



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, 13th March, 2018 at 7.00 pm

PRESENT: Mr E Baines Mr B Callaghan
Mr G Conde Mr R Gale
Mr J Lammie Mr A Mann
Mr M Oxley Mr A Walters (Substitute for Mr A Stewart)

APOLOGIES: Mr W Cross
Mr A Stewart

OFFICERS

PRESENT: Mr D Brown Director for Places
Mr G Pullan Development Control Manager
Mr N Hodgett Principal Planning Officer
Mr S Turnbull Planning and Highways Lawyer,
Peterborough City Council
Mrs K S Dunleavy Democratic Services Officer,
Peterborough City Council

686 MINUTES

The minutes of the meeting of the Planning and Licensing Committee held on 13 February 2018 were confirmed and signed by the Chairman.

687 DECLARATIONS OF INTERESTS

Mr Oxley Item Mr Oxley declared a personal interest
2017/0993/FUL as he owned a holiday let and knew the
Parish Councillor registered to speak.

688 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 5, application 1, **2017/0993/FUL**, Mary Cade, Parish Councillor
- In relation to Agenda Item 5, application 1, **2017/0993/FUL**, Jodie Purvis, Applicant
- In relation to Agenda Item 5, application 1, **2017/0993/FUL**, Mr Brown, Ward Councillor
- In relation to Agenda Item 5, application 2, **2018/0025/FUL**, Mr Borrman, the agent

689 PLANNING APPLICATIONS

Report No.55/2018 from the Director for Places (Environment, Planning and Transport) was received.

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Mr Oxley left the meeting
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690 ITEM 1 (2017/0993/FUL) LAND AT CUCKOO FARM, STAMFORD ROAD, SOUTH LUFFENHAM, RUTLAND

Application for change of use of part of an agricultural field on land at Cuckoo Farm, Stamford Road, South Luffenham to allow a seasonal campsite and associated facilities.

(Ward: Normanton & Ketton; Parish: South Luffenham & Ketton)

Ms Mary Cade, Parish Councillor addressed the Committee in support of the application. In response to a question from Members, Ms Cade advised that the Parish Council had considered the application applied for and had taken into account Rutland Planning Policy and deemed that the location was accessible due to the farm shop located on the site. The location was also very similar to other camping sites in Rutland.

Ms Jodie Purvis addressed the Committee as the agent. Following questions from members, Ms Purvis confirmed that the applicant would be willing to agree conditions in regards to landscape planting to provide enhanced screening that the Committee deemed appropriate.

Mr Brown spoke as Ward Member.

RESOLVED

The Planning and Licensing Committee considered the report **2017/0993/FUL** and the representations made. A motion was proposed by Mr Conde and seconded by Mr Walters to reject the officers recommendation and resolved to **GRANT** the planning application subject to the imposition of conditions and delegated conditions to be drafted by officers in conjunction with the Chairman and ward members.

REASON FOR THE DECISION

The application was within the Authority's planning policy due to its sustainable location, in view of the provision of the shop. The distance from Ketton was acceptable. The area where the tents would be pitched was not visually prominent from the highway.

Mr Lammie and Mr Baines requested that their vote was recorded.

(5 in favour; 2 against (Mr Lammie and Mr Baines))

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Mr Oxley returned to the meeting.
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691 ITEM 2 (2018/0024/FUL) HOWARDS COTTAGE, CHURCH LANE, TICKENCOTE, RUTLAND, PE9 4AE

Application for a two storey extension and internal alterations following the demolition of the existing garage at Howards Cottage, Church Lane, Tickencote.
(Ward: Ryhall and Casterton; Parish: Tickencote)

Mr Borrman addressed the Committee as the applicant.

RESOLVED

2018/0025/FUL In accordance with the recommendation set out within Report No. 55/2018 Item 2, and the addendum to that report, that the application be **REFUSED**.

(Unanimous)

692 APPEALS REPORT

Report No. 56/2018 from the Director for Places (Environment, Planning and Transport) was received.

RESOLVED

Members Resolved to **NOTE** the contents of Report No. 56/2018.

693 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 8.25pm.
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DECISION SUMMARY, 13 March 2018

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

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

Minute No.	Application	Detail
690	2017/0993/FUL	Change of use of part of an agricultural field to allow a seasonal campsite and associated facilities. (Ward: Normanton & Ketton; Parish: South Luffenham & Ketton)

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

Minute No.	Application	Detail
604	2018/0025/FUL	Two storey extension and internal alterations following the demolition of existing garage. (Ward: Ryhall & Casterton; Parish: Tickencote)

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
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