



Rutland County Council

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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, 20th
November, 2018 at 7.00 pm**

PRESENT:	Mr E Baines (Chair)	Mr J Dale (Vice-Chair)
	Mr O Bird	Ms R Burkitt
	Mr B Callaghan	Mr G Conde
	Mr W Cross	Mr R Gale
	Mr A Lowe	Mr M Oxley
	Mr A Walters	

OFFICERS PRESENT:	Mr N Hodgett Mr J Johnson Mrs J Morley Mr Stephen Turnbull	Principal Planning Officer Interim Development Control Manager Governance Officer Planning and Highways Lawyer, Peterborough City Council
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441 APOLOGIES

Apologies had been received from Mr Mann.

442 MINUTES

The minutes of the meeting of the Planning and Licensing Committee held on 23 October 2018 were confirmed as a correct record and were signed by the Chairman.

443 DECLARATIONS OF INTERESTS

Mr Dale 2018/0893/FUL Mr Dale declared a personal interest in item 6 as he was a personal friend of the applicants and had free use of a paddock owned by them. As this was the only item on the agenda, Mr Dale stated that he would withdraw from the meeting.

Mr Cross 2018/0893/FUL Mr Cross declared a personal interest as he knew the residents, however this was not prejudicial and he would take part in the discussion of the item.

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Mr Dale left the meeting at 7.05pm

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444 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 6, application 1, 2018/0893/FUL, Mr Mullin, agent for the applicant.

445 EXCLUSION OF THE PRESS AND PUBLIC

RESOLVED:

The Committee agreed that reference would not be made to the exempt report submitted by the applicants and therefore the meeting remained in public session.

446 PLANNING APPLICATIONS

Report No. 228/2018, part of which was exempt, was received from the Strategic Director for Places.

447 ITEM 1 (2018/0893/FUL) LEIGHFIELD BARN, LAMBLEY LODGE LANE, BELTON IN RUTLAND, RUTLAND LE15 9JY

Application for retention of a no.3 bedroom residential barn conversion and alterations, including lowering of roof ridge and replacement of roof tiles, landscaping and access works (to Class Q scheme permitted under planning permission ref: 2015/1137/PAD). Implements Barn.

(Ward: Braunston; Parish: Belton In Rutland)

The applicant's agent, Mr Mullin, addressed the Committee.

During questions to the agent the following points were noted:

- Class Q was a form of planning permission for a conversion but the regulations were very 'grey' when it came to what was appropriate for conversion; for example, lighter buildings such as dutch barns were not suitable.
- Under Class Q, where there was an existing curtilage to a building any development outside of that immediately triggered a requirement for a planning permission.
- If an enforcement notice was upheld and the unauthorised elements were removed then the building would revert to agricultural status and be open to another Class Q application. This was the fallback position.

Mr N. Hodgett, Principal Planning Officer for the Council, addressed the Committee and gave an executive summary of the application, recommending it for approval.

During discussion the following points were noted:

- RCC Planning Officers had accepted that there was a fallback position if an enforcement notice was upheld.

- Of the proposed changes, one of the main changes would be to remove the red pantiles and replace with grey slate as there was no traditional use of red pantiles in Belton village.
- The applicant had also agreed to replace the roof tiles on the outbuilding, although it was approved with red pantiles, because the building was taller than agreed.
- There was a need to retain three bedrooms because the applicant had two teenage children.
- In the revised proposal the fenestration was more balanced and the new curtilage was reasonable.
- The Parish Council firmly supported the application and felt that the suggested rectifications exceeded expectations.
- Councillors Cross and Gale felt that by all concerned parties working together, a sensible solution had been reached.
- The tree planting on land outside of the curtilage was for screening purposes and was not intended to delineate a wider 'garden' area.
- Class Q development only applied to buildings in agricultural use from March 2013 and as such the outbuilding/store could not be converted to a dwelling in the future under Class Q permissions.

RESOLVED:

2018/0893/FUL in accordance with the recommendations set out within Report No. 222/2018, that the application be **APPROVED**.

(Unanimous)

448 APPEALS REPORT

Report No. 221/2018 was received from the Strategic Director for Places.

APP/TPO/A2470/7028 – Mrs Roper – 2018/0765/PTA

During discussion of this item the following points were noted:

- Members asked whether the Council would be liable if any damage was caused to person or property by falling branches of a tree that the Council had refused permission to be felled. The Planning Officer explained to Members that the Forestry Officer would have examined the tree and offered to email members a precis of his report.

RESOLVED:

Members resolved to **NOTE** the contents of Report No. 221/2018

449 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 8.06pm.

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