



# 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, 31st July, 2018 at 7.00 pm

**PRESENT:**

Mr E Baines	Ms R Burkitt
Mr B Callaghan	Mr G Conde
Mr W Cross	Mr R Gale
Mr M Oxley	Mr A Walters

**OFFICERS PRESENT:**

Ms S Bland	Development Control Manager
Ms R Green	Assistant Engineer (Development Control)
Mr N Hodgett	Principal Planning Officer
Mr K Silcock	Governance Officer
Mr S Turnbull	Planning and Highways Lawyer, Peterborough City Council

**IN ATTENDANCE:**

Mr A Lowe	Ward Member for Oakham South East
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## **182 APOLOGIES**

Apologies were received from Mr Mann.

## **183 MINUTES**

The minutes of the meeting of the Planning and Licensing Committee held on 3 July 2018 were confirmed as a correct record and were signed by the Chair.

## **184 DECLARATIONS OF INTERESTS**

Mr Cross declared a personal interest as he knew the applicant.

Mr Oxley declared a personal interest as he knew a resident adjacent to the proposed development site.

Mr Callaghan declared a personal interest as his house was close to the proposed development site.

## **185 PETITIONS, DEPUTATIONS AND QUESTIONS**

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

- In relation to Agenda Item 4, application 1, 2017/0989/OUT, Ms Joanna Burrows on behalf of the Oakham South West Action Group.
- In relation to Agenda Item 4, application 1, 2017/0989/OUT, Mrs Jenny Keen, the agent.
- In relation to Agenda Item 4, application 1, 2017/0989/OUT, Mr Adam Lowe, Ward Councillor.

## **186 PLANNING APPLICATIONS**

Report No. 136/2018 was received from the Strategic Director for Places.

### **187 ITEM 1 (2017/0989/OUT) ALLOTMENT GARDENS, BROOKE ROAD, OAKHAM, RUTLAND**

Outline application for the erection of up to 40 dwellings with associated open space, landscaping and infrastructure (access for detailed consideration with all other matters reserved for future consideration).

Ms Joanna Burrows, representative of Oakham South East & West Action Group, addressed the Committee.

Mrs Jenny Keen, the agent, addressed the Committee.

Mr Adam Lowe spoke as Ward Member.

During discussion, the following points were made by members of the Committee:

- i. The streams on both sides of the development could be a hazard when there was excessive rain.
- ii. Trains would be increasing to every ten minutes, causing more queues of cars to develop.
- iii. Traffic would speed to avoid the level crossing.
- iv. The 40 houses development would mean there was potential for 80 cars to be entering and leaving the development, leading to more congestion on Brooke Road.
- v. Mr Gale noted the only merit of the development was the affordable housing.
- vi. Having a children's play area near a busy road was not ideal.
- vii. With the trains travelling on higher ground to the development, trains would likely be going past residents' first floor windows which could mean large bunding would have to be created to mitigate the sound caused by trains.
- viii. Mr Cross noted that people wanted to come and live in Oakham, and while the location might not be ideal for some, it could be for others. If the Committee went against the decision and refused the application, the applicant could appeal the decision, and if successful, the Council would have less control over the development

## RESOLVED

The Planning and Licensing Committee considered the report **2017/0989/OUT** and the representations made. A motion was proposed by Mr Walters and seconded by Mr Gale to reject the officer's recommendation and the Committee resolved to **REFUSE** the planning application.

(5 in favour; 2 against; 1 abstention)

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In accordance with the provisions of Procedure Rule 11, paragraph 2 – Recording of Votes – Mr Conde requested that his abstention for the resolution be recorded.

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In accordance with the provisions of Procedure Rule 11, paragraph 2 – Recording of Votes – Mr Baines requested that his vote against the resolution be recorded.

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## REASON FOR THE DECISION

- The impact on the highways system and the risks to road safety due to the volume of housing and traffic caused by the immediate proximity to the railway crossing.
- The location of the site was inappropriate due to being at a lower level than the railway line and new residents would therefore suffer unacceptable levels of railway noise.

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The Chair adjourned the meeting at 8.40pm to allow members of the public to leave if they wished to.

The meeting reconvened at 8.43pm.

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## 188 APPEALS REPORT

Report No. 137/2018 was received from the Strategic Director for Places.

## RESOLVED

Members resolved to **NOTE** the contents of Report No. 137/2018.

## 189 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 8.47 pm.**

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