



Rutland County Council

Catmose Oakham Rutland LE15 6HP.
Telephone 01572 722577 Facsimile 01572 75307

Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 18th December, 2018 at 7.00 pm

PRESENT: Mr E Baines
Mr O Bird
Mr B Callaghan
Mr J Dale
Mr R Gale
Mr A Mann
Mr M Oxley
Mr A Walters

OFFICERS

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

492 APOLOGIES

Apologies were received from Ms Burkitt, Mr Conde, Mr Cross, and Mr Lowe.

493 MINUTES

The minutes of the meeting of the Planning and Licensing Committee held on 20 November 2018 were confirmed as a correct record and were signed by the Chairman.

494 DECLARATIONS OF INTERESTS

No declarations of interest were received.

495 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 5, application 1, 2018/0096/FUL, Mr B Firth, resident speaking against the recommendation.

496 PLANNING APPLICATIONS

Report No. 239/2018 was received from the Strategic Director for Places.

497 ITEM 1 (2018/0096/FUL) LAND ADJ TO RED HOUSE, MAIN STREET, BARROW, RUTLAND

Application for the change of use from agricultural land to glamping site, including erection of 3 no. safari glamping tents and associated works.

(Ward: Cottesmore; Parish: Barrow)

Mr Hodgett, Principal Planning Officer for the Council, addressed the Committee and gave an executive summary of the application, recommending approval. During the summary, Mr Hodgett noted that comments regarding environmental protection from Environmental Health had been received and were as follows:

“I have reviewed the application and Environmental Health wouldn't object to the application. I would however recommended that if Planning Permission is granted a Planning Condition should be imposed requiring the applicant to provide details of how foul water and grey water will be treated and safely dispersed. These details should be subject to the Local Planning Authorities Approval (subject to any necessary consultation with the Environment Agency) and be maintained for the life of the development. The reason is to avoid conditions that may pose a risk to Public Health or the wider environment.”

Mr Firth, a resident of Barrow, addressed the Committee. A copy of the deputation is appended to the minutes.

During questions to Mr Firth the following points were noted:

- Asked to clarify how children were getting to school without public transport available in Barrow, Mr Firth stated that some would walk up the proposed access road to the main street of Barrow, and would then proceed onto the main section of road towards Market Overton to get the bus.

During discussion the following points were noted:

- i. Mr Gale stated that the number of vehicles in the country grows year by year, with authorities having to deal with the additional capacity by making roads safer. This had been going on for decades and would continue to do so.
- ii. Mr Oxley commented that there was no archaeological survey. Mr Hodgett stated they had not received a response and concluded they had no concerns.
- iii. Mr Oxley questioned the Ecology Survey as it did not read as though the person who wrote had actually visited the site. Mr Hodgett responded that the ecology consultants were based at Leicestershire County Council and did not visit any of the sites mentioned in planning applications brought to the committee. The consultants would use records they had and any evidence provided by Rutland.
- iv. Regarding the mention of certified location application approval by the Camping & Caravan Club in the addendum of the report, Mr Hodgett noted that legislation allows land to be used for up to five caravans, and the Council would

- normally be involved with consultation with the relevant recreational organisations to say if the Council had any issues with the proposal. Legislation would allow it without the need of a planning application.
- v. Mr Callaghan commented on the visual impact of the site, particularly with vehicles being parked on the site and the potential of glinting from the sun on the windshields of the cars. Mr Callaghan asked if a condition could be placed specifying screening be placed so there was no impact from the cars.
 - vi. Mr Walters noted it would be difficult to forecast traffic flows and showed concern that traffic would be forced on the main street where children would be walking.
 - vii. Ms Robyn Green, Assistant Engineer (Development Control), noted that if residents had concerns regarding their children walking to school, the Safer Routes to School initiative could help by doing a check as to whether the route to school was deemed safe or not, and could provide assistance if it was deemed unsafe.
 - viii. Mr Callaghan questioned whether the applicant could still add caravans to the site with the presumed permission they had. It was noted that the applicant chose to go down the route of having a glamping site instead and it was doubted that applicant would go through the trouble of applying for planning permission for a glamping site if they could go for a caravan site without the need of permission from the Council.
 - ix. Mr Baines stated that it would be difficult to go against highway recommendation without hope of the matter being upheld later on.

RESOLVED:

2018/0096/FUL in accordance with the recommendation set out within Report No. 239/2018, the addition of a condition to include screening to be included in the parking area to avoid visual impact from any cars parked, and the amendment to condition 11 of the report to include the comments supplied by Environmental Health, that the application be **APPROVED**.

(7 in favour, 1 against)

498 APPEALS REPORT

Report No. 240/2018 was received from the Strategic Director for Places.

APP/A2470/D/18/3208065 – Lindsay Taylor – 2018/0275/FUL

During discussion the following points were noted:

- Mr Johnson, Development Manager, stated that the inspector decided the extension coming out of the front of the house was so small there would be no significant impact on the parking space of the house.

APP/A2470/W/18/3202829 – Mr P Andrews – 2017/1112/FUL

During discussion the following points were noted:

- Mr Johnson noted the inspector concluded that the extension was not appropriate and would impact on the setting, there was also concern that vehicles would have to reverse from the site onto Bridge Street. On that basis

the appeal was dismissed due to the adverse impact on the conservation area and adjacent heritage assets and the adverse impact on highway safety.

RESOLVED:

Members resolved to **NOTE** the contents of the report.

499 ANY OTHER URGENT BUSINESS

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

---oOo---

The Chairman declared the meeting closed at 7.55 pm.

---oOo---