle of development is therefore supported by the NP. The proposal does sit on part of the land identified for future development, but conversely leaves part of the allocated site for a later phase, around 1.11Ha.

¹ R (Larkfleet Homes Ltd) v Rutland County Council [2015] EWCA Civ 597; [2015] PTSR 1369

27. The Plan allocates land to the south of the residential site for recreational use and Policy 5 states that this will be brought forward as part of any proposal on Site C, the whole of which will be subject to a Masterplan. A Masterplan has been provided but the recreational land is not part of this current application. It is understood that the applicant is to transfer the land to the Town Council. There is no need to make reference to that issue in this planning permission as the Development Plan does not require that amount of recreational land to be provided for a stand-alone residential development of this size. The scheme provides all the required open space within its boundaries and the Community Infrastructure Levy that will apply to the development includes an off-site recreational contribution. A separate planning permission would be required to use the land to the south for recreational purposes.
28. The issue of 1 bed units has been raised by objectors. The reference in the UNP to this issue is contained in a Housing Summary and states that 'the Plan does not support the provision of one bedroom homes'. This is not a Policy of the Plan so does not carry the same weight as the Policies which form part of the Development Plan. There are no specific planning reasons why the Plan makes this statement but reference is made by Uppingham First above as to why it considers it necessary. There is an identified demand for one bedroom units in Uppingham and the Policies of the Core Strategy and the Site Allocations and Policies DPD, particularly Policies CS10 and SP9 respectively, seek to provide an identified range of housing. This clearly carries more weight than the unsubstantiated aspirations of the UNP and hence the provision of 4 units is considered to be in line with the Development Plan. In August 2015, there were 16 households in Uppingham waiting for the provision of one bedroom rented affordable units. This compares with 14 waiting for 2 bed and 17 for 3 beds so is significant. Housing Associations are unwilling to provide 2 bed accommodation for single occupancy because it is not an efficient use of resources.

Design & Layout

29. The overall layout and design of the dwellings has improved considerably since the Design Review.
30. Individual accesses have not been used on Leicester Road but a shared driveway either side of the main access provides frontage development to 9 plots. 9 individual driveways would cut out a considerably longer section of (replacement) frontage hedgerow so the layout is acceptable.
31. In the latest plans/drawings, the areas which appear to have the strongest character and identity are The Gatehouses, The Village Green, The Square, and The Edgings. The Gatehouses in particular have achieved a strong identity through landmark buildings on each corner and the Village Green and The Square have a variety of housing typologies and sense of place enclosing green space and public space. This also supports the aspiration of the Neighbourhood Plan of clustering homes around open spaces.
32. The latest plans/drawings have introduced shared surfacing in a number of areas across the development. The latest plans also promote a linear park approach to the landscaping from the Balancing Pond to the Southern Edge which is more likely to be the preferred route to the town centre for pedestrians and cyclists. The density of the development is below that set out in Policy CS10 of the Core Strategy but is in line with the UNP. More weight can be lent to the UNP as it is more up to date on this issue.
33. The materials that have been specified in the submission are not considered to be appropriate. Discussions are on-going with regard to these and it is anticipated that an acceptable palette will be submitted before a decision can be issued and thereby included in the approved plans condition above.

Affordable Housing Provision

34. The section describing the proposal above sets out the provision to be made on site. This is in line with the current policy and is acceptable to the Housing Strategy Officer. This provision will be delivered via a S106 agreement. The affordable provision set out in Policy CS10 has to be balanced with the figure in the more recently adopted SPD on Developer Contributions which now only calls for 30% provision. This latter figure now carries more weight.

Access/Highway Safety

35. The UNP supporting text states that whilst the development of Site C is allocated, 'the site lends itself to a joint access with sites A and B to the north, perhaps via the suggested roundabout or highway intervention'. A roundabout had been suggested as a way of traffic calming Leicester Road which is long, straight and wide and hence suffers speed problems. This stems from it being the original A47 out of town towards Leicester until the current A47 section north of the town was constructed. However, the highway authority is not convinced that a roundabout here will be necessary either for the scale of development currently proposed or that it would slow traffic down. This was backed up at the Design Review when the Panel thought that having individual accesses onto Leicester Road, as exists nearby, would have a traffic calming effect in itself. There were also better ways of traffic calming than providing a roundabout, for example adding road markings, cycle lanes and/or narrowing the carriageway.
36. Provision has been made in land terms for a roundabout if this is eventually considered necessary by the highway authority and the S106 Agreement that is being drawn up includes a significant sum for highway improvement works, which would either use the contribution from this site for a roundabout (i.e. half of it) or provide funds for alternative means of traffic calming, to be drawn up by the highway authority.

On this basis there are no highway concerns that would prevent a grant of planning permission.

Landscaping and Drainage

37. A comprehensive landscaping scheme together with a maintenance regime has been submitted as part of the application. This is considered to be acceptable and a simple condition requiring it to be implemented is all that is required. Ecology has been consulted on this scheme, which was only recently submitted.
38. Drainage is via a sustainable drainage scheme using swales alongside road and filtering through a balancing pond in the north east corner of the site. This would remain wet and be planted with wetland plants and marginals which is supportive to biodiversity. The slope around the pond is shallow.
39. All landscaping and drainage areas which are not within the areas to be adopted as highway will be managed by a private management company set up by the developer.

Ecology

40. The developer is aware of the requirements of the Ecology consultants and is putting in place measures to deal with them. This will involve licences from Natural England and for security purposes the measures are not set out in this report. Final comments from Ecology have been sent to the applicant for discussion and an update will be made in the Addendum.

does.

Private		69.3%	
Type	Beds	Storeys	No
304 DET	3	2	2
304 SD	3	2	1
305 SD	3	2	1
313	3	2	6
350 SD	3	2.5	8
405	4	2	1
406	4	2	4
419	4	2	11
420	4	2	2
421	4	2	10
436	4	2	3
437	4	2	2
438	4	2	1

Rent			16.0%
Type	Beds	Storeys	No
1BF01 GF	1	2	2
1BF01 FF	1	2	2
2BB3	2	1	2
2B3P	2	2	2
2B4P	2	2	2
3B6P 25	3	2.5	2

Shared			14.7%
Type	Beds	Storeys	No
2B4P	2	2	4
3B5P CT	3	2	2
3B6P 25	3	2.5	3
206	2	2	2

Total	75
-------	----

g_n DENOTES INDICATIVE POSITION OF PERSONNEL GATE- AVAILABLE AS OPTIONAL EXTRA AT CLIENTS REQUEST.

DENOTES INDICATIVE PLANTING PROPOSALS - SUBJECT TO DETAILED DESIGN.

===== 1.8m HIGH CLOSE BOARD FENCING.

1.8m HIGH BRICK WALL SCREEN.

GS
1.8m HIGH GREEN SCREEN.

+++++ 1.2m HIGH ESTATE RAILINGS.

19 • PLOT NO.

VEHICULAR ACCESS POINTS.

433 • HOUSE TYPE CODE.

PEDESTRIAN ACCESS POINTS.

Amendments to planners' comments and layout of drawings	28.05.15	JRM
House type references amended	28.05.15	JRM
House type references amended	08.09.15	JRM
Amended following planners' comments	01.11.15	JRM
Amended following planners' comments	01.11.15	JRM
Revised layout following regional comments	10.11.15	RCW
Am to section added to layout plans	16.02.16	RW
Layout notes following planners' comments	09.05.16	JRM
Plots amended following region's comments and incorporating sewer drawings	09.05.16	AMD
Plots 40-43 layout updated, road match to be checked	01.06.16	DL
Plots 40-43 following planners' comments	07.06.16	JRM
Layout amended following planners' comments	21.06.16	JRM
Plots 40-43 updated to match planning drawings	28.06.16	JRM
Plots 40-43 through site realigned around village green	07.07.16	JRM
Public Footpath amended to accord with planning drawings	13.09.16	EW
Footpath to South endage edge of site	10.10.16	JRM
Footpath amended to village green and public footpath to be added to buffer	30.01.17	JRM
Plots 40-43 amended to match 39-50	06.02.17	JRM
Plots 40-48 amended to allow for sewer separation and layout of plots updated	07.03.17	EW
1.2m high electric railings added	10.03.17	DL
1.2m high electric railings updated	27.03.17	DL
Amended following planners' comments	01.04.17	JRM
Amendable nature hedging added	04.04.17	JRM
Amendable nature hedging amended	04.04.17	JRM
Minor repositioning plots 5-8	27.04.17	JRM

SITE PLAN

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Drawing No. MI107-SL-001AD

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Application:	2017/0213/FUL	ITEM 2	
Proposal:	Retention of Barn conversion & extensions		
Address:	Leighfield Barn, Lambley Lodge Lane, Belton In Rutland, OAKHAM, Rutland, LE15 9JY		
Applicant:	Mr Steve & Mrs Tessa Barson	Parish	Leighfield
Agent:	Mr P J Breslin	Ward	Braunston and Belton
Reason for presenting to Committee:		Parish Objection	
Date of Committee:		16 May 2016	

EXECUTIVE SUMMARY

The conversion of a barn to a dwelling under Class Q has been extended beyond the original envelope of the building resulting in a loss of the Class Q permission. This full application to retain the dwelling as built; including 2 storey and single storey extensions is subject to the full range of planning policies. The location in open countryside is considered to be unsustainable and, following a similar refusal in 2014, together with the poor design of the extensions, is recommended for refusal.

RECOMMENDATION

REFUSAL, for the following reasons:

The proposal is unacceptable due to its isolated location resulting in an unsustainable residential development in open countryside for which there is no special justification. The buildings, as constructed with a bulky 2 storey and single storey extension to the barn and an increase in height and bulk of the outbuilding, together with the use of red pantile roofs, are more prominent in the landscape using an inappropriate material. The proposal would thereby be contrary to the provisions of the NPPF, in particular Para 55, policies CS4 and CS16 of the Rutland Core Strategy (2011) and policies SP6 and SP15 of the Site Allocations and Policies DPD (2014).

Site & Surroundings

1. The site is located on the east side of Lambley Lodge Lane approximately 800 metres north of the edge of Belton village and the Planned Limit to Development.
2. The barn itself is around 180 metres east of the road with access up a slope and over a brow. Public Footpath E242 runs west to east, approximately 380 metres to the south east of the barn. Lambley Lodge Lane comes to a dead end not far beyond the site entrance but continues as a bridleway to join Hollygate Road Ridlington about 550 metres to the north. It is also part of the Macmillan Way.

Proposal

3. The application has been submitted to retain a barn conversion that is nearing completion following a complaint that the works being carried out under the new Class Q 'Permitted Development' rights (Change of use from Agricultural use to Dwellings) had gone beyond what had been approved. Class Q contains restrictions, one of which is that the works for conversion cannot go beyond the

envelope of the original building. In this case a 2 storey extension has been built on one side and a single storey extension has been built to the rear, all without the benefit of planning permission.

4. The submission also includes the separate outbuilding (barn/store) that was approved in 2016 as it has also been built larger than approved. The main part of the barn was 7.06 metres by 6.3 metres but is now 8.1 metres by 6.6 metres and the side store was 4 metres by 3.6 metres but is now 4.9 by 4.5. The ridge heights of those elements have also risen from 5.8 metres and 3.9 metres respectively to 6.65 metres and 4.8 metres.

Details are shown in the Appendix.

Relevant Planning History

Reference	Particulars of Development	Decision	Date
F/98/0675/9	Conversion of existing farm buildings to form dwelling with workshop	Refusal	27/01/1999
2014/0711/FUL	Existing redundant farm barn change to residential use and first floor extension.	Refused	09.12.2014
2014/1041/PAD	Conversion of agricultural building to 1 No. dwelling.	Refused	18/12/2014
2015/0334/PAD	Conversion of 1 No. Agricultural Building to 1 No. Dwelling House.	Withdrawn	27/5/2015
2015/0555/PAD	Conversion of barn to residential use.	Approved	10.08.2015
2015/1137/PAD	Change of use of agricultural building to a single dwelling house, with associated operational development.	Approved	03.2.2016
2016/0433/FUL	Implement Barn, Feed and Service Store.	Approved	08/07/2016
2017/0213/FUL	Barn conversion & extensions, implement barn. Revised scheme.		

The reason for refusal for 2014/0711/FUL was as follows:

The proposal would be unacceptable due to its isolated location resulting in an unsustainable residential development in open countryside for which there is no special justification. The proposal would thereby be contrary to the provisions of the NPPF, in particular Para 55, policies CS4 and CS16 of the Rutland Core Strategy (2011) and policy SP6 of the Site Allocations and Policies DPD (2014).

Planning Guidance and Policy

National Planning Policy Framework

Supports sustainable development

Para 55 – To promote sustainable development in rural areas housing should be located where it will enhance or maintain the vitality of rural communities. Local Planning Authorities should avoid new isolated homes in the countryside unless there are special circumstances such as;

- the need for a farm or forestry worker to live there,
- where it would represent the optimal use of a heritage asset
- where it would re-use redundant or disused buildings and lead to enhancement of the immediate locality, or
- be of exceptional quality, truly outstanding or innovative etc.

The Rutland Core Strategy (2011)

CS4 – Location of Development

Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs. The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local distinctiveness of the area.

CS19 – Promoting Good Design

Site Allocations and Policies DPD (2014)

SP6 – Housing in the Countryside

New housing development will not be permitted in the countryside except where:

- a) it can be demonstrated to be essential to the operational needs of agriculture, forestry or an established enterprise requiring a rural worker to live permanently at or near to their place of work in the countryside; or
- b) affordable housing would meet an identified local housing need as set out in Core Strategy Policy CS11 (Affordable housing); (these sites may also include small numbers of market homes where exceptionally permitted by Policy SP10 (Market housing within rural exception sites)).

The development itself, or cumulatively with other development, should not adversely affect any nature conservation sites, or the character and landscape of the area, or cultural heritage.

The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:

- a) the vacant building to be converted and re-used is a permanent structure capable of
- b) being converted without major re-construction;
- c) the proposal is accompanied by evidence that a reasonable effort has been made to secure a suitable business or commercial use, or there is evidence that any alternative use is not viable, before residential use is considered; the building relates well to a town, local service centre or smaller service centre or is close to a regular public transport service to such settlements;
- d) the creation of a residential curtilage does not have a detrimental impact on the character of the countryside. Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal.

Proposals to extend dwellings in the countryside will be permitted where development is within the existing curtilage, only results in a modest increase in the volume of the original dwelling, is in keeping with the character, footprint, size and design of the original dwelling and is not visually intrusive in the landscape.

SP15 – Design & Amenity

Other guidance

The Conversion of Traditional Farm Buildings – A Guide to Good Practice. Historic England publication (2006)

Consultations

- | | | |
|----|----------------------------------|--|
| 5. | Ecology Unit objection | As this is a retrospective application there is no |
| 6. | Highways | No Objections subject to the following conditions.
SWHI01 Provision and retention of visibility splays.
SWHI04. Turning Areas |
| 7. | Belton in Rutland Parish Council | While there is no denying this build in its original planned stage was very pleasing, the EGM of the councillors was surprised to find that yet again, for the third time in as many months, it is proposed the original plans are to be ignored. The meeting noted the second floor of the barn was not in the original plans. The overall size of the proposed changes will enlarge this already prominent countryside property significantly. While it isn't in the village, it does indeed overlook the village and will be significant in the landscape for all those who come to our village to enjoy the countryside walks which approach and pass it. There have been other, similar applications to enlarge barns in and around the village which have not met favour with RCC Planning and we would ask that the same view is taken for the unnecessary enlargement of this barn |

Neighbour Representations

8. None

Planning Assessment

9. The main issues are policy, design and landscape impact.

Policy

10. The Development Plan, specifically Policies CS4 and SP6, restricts new housing in the countryside to that which is necessary, usually for agriculture or forestry. This is supported by the advice in Paragraph 55 of the National Planning Policy Framework (NPPF).

11. CS4 states that conversion will only be permitted where the building is close to sustainable settlements and where there is no environmental impact. Policy SP6 builds on the Core Strategy and sets out where residential conversion might be allowed. No evidence has been submitted for other uses and the barn is not well related to the settlement. The building is not considered to be in a sustainable location this far from the village. Belton has a limited range of services and facilities.
12. Policies CS19 and SP15 require that new development is well designed. The 2 storey extension that has been added to the end of this barn creates an unbalance effect and is not designed as a subservient element, consequently adding bulk to the appearance of the building.
13. Planning permission was refused for a conversion of this barn to a dwelling in 2014. This was on the basis of the overall policy and for the reason set out above. The legislation then changed to allow conversion of agricultural buildings to dwellings without a full planning permission but subject to a prior notification procedure, under Class Q of the Town & Country Planning (General Permitted Development Order) 2015. A subsequent approval was then given for conversion under the new legislation for 2 schemes, in 2015.
14. Class Q specifically exempts conversions from considerations of a sustainable location.
15. Work commenced on the conversion and Officers' attention was drawn to the fact that the works were not being carried out in accordance with the approved plans. The critical point is that the conversions that can be carried out under Class Q cannot go beyond the original envelope of the building. Once this has been breached the permission under Class Q is lost and a full application is required, upon which all the relevant policies set out above, including Para 55 of the NPPF, apply, including the need for a sustainability test.
16. Members will see from the history that planning permission has already been refused for the conversion of the barn in 2014, which did not include an extension. That decision was not tested on appeal. The policies have not changed since then so there would need to be a clear change in circumstances to come to a different conclusion now. The only change in circumstance is that the new Class Q now exists to provide a fall-back position in some cases. In this case however, that position does not exist as the works have gone beyond Class Q, so leaving the building in an unauthorised state.
17. The approval under Class Q is now lost so there is no fallback position, the applicant cannot go back to build what was allowed under that approval and planning permission is now required for any works to create a dwelling from this building.

Design

18. The works that have been carried out have included large areas of glazing that, whilst being under very limited control under Class Q, are in full control on this application. The convention on converting barns is that the existing openings should be used with little additional openings. These should then be in a random pattern and size to reflect the original character of the barn. There is clear Historic England guidance on this issue. This building is not listed but is a non-designated heritage asset.
19. The fenestration that has been used on parts of the conversion and the extension is domestic in nature and gives the overall appearance of a modern house rather than a converted barn. The windows in the gable end of the extension are unbalanced. The 2 storey extension, with its single storey projection to the rear, adds considerable bulk to what was a simple barn with a single storey wing either side. Its relationship to the barn is poor and looks like a domestic extension.

20. Pantiles have been used on the roof and whilst they are in a single pantile form that has some use in Rutland historically they are concrete and dark red whereas when they are used in Rutland they are clay and an orangey red colour. The approval under Class Q stated that the roof would be 'slate', which would have been the appropriate material in this location and helped the building assimilate into the landscape. The outbuilding was approved using pantiles, but these can be traditional for ancillary agricultural buildings and if that building had been built at the approved height it would not have been as prominent as it now is.
21. A survey of Belton shows that there is no historic use of red pantiles in the village. Roof materials are limited to Collyweston and Welsh slate with limited modern concrete tiles on later properties. Slate would therefore have helped the building assimilate into the landscape much more comfortably, notwithstanding the bulk of the extensions. There is a farmhouse built in the 1980's on College Farm Lane that has red pantiles but this is less prominent in the landscape and is subject to a current application for a replacement dwelling where the roof material can be more appropriate in the future.

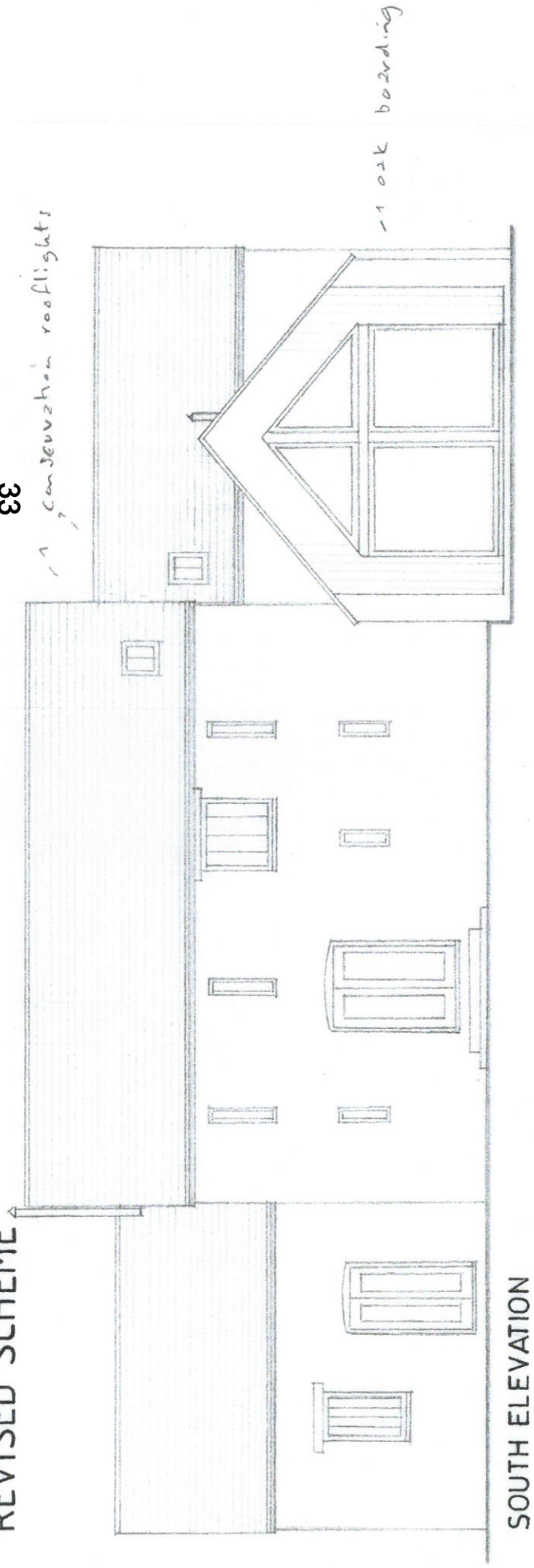
Landscape Impact

22. In terms of visual impact, the barn is located well off the public highway so is not particularly prominent from closer views. Beyond the access, along Lambley Lodge Lane the building does become visible, mainly the end of the building opposite to where the 2 storey extension has taken place. From the rising land on the Bridleway it is again relatively prominent. The land to the immediate north of the site rises such that there are no long public views of the site, but it is visible from the Bridleway on rising land to the north west.
23. A public footpath runs to the south east of the site where views of the gable end of the 2 storey extension are most prominent. There is a view of the building in longer distance views from a point on Loddington Lane within the village and in very long views from Loddington Lane about 1 mile out of the village to the north west. As set out above, the prominence is exaggerated by the red tiled roof.

REVISED SCHEME

33

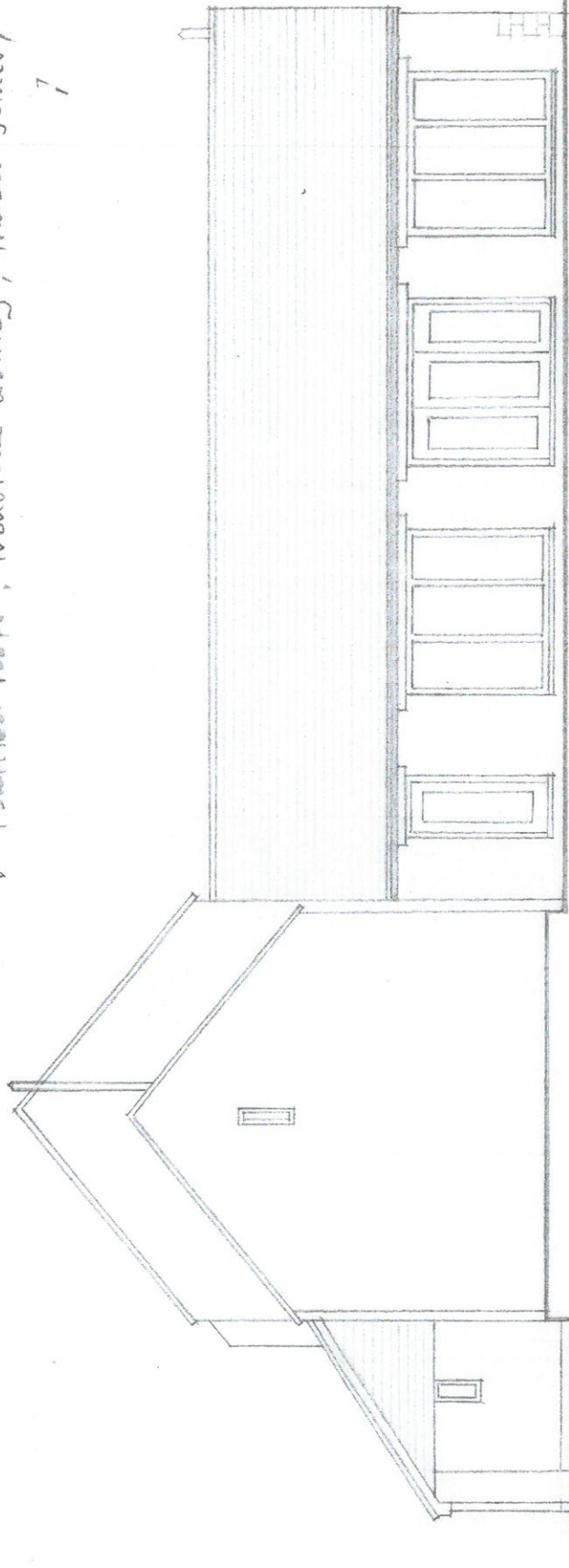
1 conservation rooflights



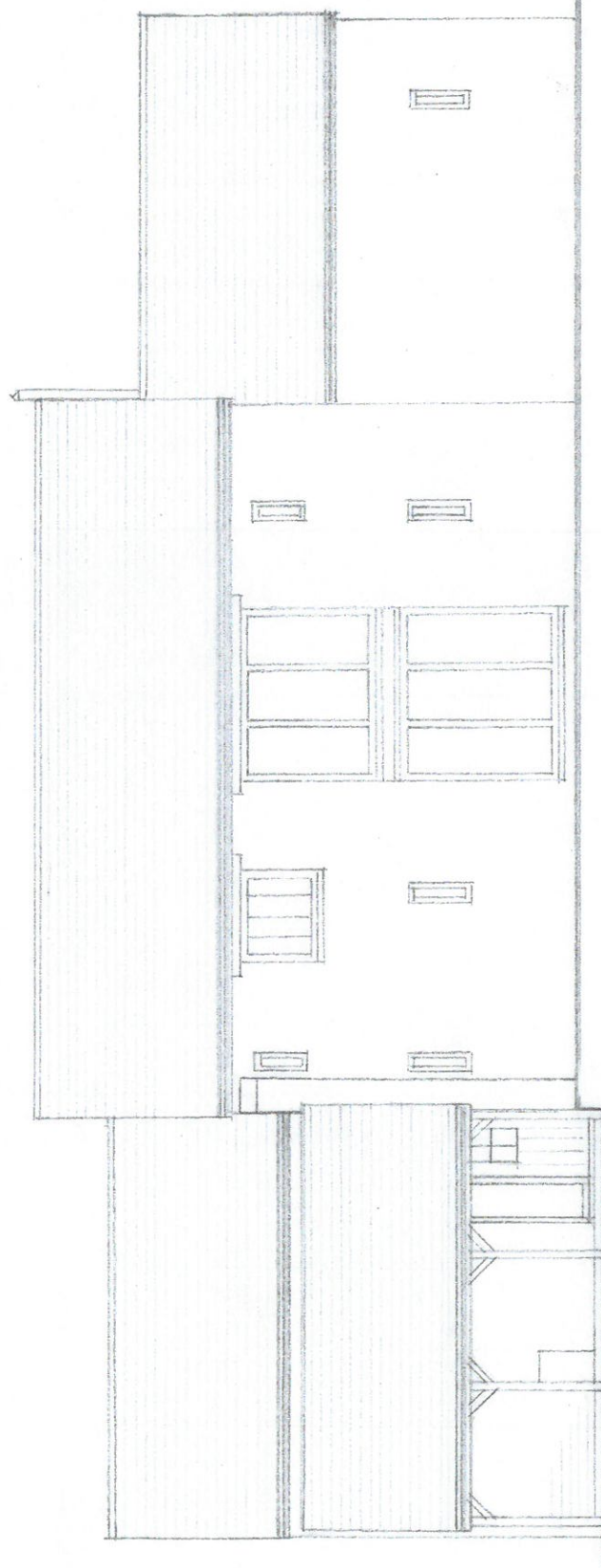
1 oak boarding

SOUTH ELEVATION

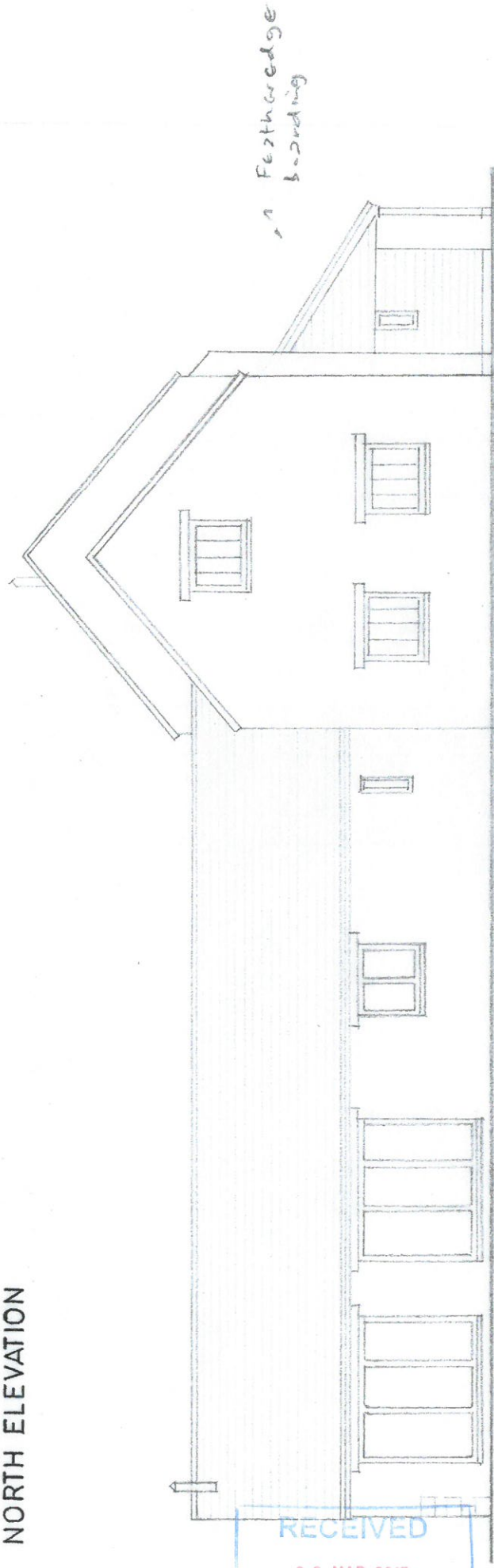
1 painted roofs, ironstone walling, timber joinery
7



WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION

RECEIVED
03 MAR 2017

2017/0213

BARN CONVERSION, LAMBLEY LODGE LANE, BELTON

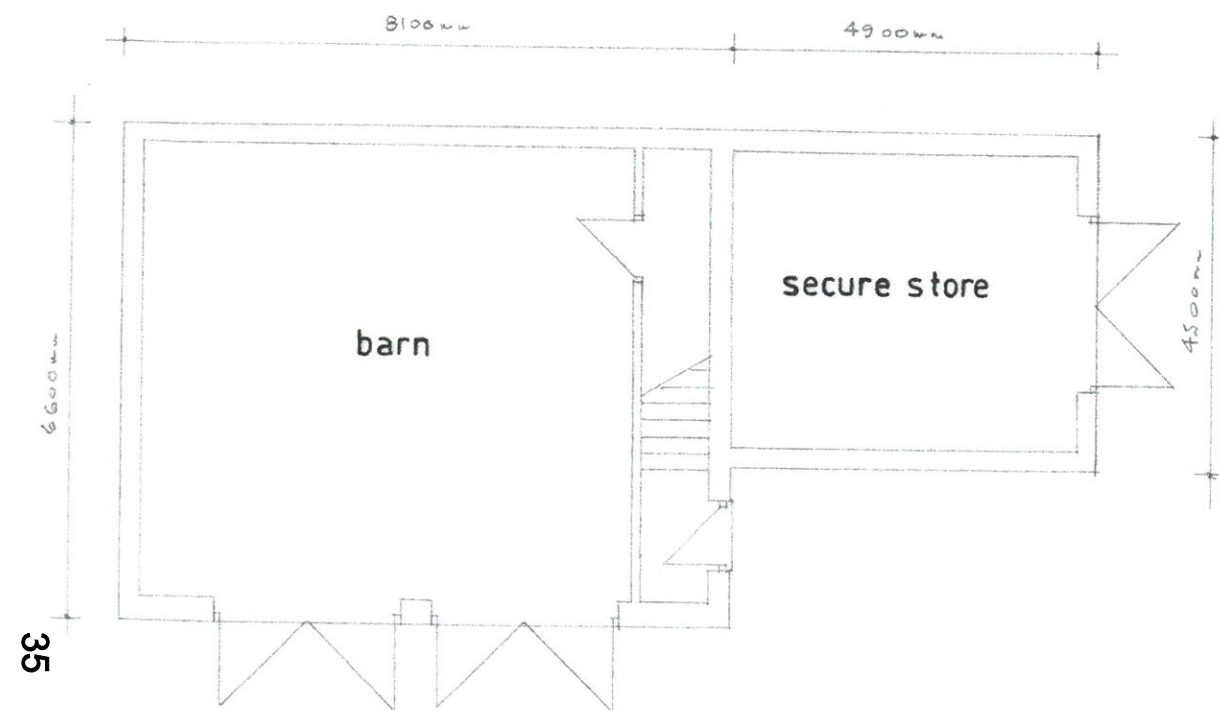
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FEBRUARY 2017

15/958/11

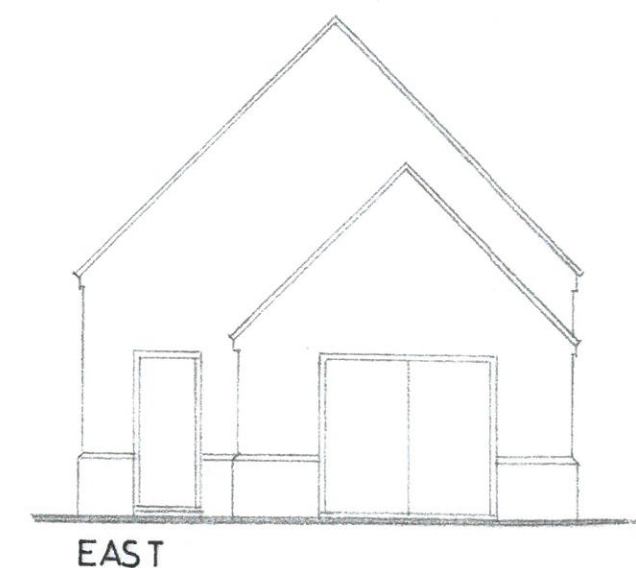
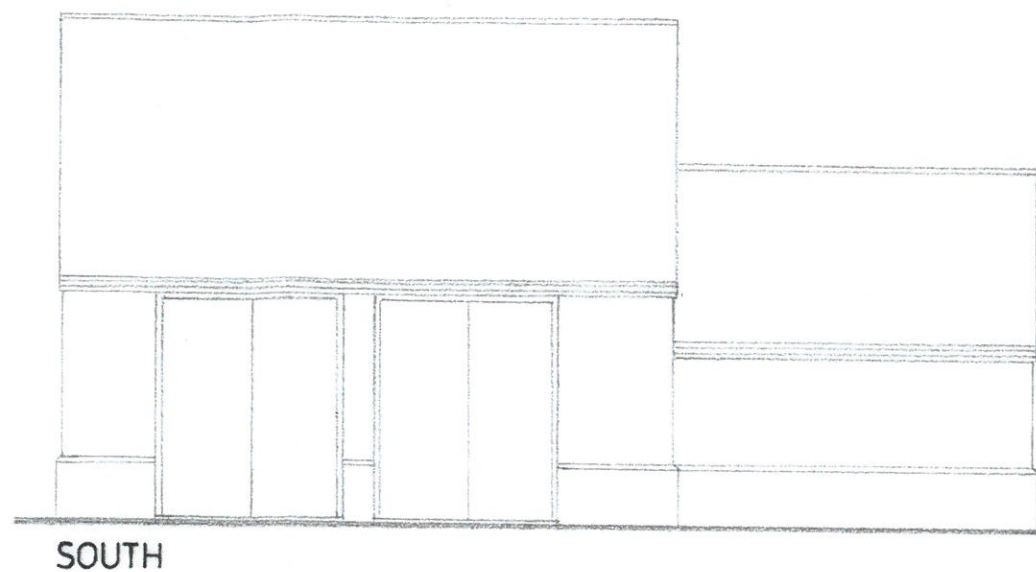
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2017/0213



GROUND FLOOR PLAN

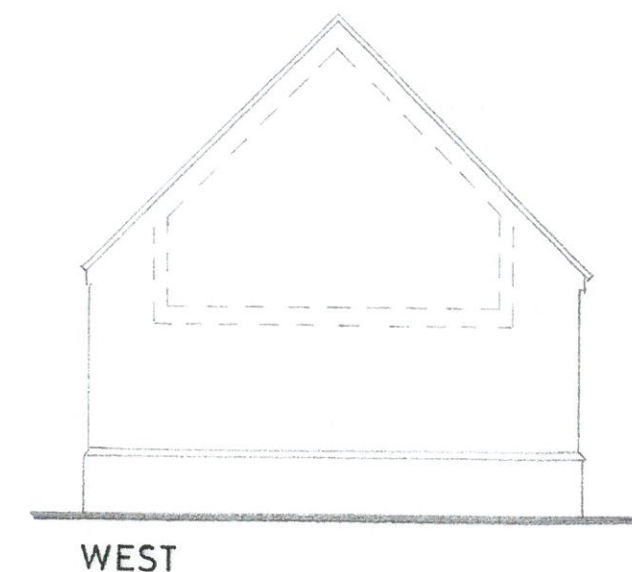
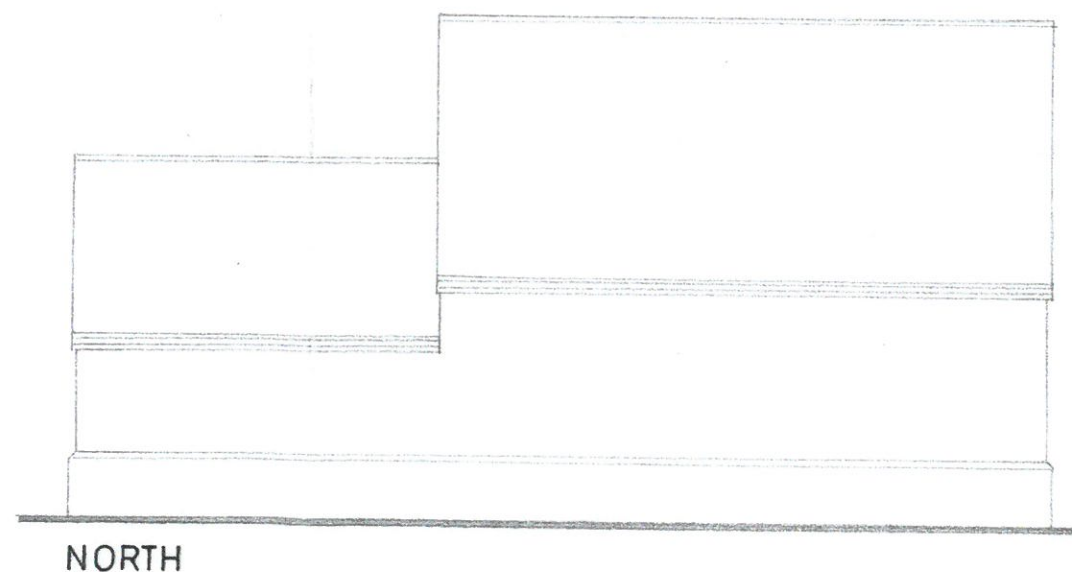
ELEVATIONS



External facing materials comprising pantiled roof, weatherboarding over red brick plinth walls, timber doors



FIRST FLOOR PLAN



IMPLEMENT BARN, LAMLEY LODGE LANE, BELTON

FEBRUARY 2017

REVISED SCHEME

SCALE 1:100

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REPORT NO: 110/2017

PLANNING AND LICENSING COMMITTEE

16th May 2017

APPEALS

Report of the Director for Places (Environment, Planning and Transport)

Strategic Aim:	Ensuring the impact of development is managed	
Exempt Information	No.	
Cabinet Member Responsible:	Councillor Oliver Hemsley, Portfolio Holder for Places (Development) and Finance	
Contact Officer(s):	Dave Brown, Director for Places (Environment, Planning and Transport)	Tel: 01572 758461 dbrown@rutland.gov.uk
	Gary Pullan, Development Control Manager	Tel: 01572 720950 gpullan@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

1. PURPOSE OF THE REPORT

1.1. This report lists for Members' information the appeals received since the last meeting of the Development Control & Licensing Committee and summarises the decisions made.

2. APPEALS LODGED SINCE LAST MEETING

2.1 **APP/A2470/W/17/3169676 – Mrs Caroline Welch – 2016/0835/FUL**
Recreation Ground, Stamford Road, South Luffenham
Delegated Decision

3. DECISIONS

3.1 **APP/A2470/W/16/3163905 – Mr John Williams – 2016/0515/FUL**
Frith Farm, Ryhall Road, Little Casterton
Conversion of two existing barns into 2 residential dwellings (Units 2 and 3)
Appeal Dismissed – 04 April 2017

3.2 **APP/A2470/Y/16/3163945 – Mr John Williams – 2016/0516/LBA**
Frith Farm, Ryhall Road, Little Casterton
Conversion of two existing barns into 2 residential dwellings (Units 2 and 3)
Appeal Allowed – 04 April 2017

3.3 **APP/A2470/D/17/3169565 – Mr & Mrs Brett – 2016/1043/FUL**
85 Main Street, Greetham
Addition of front porch
Appeal Dismissed – 10 April 2017

4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING

4.1 None

5. ENFORCEMENT DECISIONS

5.1 None

6. CONSULTATION

6.1 None

7. ALTERNATIVE OPTIONS

7.1 Alternatives have not been considered as this is an information report

8. FINANCIAL IMPLICATIONS

8.1 None

9. LEGAL AND GOVERNANCE CONSIDERATIONS

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

10. EQUALITY IMPACT ASSESSMENT

10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

11. COMMUNITY SAFETY IMPLICATIONS

11.1 There are no such implications.

12. HEALTH AND WELLBEING IMPLICATIONS

12.1 There are no such implications

13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

13.1 This report gives details of decisions received since the last meeting for noting.

14. BACKGROUND PAPERS

14.1 There are no such implications

15. APPENDICES

15.1 None

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.

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