



# Rutland County Council

Catmose Oakham Rutland LE15 6HP.  
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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 24th October, 2017 at 7.00 pm

**PRESENT:**

Mr E Baines	Mr A Stewart
Mr G Conde	Mr W Cross
Mr R Gale	Mr A Mann
Mr T Mathias	Mr M Oxley

**APOLOGIES:** Mr J Lammie Mr C Parsons

## **OFFICERS**

**PRESENT:**

Mr P Gear	Senior Planning Officer
Ms R Green	Assistant Engineer (Development Control)
Mr G Pullan	Development Control Manager
Mr S Turnbull	Planning and Highways Lawyer, Peterborough City Council
Miss M Gamston	Corporate Support Officer

## **IN**

**ATTENDANCE:** Mrs J Fox Ward Member for Exton and Horn

### **352 ITEM 2 (2017/0756/FUL) 24, MAIN STREET, PRESTON, OAKHAM, LE15 9NJ**

Application for Side and Rear Extension.  
(Ward: Braunston and Belton; Parish: Preston)

The Chairman announced that the applicant had requested that this item be deferred and that the planning officers were in accord with this request.

## **RESOLVED**

**2017/0756/FUL** This application be **DEFERRED**.

(8 in favour)

### **353 MINUTES**

## **RESOLVED**

The minutes of the meeting of the Planning and Licensing Committee held on 26 September be confirmed and signed by the Chairman.

### **354 DECLARATIONS OF INTERESTS**

Mr Cross        Item 1                        Mr Cross declared on the grounds of  
                         2017/0358/FUL                    probity as he knew the applicant.

### **355 PETITIONS, DEPUTATIONS AND QUESTIONS**

In accordance with the Planning and Licensing Committee Public Speaking Scheme the following requests to speak had been received:

- In relation to Agenda Item 4, application 1, 2017/0358/FUL, Mr Steve Bocock
- In relation to Agenda Item 4, application 1, 2017/0358/FUL, Mr Graham Smith on behalf of Ashwell Parish Council
- In relation to Agenda Item 4, application 1, 2017/0358/FUL, Mr Graeme King, Ross Thain Architects
- In relation to Agenda Item 4, application 1, 2017/0358/FUL, Councillor June Fox, Ward Member
- In relation to Agenda Item 4, application 2, 2017/0756/FUL, Mr Paul Waterworth
- In relation to Agenda Item 4, application 2, 2017/0756/FUL, Bloomsbury Planning and Design Limited

### **356 PLANNING APPLICATIONS**

Report No. 187/2017 from the Director for Places (Environment, Planning and Transport) was received.

### **357 ITEM 1 (2017/0358/FUL) ASHWELL FARMYARD, TEIGH ROAD, ASHWELL**

Application for change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping.

(Ward: Exton and Horn; Parish: Ashwell)

Mr Bocock addressed the Committee in opposition to the recommendation for approval. Responding to a question from Committee on how would the village prefer to see the site used if not for residential purposes, Mr Bocock stated that was a question that would be better answered by the Parish Council. Mr Bocock commented that he thought the site could possibly be used for commercial purposes as there were currently three viable firms and farm equipment storage on the site; and that he preferred the site in its current form.

Speaking on behalf of Ashwell Parish Council, Mr Smith addressed the Committee speaking against the recommendation for approval. Clarification was sought from Mr Smith regarding his comment on it being difficult to get permission for a carport in Ashwell, and if he had evidence of this. In response, Mr Smith cited where a neighbour had gone to appeal for permission to erect a shed and that there was an Article 4 around the village; therefore consideration was given to heritage conservation as to whether car parking was acceptable. This application contained two structures for 18 vehicles. Responding to a question from Committee on how would the village prefer to see the site used if not for residential purposes, Mr Smith advised that he was speaking on behalf of the Parish Council which had not voted on support of greater industrial use of the site; and would need to check the planning policy

regarding whether it could be changed to economic use, sensitive of the character of the countryside. Mr Smith commented that the Parish Council was concerned at the scale of the development but might be sympathetic to a smaller development; or a mix of use with work and living accommodation.

The agent, Mr King addressed the Committee. There were no questions.

Mrs Fox spoke as Ward Member in support of the Parish Council's concerns.

A detailed discussion took place, during which Members expressed both their concerns regarding this application and their support for the application.

## **RESOLVED**

**2017/0358/FUL** In accordance with the recommendations set out within Report No. 187/2017 Item 1, and the addendum to that report, that the application be **APPROVED**.

(6 in favour; 2 against)

In accordance with Procedure Rule 79, Recording of Votes, Mr Gale and Mr Conde requested that it be recorded that they voted against the recommendation for approval.

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8.35pm – Meeting adjourned

8.36pm – Meeting recommenced

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## **358 APPEALS REPORT**

Report No. 188/2017 from the Director for Places (Environment, Planning and Transport) was received.

## **RESOLVED**

That the contents of Report No. 188/2017 be **NOTED**.

## **359 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 8.38 pm.**

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## DECISION SUMMARY, 24 October 2017

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

Minute No.	Application	Detail
357	2017/0358/FUL	Application for the change of use from Agricultural to C3 Residential. Demolition of existing modern metal sheds. Conversion of existing farm buildings to 10 no. dwelling units with associated landscaping. (Ward: Exton and Horn; Parish: Ashwell)

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

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

Minute No.	Application	Detail
352	2017/0756/FUL	Application for Side and Rear Extension (Ward Braunston and Belton; Parish: Preston)