



# Rutland County Council

Catmose Oakham Rutland LE15 6HP.

Telephone 01572 722577 Facsimile 01572 75307 DX28340 Oakham

Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 13th February, 2018 at 7.00 pm

**PRESENT:** Mr E Baines Mr A Stewart  
Mr B Callaghan Mr G Conde  
Mr R Gale Mr A Mann  
Mr M Oxley

**APOLOGIES:** Mr W Cross Mr J Lammie

## **OFFICERS**

**PRESENT:** Mr P Gear Senior Planning Officer  
Mr G Pullan Development Control Manager  
Mr S Turnbull Planning and Highways Lawyer,  
Peterborough City Council  
Miss M Gamston Corporate Support Officer  
Mr K Silcock Governance Officer

## **591 MINUTES**

### **RESOLVED**

The minutes of the meeting of the Planning and Licensing Committee held on 16 January 2018 be confirmed and signed by the Chairman.

## **592 DECLARATIONS OF INTERESTS**

Mr M Oxley Item 2 Mr Oxley declared an interest on the grounds of probity as he had visited Mr Parsons' home on a number of occasions and was Leader of the Independent Group, of which Mr Parsons was a member. Mr Oxley advised that he did not stand to gain financially from the application.

## **593 PETITIONS, DEPUTATIONS AND QUESTIONS**

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

- In relation to Agenda Item 4, application 1, 2017/1201/FUL, Mr Tim Haywood, the applicant.

## 594 PLANNING APPLICATIONS

Report No.36/2018 from the Director for Places (Environment, Planning and Transport) was received.

### 595 ITEM 1 (2017/1201/FUL) GUNTHORPE HALL, HALL DRIVE, GUNTHORPE, RUTLAND, LE15 8BE

Application for a new dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinsthorpe Farmhouse.  
(Ward: Martinsthorpe; Parish: Gunthorpe)

The applicant, Mr Haywood addressed the Committee. Responding to questions from Members, Mr Haywood advised the Committee that over a period of seven years many locations had been considered to facilitate enabling development for Martinsthorpe Farmhouse and for various reasons had not been considered suitable, including sites at Martinsthorpe, Manton, America Lodge and Gunthorpe. That the dwelling had been designed with the intention of minimising its visual impact on the landscape.

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

---oOo---

7.55pm Meeting adjourned  
to allow the Chair to take legal and office advice  
7.59pm Meeting reconvened

---oOo---

After debate Mr Conde proposed and was seconded by Mr Gale that the application should be approved against officer recommendation subject to the Head of Terms of a necessary legal agreement between Rutland County Council and the applicant, such conditions as officers consider appropriate and to delegate authority to grant planning permission to officers.

Reasons to approve: The benefits of restoring Martinsthorpe Farmhouse and the improvements made to the application since the previous refusal of permission in terms of design and impact on the landscape outweighed the policies in the Development Plan on houses in the countryside. The proposal was acceptable as enabling development with the restriction in the legal agreement.

## RESOLVED

**2017/1201/FUL** That contrary to the recommendations set out within Report No. 36/2018 Item 1, and the addendum to that report, that this application be **APPROVED** on the following grounds:

- i) Section 106 Agreement;
- ii) The Heads of Terms as agreed by Committee:
  - Completion of works to Martinsthorpe
  - Timetable of works on new dwelling relative to Martinsthorpe
  - Access to medieval village for educational visits

- Retention of planting;
- iii) Delegation of authority to planning officers to prepare necessary conditions; and
- iv) A Tree Preservation Order was to be considered once tree planting had taken place.

(4 in favour; 3 against)

**596 ITEM 2 (2017/1212/FUL) POACHERS REST, NEWSTEAD ROAD, BELMESTHORPE, RUTLAND, PE9 4SA**

Application for front and rear single storey extension and internal alterations to dwellinghouse.

(Ward: Ryhall and Casterton; Parish: Ryhall and Belmesthorpe)

**RESOLVED**

**2017/1212/FUL** In accordance with the recommendation set out within Report No. 36/2018 Item 2, and the addendum to that report, that the application be **APPROVED**.

**597 APPEALS REPORT**

Report No. 37/2018 from the Director for Places (Environment, Planning and Transport) was received.

**RESOLVED**

That the contents of Report No. 37/2018 be **NOTED**.

**598 ANY OTHER URGENT BUSINESS**

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

--oOo--

The Chairman, Mr Baines, recorded his thanks to the Corporate Support Officer, Miss Gamston, as this was her last meeting and to the Senior Planning Officer, Mr Gear, who was leaving the Authority, for his support and advice over the years.

---oOo---

---oOo---

**The Chairman declared the meeting closed at 8.06 pm.**

---oOo---

**DECISION SUMMARY, 13 February 2018**

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
596	2017/1212/FUL	Application for front and rear single storey extension and internal alternations to dwellinghouse. (Ward: Ryhall and Casterton; Parish: Ryhall and Belmesthorpe)

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
595	2017/1201/FUL	Application for new dwelling on land close to Gunthorpe Hall to facilitate enabling development for Martinsthorpe Farmhouse. (Ward: Martinsthorpe; Parish: Gunthorpe)

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
-------------------	--------------------	---------------

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
-------------------	--------------------	---------------

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
-------------------	--------------------	---------------

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

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
-------------------	--------------------	---------------