



# Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.  
Telephone 01572 722577 Facsimile 01572 758307 DX28340 Oakham

Ladies and Gentlemen,

A meeting of the **PLANNING AND LICENSING COMMITTEE** will be held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on **Tuesday, 4th June, 2019** commencing at 7.00 pm when it is hoped you will be able to attend.

Yours faithfully

Helen Briggs  
**Chief Executive**

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at [www.rutland.gov.uk/my-council/have-your-say/](http://www.rutland.gov.uk/my-council/have-your-say/)

## **A G E N D A**

### **1) APOLOGIES**

To receive any apologies from Members.

### **2) MINUTES**

To confirm the minutes of the Planning and Licensing Committee held on 12 February 2019.

### **3) DECLARATIONS OF INTERESTS**

In accordance with the Regulations, Members are invited to declare any disclosable interests under the Code of Conduct and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Finance Act 1992 applies to them.

### **4) PETITIONS, DEPUTATIONS AND QUESTIONS**

To receive any petitions, deputations and questions from members of the Public in accordance with the provisions of Procedure Rule 93.

Any petitions, deputations and questions that have been submitted with prior formal notice will take precedence over questions submitted at short notice. Any questions that are not considered within the time limit shall receive a

written response after the meeting and be the subject of a report to the next meeting.

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Requests to speak on planning applications will also be subject to the RCC Public Speaking Rules.

--o0o—

The total time allowed for this item shall be 30 minutes.

**5) PLANNING APPLICATIONS**

To receive Report No. 83/2019 from the Strategic Director for Places.  
(Pages 3 - 20)

**6) APPEALS REPORT**

To receive Report No. 84/2019 from the Strategic Director for Places.  
(Pages 21 - 24)

**7) ANY OTHER URGENT BUSINESS**

To consider any other urgent business approved in writing by the Chief Executive and Chairman of the Committee.

---oOo---

**DISTRIBUTION**

**MEMBERS OF THE PLANNING AND LICENSING COMMITTEE:**

Mr E Baines (Chairman)  
Mr P Ainsley  
Mr N Begy  
Mr D Blanksby  
Mr W Cross  
Mrs S Harvey  
Miss M Jones  
Ms A MacCartney  
Mr M Oxley  
Ms K Payne  
Mr I Razzell  
Mr N Woodley

**OTHER MEMBERS FOR INFORMATION**

**REPORT NO: 83/2019**

**PLANNING AND LICENSING COMMITTEE**

**PLANNING APPLICATIONS TO BE DETERMINED BY THE  
PLANNING AND LICENSING COMMITTEE**

**REPORT OF THE DEPUTY DIRECTOR OF PLACES  
(ENVIRONMENT, PLANNING, TRANSPORT & HIGHWAYS)**

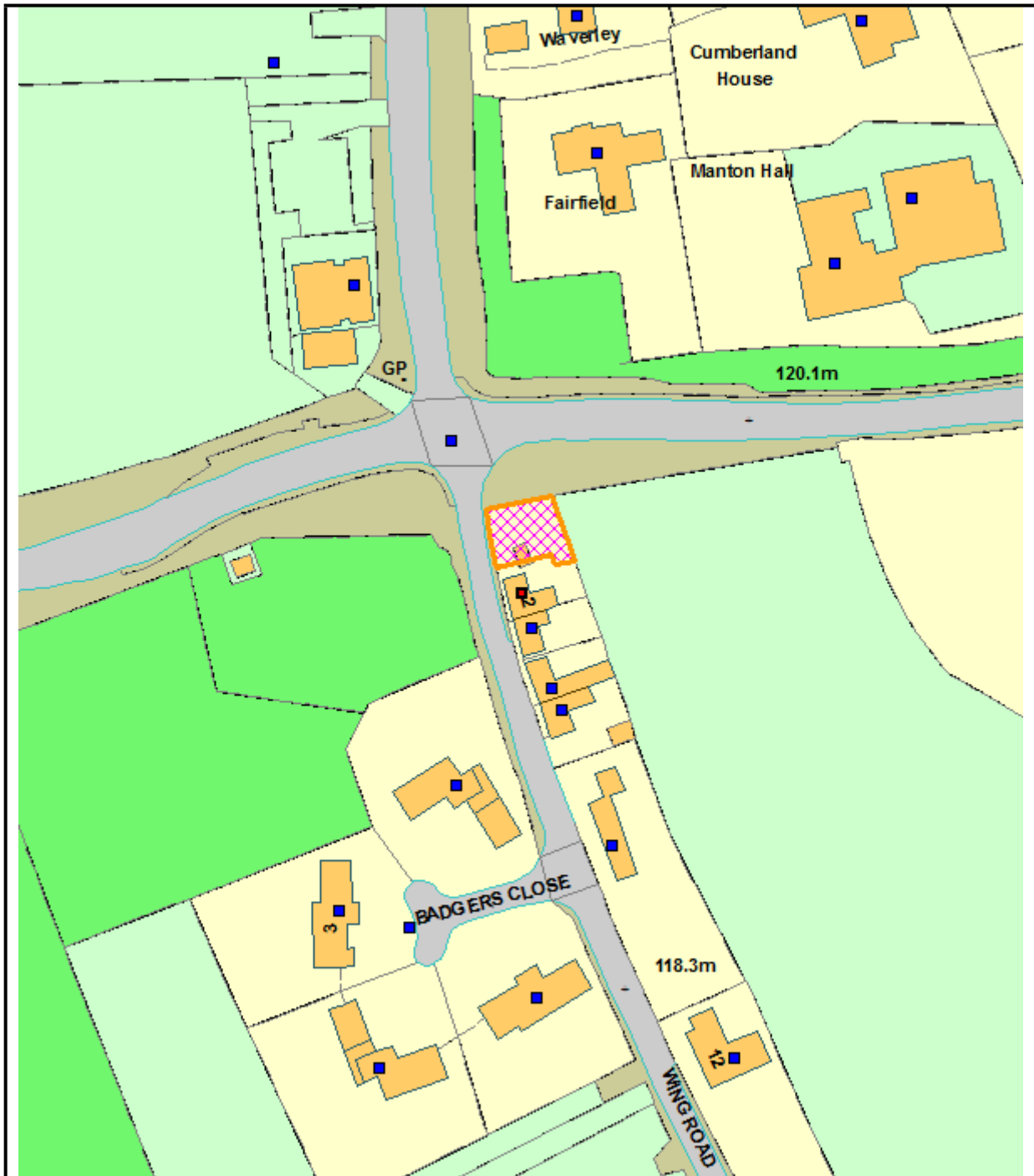
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## **Rutland County Council**

### **Planning & Licensing Committee – Index of Committee Items**

<b>Item</b>	<b>Application No</b>	<b>Applicant, Location &amp; Description</b>	<b>Recommendation</b>	<b>Page</b>
1	2019/0116/FUL	Ms Amy Moore Adj to 2 Wing Road, Manton Proposed 3 bedroom dwelling in garden of 2 Wing Road, Manton	Approval	7
2	2019/0320/FUL	Ms Abigail MacCartney August Cottage, 8 Main Street, Barrow, Rutland, LE15 7PE	Approval	13
Appeals Report				21

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Ordnance Survey [100018056]



### Rutland County Council

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2019/0116/FUL</b>	<b>ITEM 1</b>	
Proposal:	<b>Proposed 3 bedroom dwelling in garden of 2 Wing Road, Manton, Rutland</b>		
Address:	<b>Adj to 2 Wing Road Manton Rutland LE15 8SZ</b>		
Applicant:	<b>Ms Amy Moore</b>	Parish	<b>Manton</b>
Agent:	<b>Martyn Jones &amp; Assoc Ltd</b>	Ward	<b>Braunston &amp; Martinthorpe</b>
Reason for presenting to Committee:	<b>Contrary to Development Plan</b>		
Date of Committee:	<b>4 June 2019</b>		

## EXECUTIVE SUMMARY

**The site is outside the Planned Limit to Development for Manton but is previously developed land in a sustainable location. The design is good quality and the proposal meets parking needs. The proposal can therefore be approved.**

## RECOMMENDATION

**APPROVAL**, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.  
Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number 18/021/3d, received on 21 May 2019.  
Reason - For the avoidance of doubt and in the interests of proper planning.
3. No development above damp course level shall be carried out until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction together with details of hedge planting have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.  
REASON: To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
4. The boundary treatment and hedge planting shown on the approve plans shall be erected and planted during the first planting season following occupation and shall be maintained for a period of at least 5 years.  
Reason: In the interests of the appearance of the development in a prominent location.

## Site & Surroundings

1. 2 and 4 Wing Road are a pair of semi-detached cottages facing Wing Road. The site is located on the corner of Wing Road and Lyndon Road, forming the side garden of 2 Wing Road. There is a pre-fab garage on site that would be demolished.



2. There is a low wooden fence to the Lyndon Road boundary although there is a wide grass verge between the fence and the road. There are open fields to the rear of the site.
3. There is no conservation area in Manton and the site is not close to a listed building.
4. The site is outside the Planned Limit to Development (PLD) for Manton, the boundary of which runs along the opposite side of Lyndon Road and then down Cemetery Lane towards the Horse & Jockey PH.

## **Proposal**

5. It is proposed to erect a 2 storey house on the site and provide off street parking for both the new and host dwellings. The design has been modified during the life of the application. The front section would be rendered to match the host property and the rear wing would be brick with a small reveal to make a distinctive break. The roof would be slate. Metal estate railings would go at the front and a post/rail would form a new side boundary. The existing unsightly fence would be removed. See details in the Appendix.

## **Relevant Planning History**

None

## **Planning Guidance and Policy**

### **National Planning Policy Framework 2019**

- Supports sustainable development
- Delivering a sufficient supply of homes
- Making effective use of land
- Support's Good Design
- Excludes residential gardens from the definition of previously developed (brownfield) land, but only in urban areas.

### **The Rutland Core Strategy (2011)**

CS4 – Location of Development – (Countryside)  
CS19 – Promoting Good Design

### **Site Allocations and Policies DPD (2014)**

SP6 – Housing in the Countryside  
SP15 – Design & Amenity

## **Consultations**

6. Highways Please can the applicant provide a drawing of the visibility splays coming out of the driveways?

This road is within a 30mph speed limit and therefore the require visibility

splays are 2.4m by 43m in both directions.

## Neighbour Representations

7. Mr & Mrs Salvador & Anne Valiente  
First of all disappointed that we were not notified in writing of the above planning application which actually affects all the neighbours in the Wing Rd. area. In the past few months the traffic has dramatically increased in Wing Rd. and one feels that the Council is not aware of this. The last thing we need is extra housing meaning extra cars which will be parked on the road even though there are 2 proposed parking spaces on the 2 properties in the submitted plans. People these days tend to have 2 cars per household, not forgetting visitors. At the moment when cars are parked on Wing Rd., the bus just manages to get through and very often the big lorries just about make it. In fact ,most of the time Badgers Close is used as a passing point even though it is a Private Road. Before Planning permission is granted, either the builder or the Council should come up with a solution.
  
8. Mr John McMillan  
the new development includes parking for one car for the new property and one car for the existing property.  
Parking on the roadside outside the properties in Wing Road is already problematic. There is no pavement. The local bus and delivery lorries often struggle to pass at the moment.  
If there is only one car at the new property and indeed one car at the existing property then the problem will not be increased. However many households now have more than one vehicle. And of course there are visitors to the properties.  
A solution would be to remove the hedge opposite the properties and construct an off road parking area for the existing properties at number 2,4, and 6 Wing Road and of course for the new planned development. I hope this suggestion is helpful.
  
9. Miss Amy Moore (Applicant)  
I note the concerns of the occupiers of Badgers Close in relation to the proposed additional dwelling. As suggested by Rutland CC in the preliminary enquiry, the planning application proposes 4 off road car places in total; 2 parking places per house and this is what the drawings show (although it only shows 2 cars, there is space for 4 cars). We have also moved the driveway further away from the T junction to help with the lines of sight for coming out of the driveway. The addition of an extra 4 car parking spaces and adjusted access onto Wing Road will alleviate pressure of parking on the road.

## Planning Assessment

10. The main issues are the principle of development outside the PLD, design, highway safety and residential amenity.

### Principle

11. The site is in open countryside where Policy CS4 states that there has to be special justification, e.g. for a rural worker. However, policies and practice have moved on since 2011. In an attempt to prevent 'garden grabbing' the definition of previously developed or brownfield land in the NPPF was amended to exclude 'residential gardens in urban areas'. There has been case law that determines

gardens in rural areas do not fall within this definition. This particular site, as it is not in an urban area, is still previously developed land where the presumption is in favour of sustainable development. This was also confirmed in a recent appeal in Uppingham.

12. Development of a brownfield site on the edge of a sustainable settlement is now deemed to be acceptable in principle provided all other issues are satisfactory. This was also confirmed at an appeal at the former Greetham Garden Centre.

#### Design

13. The design has been modified slightly in an attempt to make the building 'turn the corner' such that a blank elevation on the side is avoided. The proportions of the building, whilst wider than the host property are still of a traditional scale and roof pitch.
14. The end gable would be rendered and the rear wing would be set back to expose a reveal and be built in a contrasting material, i.e. brick. The balance of openings and brick detailing on the gable end have added interest to what would otherwise have been a bland blank elevation to the main road. 2 chimneys are proposed, one being a dummy on the main roadside elevation.

#### Highway Safety

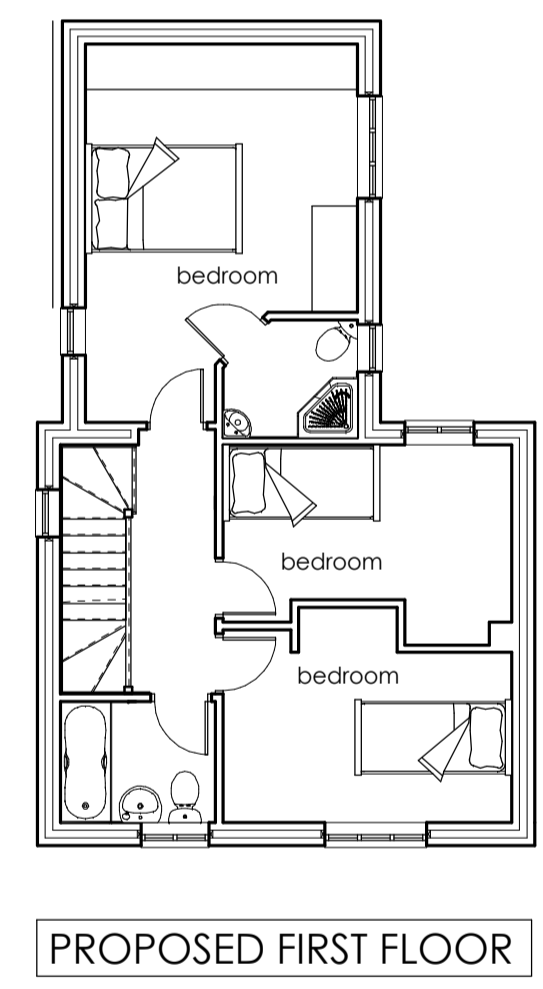
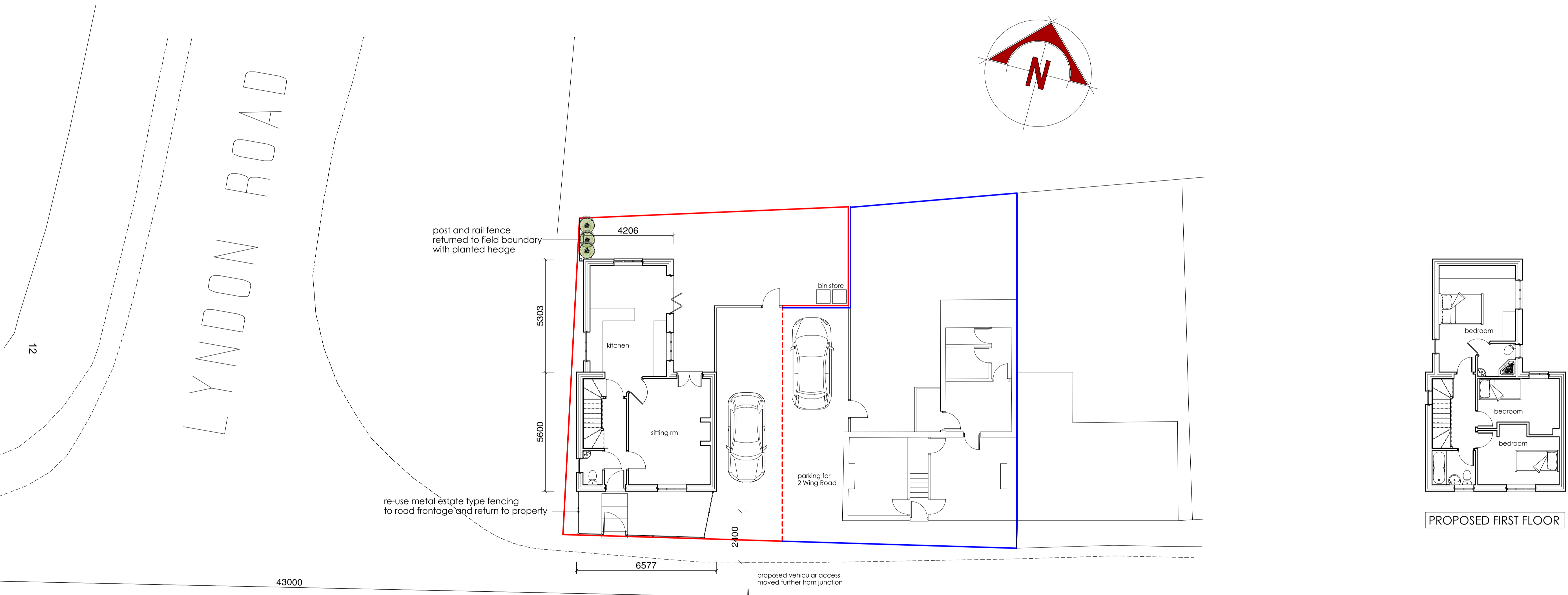
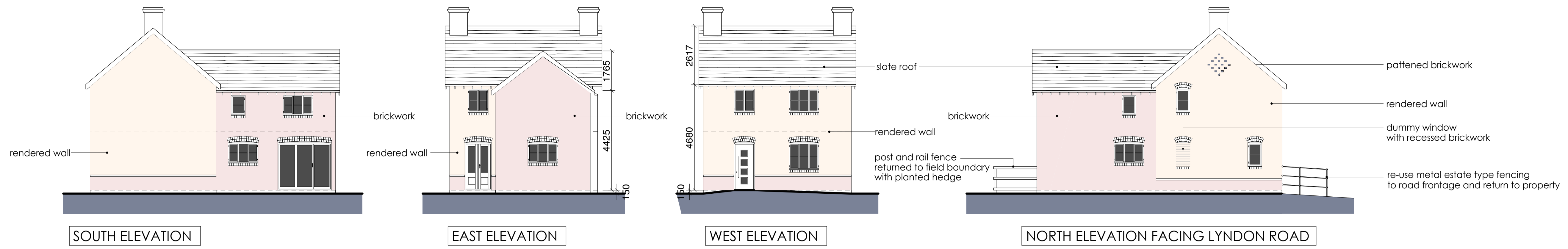
15. The highway authority had asked for a plan showing the required visibility splays from the access.
16. The latest plan indicates adequate visibility to the junction from the access points. It actually moves the access further from the junction than the existing gates.
17. The suggestion by a neighbour to provide parking in the field opposite is not possible. Ownership is unknown and the proposal provides for its own parking requirements on site.

#### Residential Amenity

18. The dwelling would be built in the side garden of the host property. There would be no overlooking or overshadowing of adjacent properties. Both properties would have adequate retained garden space. There are therefore no residential amenity issues that prevent an approval and the scheme meets SP15.

#### Overall conclusion

19. The development, whilst outside the PLD, meets all other planning considerations, would not detract from the character of the edge of the village and can therefore be approved.



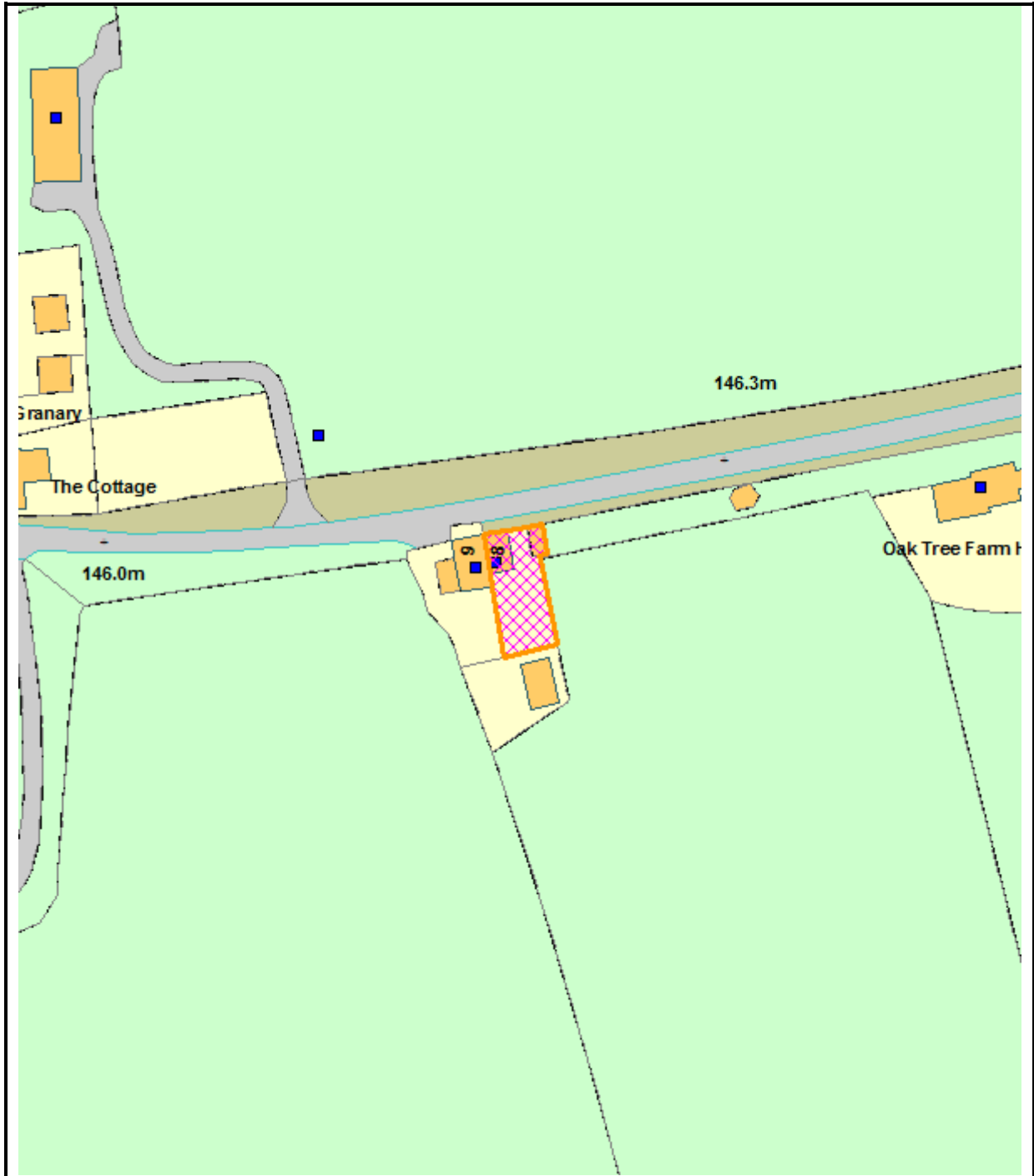
PROPOSED NEW DWELLING  
TO SIDE OF 2 WING ROAD, MANTON



1:100 @ A1  
8 January 2019

Martyn Jones  
18/021/3d

MARTYN JONES & ASSOCIATES  
The Reading Room 33 Main Street Medbourne  
Market Harborough Leics LE16 8DT  
Tel: 01858 565667 Fax 01858 56445  
e-mail: info@mja-architects.co.uk



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ORDNANCE SURVEY [100018056]



**RUTLAND COUNTY  
COUNCIL**

**CATMOSE,  
OAKHAM,  
RUTLAND  
LE15 6HP**

Application:	<b>2019//0320/FUL</b>	<b>ITEM 2</b>	
Proposal:	<b>Two storey side extension and single storey front and rear extension</b>		
Address:	<b>August Cottage, 8 Main Street, Barrow, Rutland, LE15 7PE</b>		
Applicant:	<b>Ms A McCartney</b>	Parish	<b>Barrow Parish Meeting</b>
Agent:	<b>Mr T Ansell</b>	Ward	<b>Cottesmore</b>
Reason for presenting to Committee:	<b>Applicant is a Ward Councillor</b>		
Date of Committee:	<b>4 June 2019</b>		

## **EXECUTIVE SUMMARY**

**The proposed two storey side extension and single storey front and rear extension would not have an adverse impact on neighbouring residential amenities and/or the character of the surrounding area. The design of the extensions are acceptable. The provision of 3 off street car parking spaces complies with the Councils Adopted Parking Standards. This application is being reported to the Committee as the applicant is an elected Ward Councillor for Cottesmore.**

## **RECOMMENDATION**

**APPROVAL**, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers AB/REGS/01A/2019, AB/REGS/02A/2019 received 24 April 2019 and AMC/01/BP received 01 May 2019.

Reason: For the avoidance of doubt and in the interests of proper planning.

3. No unbound material shall be used in the surface treatment of the vehicular access within 5 metres of the highway boundary, but the construction details used must be porous.

Reason: To avoid displacement of loose material onto the highway in the interests of highway safety and to ensure that drainage is sustainable.

It is also recommended that the following in formatives are added for the applicants attention;

1. You will need to obtain a Highways Licence from Rutland County Council Highways department before any work can commence on the new access. This will require that the access is built to a standard specification and that contractors are sufficiently insured against public liability whilst operating in the highway.

2. This permission shall not be construed as granting rights to development on, under or over land not in the control of the applicant.

3. The attached planning permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that, if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance, you are advised to obtain permission from the owner of such land for such access before work is commenced.

## Site & Surroundings

The application site is a two storey semi-detached residential property located on the southern side of Main Street on the outskirts of the village centre.

## Proposal

The current application proposes a two storey side and single storey front and rear extension.

## Relevant Planning History

Application	Description	Decision
None		

## Planning Guidance and Policy

### National Planning Policy Framework

Chapter 12 - Achieving well-designed places

### The Rutland Core Strategy (2011)

SP15 - Design and Amenity

### Site Allocations and Policies DPD (2014)

CS19 - Promoting Good Design

### Supplementary Planning Document - Extension to Dwellings

## Consultations

RCC Highways raised objection to the original submission and requested the submission of a new drawing showing the parking for the property. The property due to the size of the development requires a total of 3 off street car parking spaces. On submission of the revised drawing showing the required number of parking spaces, highways have confirmed no objection to the scheme subject to one condition concerning surface treatment and an informative being recommended. This is because the applicant would need to obtain a Highways Licence from Rutland County Council Highways department before any work can commence on the new access. This will

require that the access is built to a standard specification and that contractors are sufficiently insured against public liability whilst operating in the highway

## **Neighbour and Parish Representations**

None received

## **Planning Assessment**

The main issues are the design, visual impact of the extension and the provision of off street car parking.

During the determination of the application the application has been amended to improve the appearance of the first floor rear extension and provide provision of additional off street parking to comply with the councils adopted parking standards.

### **Impact of the on the character of the area**

The proposed two storey side extension would be similar to that approved at No 9 and would return a balance to the frontage of the semi-detached properties. It is not considered that the proposed extensions by reason of their size and design would have an adverse impact upon the character of the surrounding area.

### **Impact on the neighbouring properties**

Planning permission has been granted previously for the extension and alterations to the neighbouring property, No 9 Main Street under reference number 2017/1040/FUL and 2018/0103/FUL

The works approved for the most recent application (2018/0103/FUL) are currently being implemented on site and includes the construction of two storey and single storey front and rear extensions incorporating a self-contained residential annexe, construction of a detached triple garage incorporating a basement, and conversion of the loft of the existing cottage into a room which included a flat roof dormer and rooflights. The application also included details for the variation of conditions 1 & 3 of planning permission granted under 2017/1040/FUL (external roofing materials and amendments to fenestration in the west elevation.

The proposed extension would not have any adverse impact on the amenities of neighbouring property and would be in accordance with Adopted Local Plan Policy and SPD.

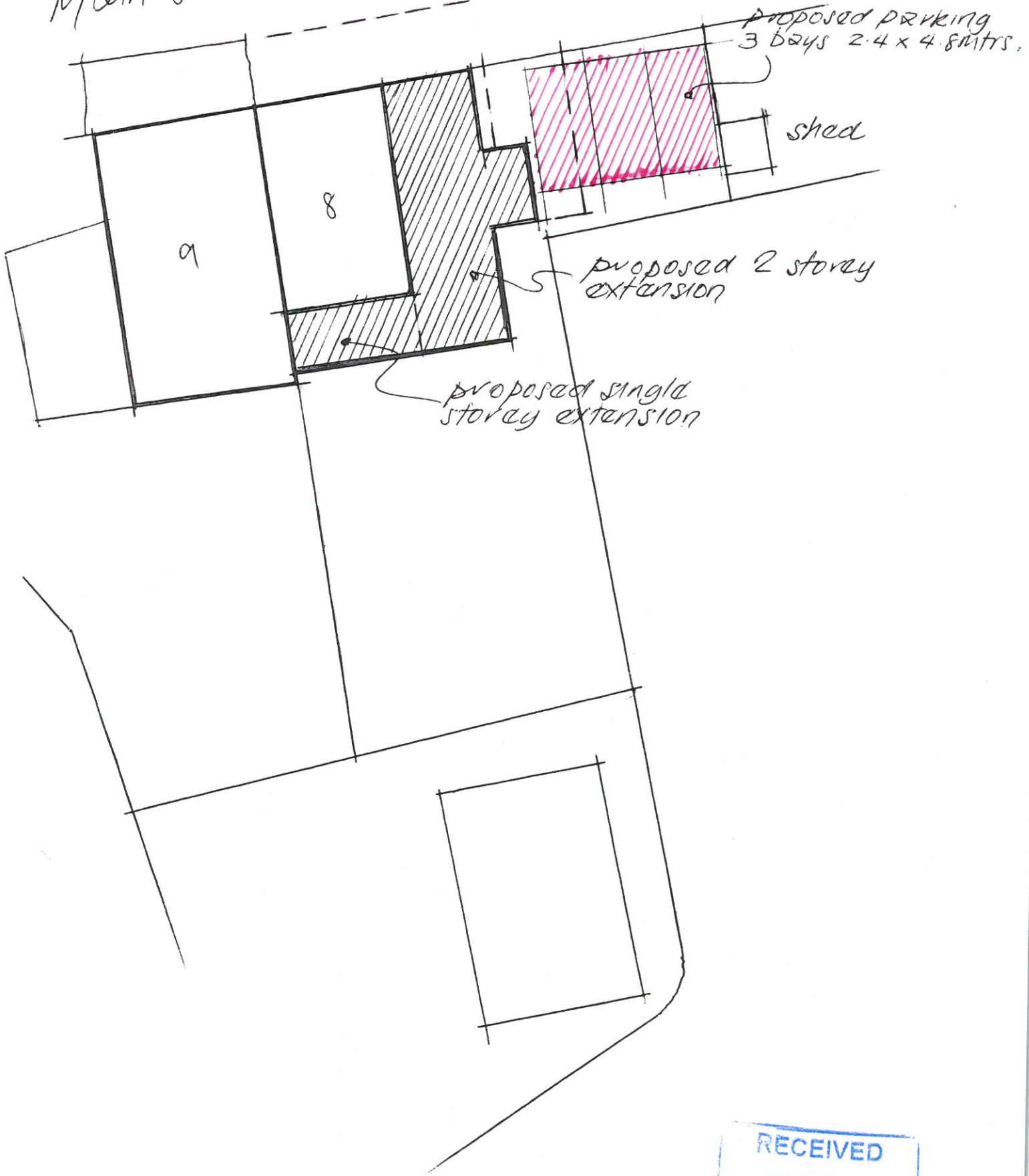
Following submission of the revised drawing showing provision of 3 off road parking spaces, RCC have removed there holding objection and recommended a condition requiring no unbound surface material is used within 5m of the public highway and an informative confirming that a licence would be required from RCC for widening of the existing vehicular access.

## **Conclusion**

The extension is sympathetic with the design of the existing property, and the proposed extension would not impact on the private amenity of any neighbours properties. Off Street car parking would comply with the Councils adopted standards.



Main St.



RECEIVED  
01 MAY 2019  
PLANNING SUPPORT

Block Plan 1:200

Ref: AMC/01/BP.



Existing Front Elevation 1:100

Existing Side Elevation

Existing Rear Elevation

PLANNING NOTES

WALLS TO BE IN COURSED BRICKWORK TO MATCH EXISTING DWELLING  
GROUND FLOOR: EITHER BRICK OUTER SKIN FIXED TO EXISTING OR BRICK SLIPS TO MATCH

ROOF TO BE NATURAL SLATE TO MATCH EXISTING

DOORS AND WINDOWS TO BE TO CLIENTS CHOICE

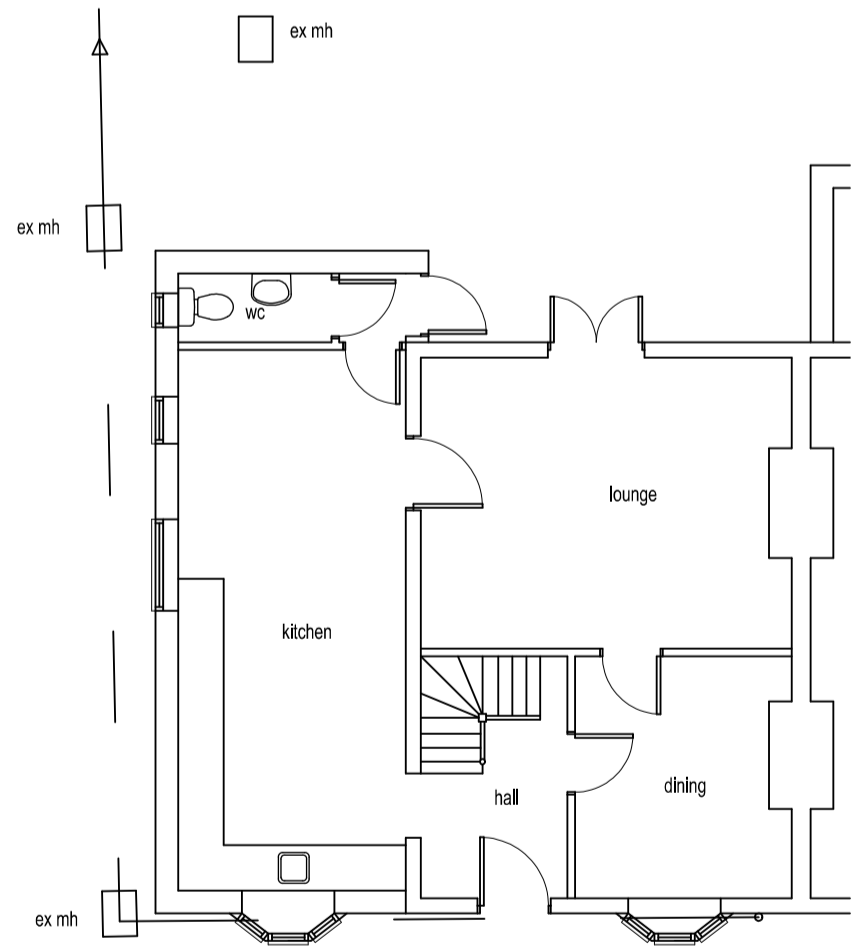


Proposed Front Elevation 1:100

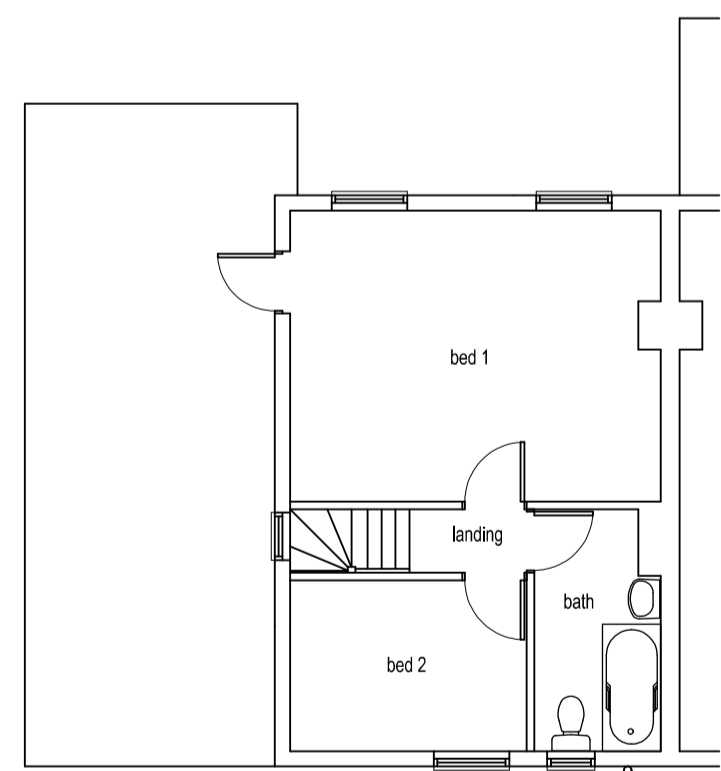
Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation



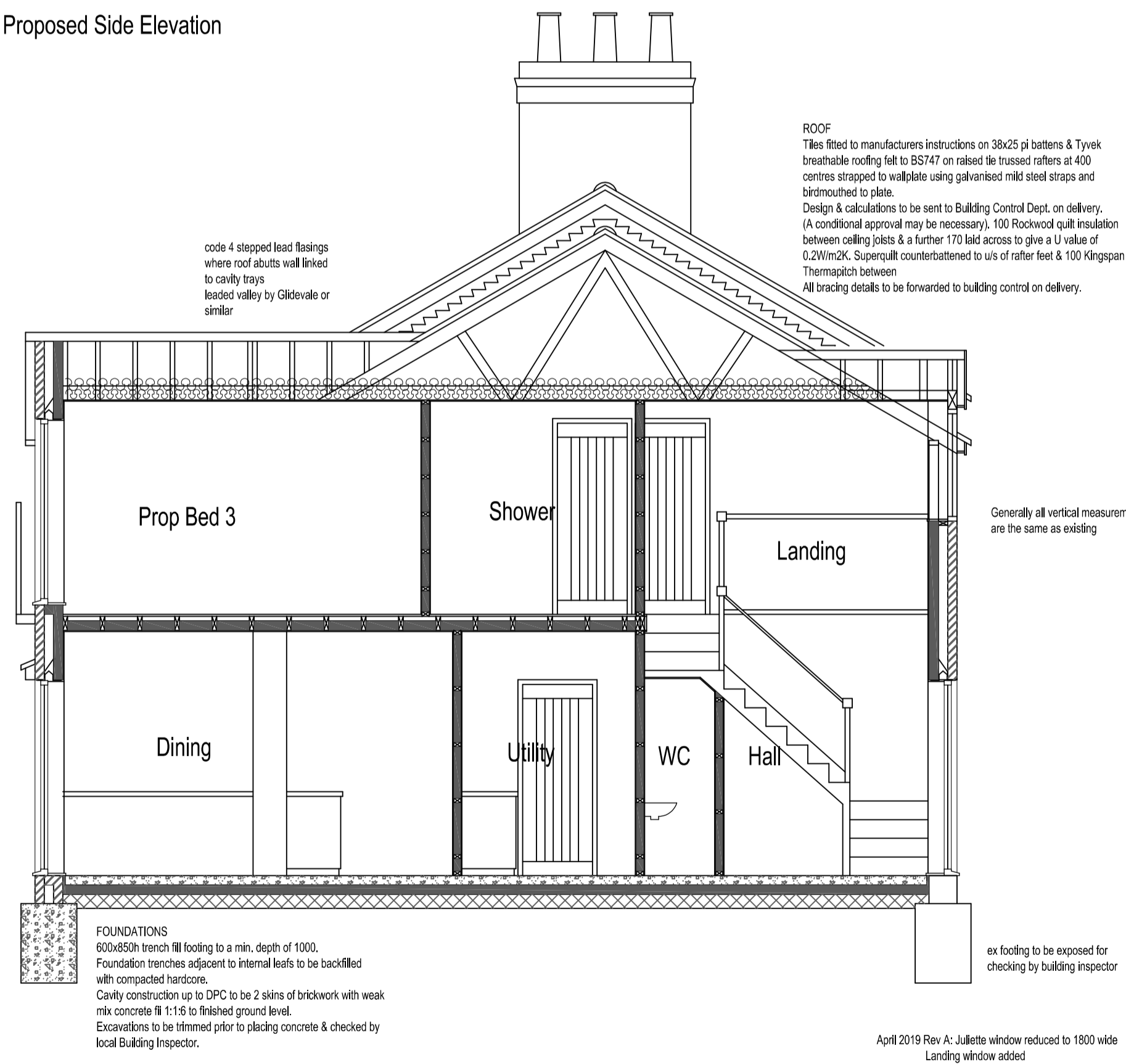
Existing Ground Floor Plan 1:100



Existing First Floor Plan

Generally all vertical measurements are the same as existing

**FIRST FLOOR**  
75x150 limber suspended floor of SC4 grade limber at 400 ctrs off joist hangers with 125mm Kingspan Thermfloor insulation between  
Floor to be tied to wall at 2000 ctrs with 30x5 galvanized mild steel straps including noggins & packing  
Herdiphone strutting to be positioned centrally in each span.  
19mm T&G flooring grade chipboard/moisture resistant in en suite) Plasterboard & skim finish



**ROOF**  
Tiles fitted to manufacturers instructions on 38x25 pi battens & Tyeek breathable roofing felt to BS747 on nailed tie trussed rafters at 400 centres strapped to wallplate using galvanneal mild steel straps and birdmouthed to plate.  
Design & calculations to be sent to Building Control Dept. on delivery. (A conditional approval may be necessary), 100 Rockwool quilt insulation between ceiling joists & a further 170 laid across to give a U value of 0.2W/m2K. Superquilt counterbattened to u/s of rafter feet & 100 Kingspan Thermapitch between  
All bracing details to be forwarded to building control on delivery.

code 4 stepped lead fixings where roof abuts wall linked to cavity trays  
leaded valley by Glidvale or similar

Generally all vertical measurements are the same as existing

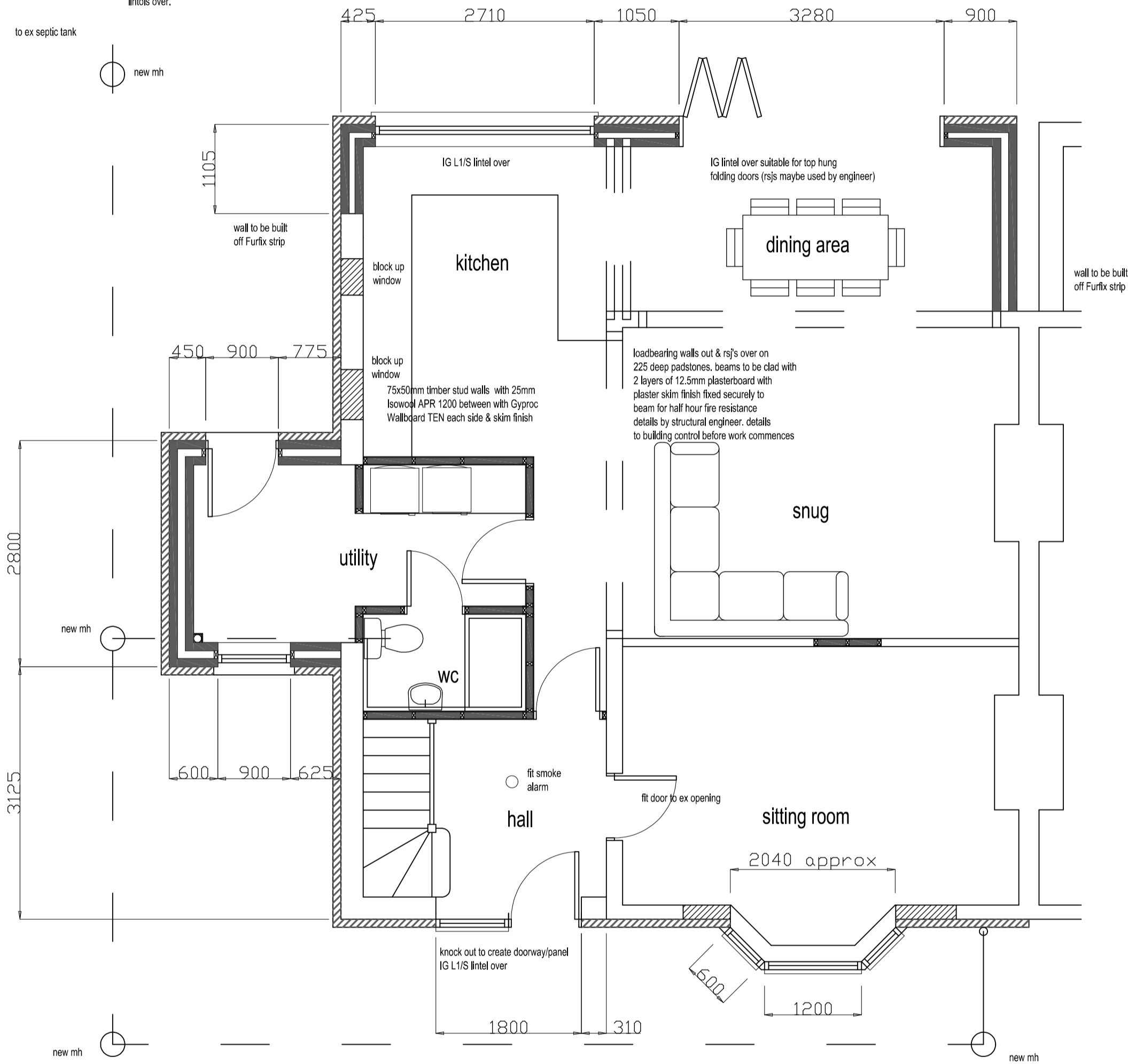
**FOUNDATIONS**  
600x650h trench fill footing to a min. depth of 1000.  
Foundation trenches adjacent to internal leafs to be backfilled with compacted hardcore.  
Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete @ 1:1.5 to finished ground level.  
Excavations to be trimmed prior to placing concrete & checked by local Building Inspector.

April 2019 Rev A: Juliette window reduced to 1800 wide  
Landing window added

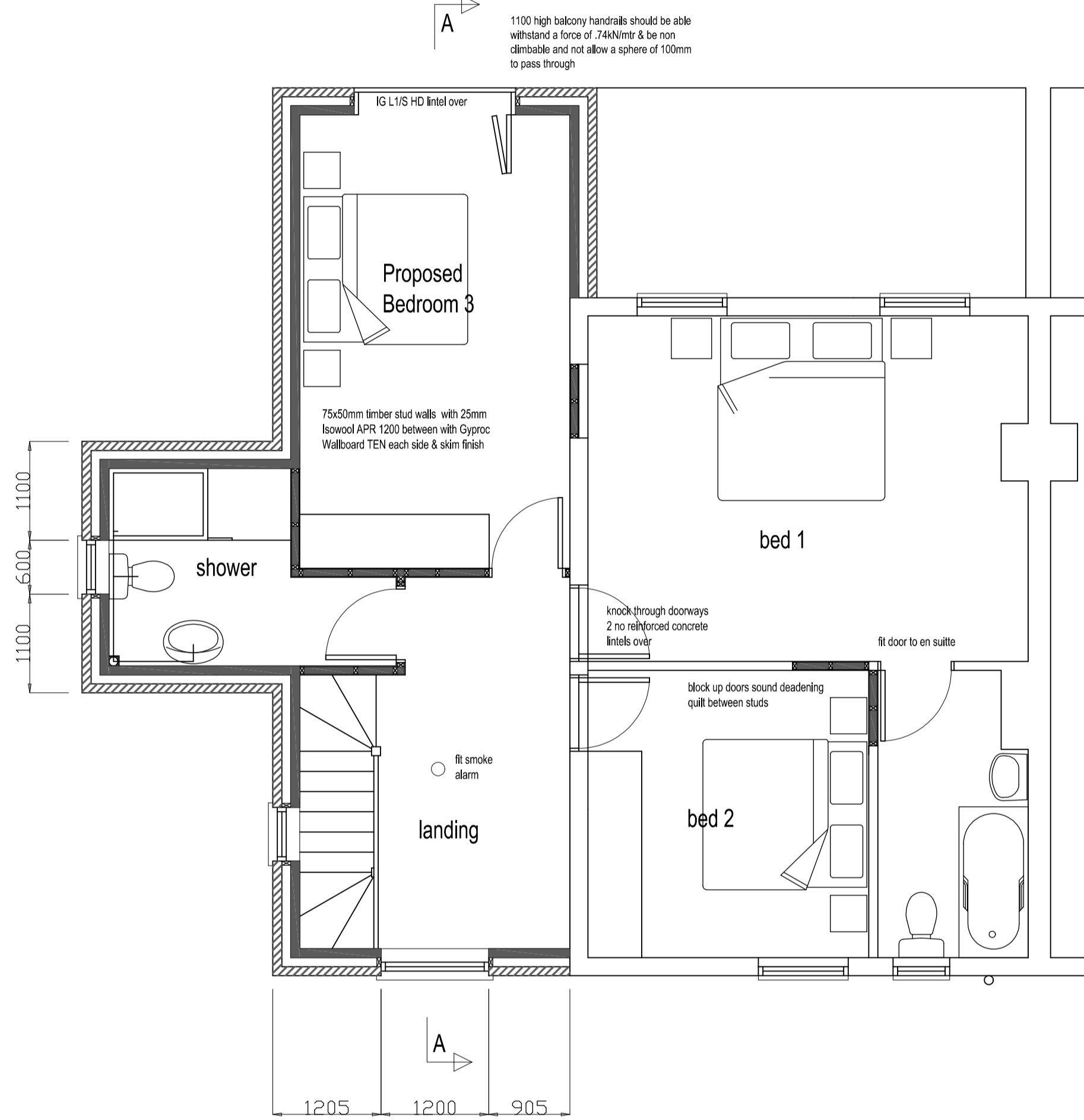
Section A-A 1:50

Ref:AB/REGS/01A/2019

**SOIL DRAINAGE**  
 New drainage and septic tank may be installed if so details as follows:  
 All drainage to comply with BS 8305 1985  
 Pipes are to be 110mm Omega upvc type bedded & surrounded by 100mm granular material.  
 Pipes are to be laid at a minimum gradient of 1:60  
 Inspection points up to 600 deep are to be of Omega 250 dia. polypropylene, up to 900 deep are to be 450 dia. & over 900 deep will be made of class 1 engineering brick with a cover of 1200x750.  
 Drains passing through walls or foundations to be sleeved or have conc. Intels over.



Proposed Ground Floor Plan 1:50



Proposed First Floor Plan 1:50

**GENERAL CONSTRUCTIONAL NOTES**

**FOUNDATIONS**  
 600x600mm trench fill footing to a min. depth of 1000.  
 Foundation trenches adjacent to internal walls to be backfilled with compacted hardcore.  
 Cavity construction up to DPC to be 2 skins of brickwork with weak mix concrete fill 1:1.6 to finished ground level.  
 Excavations to be limed prior to placing concrete & checked by local Building Inspector.

**DPC**  
 2000 gauge black polythene to be used for the horizontal DPC 150 min. above ground level.  
 All vertical and horizontal cavity closures are to incorporate a 2000 gauge DPC to BS6515.

**EXTERNAL WALLS**  
 External skin to be 100 min. coursed brickwork with 100 cavity with 100 Pilkington Detherm insulation & 100 Celcon Solar block inner skin.  
 Drythem to be fitted to their instructions, to give a U value of .30 W/m2K.  
 Cavity to be formed using stainless steel double channel wall ties at 900 horiz. & 450 vert. centres 300 centres within 150 of vertical reveals. Plasterboard finish on DABS.  
 See also cedar cladding detail.

**GROUND FLOOR STRUCTURE**  
 1:4 concrete slab 100 thick with 50 screed finish on 1200 gauge polythene DPM lined & taped to DPC in walls to give primary protection against Radon, on 150 consolidated & sand lined hardcore.  
 60mm Kingspan Thermafloor T770 to be laid under slab with 1200 gauge DPM over & 25mm upstand to perimeter to give a U value of .22 W/m2K.

**WINDOWS**  
 At least 1 window in each habitable room (including bedrooms) shall have an opening large enough for means of escape ie 850x500w and between 800 & 1100 from floor level

**ROOF**  
 Slates fitted to manufacturers instructions on 38x25 pl battens & Tyvek breathable roofing felt to BS747 on raised tie trussed rafters at 400 centres strapped to wallplate using galvanised mild steel straps and birmouthed to gable.  
 Design & calculations to be sent to Building Control Dept. on delivery. (A conditional approval may be necessary). 100 Rockwool quilt insulation between ceiling joists & a further 170 laid across to give a U value of 0.2W/m2K.  
 All bracing details to be forwarded to building control on delivery.

**VENTILATION**  
 All habitable rooms to have window openings at least one twentieth of the rooms floor area and background ventilation of 8000mm squared by way of trickle vents.  
 Non habitable rooms e.g. bathrooms, utility etc. require background ventilation of 4000mm squared.  
 Mechanical extract ventilation to WC & En Suite to be 15 ltrs per second.

**INTERNAL PLUMBING**  
 Generally to comply with BS5572:1978.  
 All fittings to have accessible deep seal traps min. 75mm deep.  
 Waste sizes to be 50mm throughout.  
 100mm dia. soil vent pipe with clearing eye to be taken up through roof and terminate in upvc cage (500 above any window opening).  
 Proprietary code 4 lead flashings & sealers.

**SOIL DRAINAGE**  
 See Ground Floor Plan

**STORMWATER DRAINAGE**  
 Preferably to existing or to soakaway stormwater system at least 5000 from house & percolation test must be done to determine the suitability of the ground.  
 Storm water from roof via 100 dia upvc gutters and 60mm upvc downpipes

**GLAZING**  
 Generally to BS6262 & 6206.  
 All doors & windows below 600 from finished floor level to have safety glass to BS6202 1981.  
 All external glazing to be double glazed with a 16mm gap & a soft low-E coating to give a U value of 1.8W/m2K.  
 Termabate cavity closures shall be used to jambs & cills to give a U value of 1.2

**LINTELS**  
 All lintels to be by IG Lintels Ltd. & to BS 5977 pt 2  
 All lintels to have 150 end bearing & fitted strictly to manufacturers instructions  
 Any opening above 1800 wide to have IG heavy duty lintel over.

**ALL MEASUREMENTS ROOF PITCHES ETC. TO BE CHECKED ON SITE & RUTLAND PLANNING INFORMED OF ANY DISCREPANCIES.**  
 Energy efficient lighting to be provided throughout the extension.

An electrical commissioning certificate must be submitted to building control on completion.

**FIRST FLOOR**  
 75x150 timber suspended floor of SC4 grade timber at 400 ctrs off joist hangers with 125mm Kingspan Thermafloor insulation between floor to be tied to wall at 2000 ctrs with 30x5 galvanised mild steel straps including noggins & packing.  
 Herringbone strutting to be positioned centrally in each span.  
 18mm T&G flooring grade chipboard/moisture resistant in bathrooms & kitchens  
 Plasterboard & skim finish (2 layers above garage to give half hour fire resistance)

April 2019 Rev A: Juliette window reduced to 1800 wide  
 Landing window added

Ref:AB/REGS/02A/2019

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## PLANNING AND LICENSING COMMITTEE

4<sup>th</sup> June 2019

### APPEALS

#### Report of the Deputy Director of Places

Strategic Aim:	Ensuring the impact of development is managed	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Gordon Brown - Deputy Leader; Portfolio Holder for Planning Policy & Planning Operations	
Contact Officer(s):	Rob Harbour, Deputy Director of Places (Environment, Planning & Transport & Highways)	Tel: 01572 750909 <a href="mailto:rharbour@rutland.gov.uk">rharbour@rutland.gov.uk</a>
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Ward Councillors	All	

#### DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

#### 1. PURPOSE OF THE REPORT

- 1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

#### 2. APPEALS LODGED SINCE LAST MEETING

- 2.1 **APP/A470/W/19/3223737 – Mr T Fiducia – 2018/1132/AGP**  
 Quarry Farm, Holywell Road, Clipsham, Rutland, LE15 7SQ  
 Proposed Agricultural track.  
**Delegated Decision - The proposed track due to its siting and means of construction would involve significant excavation of the land it**

crosses, an additional crossing point over the watercourse together with a wide 12.0m length of hardstanding at the point of access, all of which would result in the proposed track having a significant detrimental impact on the character and appearance of the countryside in this location contrary to policies CS19 and CS21 of the Rutland Core Strategy (2011), SP7 and SP15 of the Site Allocations and Policies Development Plan Document (2014) and Sections 12 and 15 of the NPPF (2018).

**2.2 APP/A2470/W/18/3219503 - Burley Estate Farm Partnership-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).

**Committee Decision - location of the access in close proximity to a railway crossing would lead to additional traffic using this section of Brooke Road. This would add to the existing pressures on the highway network in this location and would be detrimental to highway safety. Is adjacent to the main Birmingham to Stanstead railway line where the line is in an elevated position in relation to the site. This would lead to an unacceptable level of railway noise to the detriment of the amenities of new occupiers.**

**2.3 APP/A2470/D/19/3226256 – Mr & Mrs Sloan 2019/0141/FUL**

Gooods Close, 10 Whitwell Road, Empingham, Rutland

Two storey side extension incorporating new garage and rear pergola.

**Delegated Decision - By virtue of the design, scale, lack of subservience and materials to be used, it would appear as a visually incongruous and unsightly feature in a highly prominent location. On the edge of the village, to the detriment of the host dwelling, street scene and surrounding context.**

**2.4 APP/A2470/W/18/3218899 – Godwin Developments – 2018/0539/FUL**

Ram Jam Inn, Great North Road, Greetham, Rutland, LE15 7QX

Demolition of the existing Ram Jam Inn and redevelopment of the site to provide three drive-thru units (Use Class A3/A5) with associated parking and landscaping.

**Committee Decision - Proposal would constitute an over-development of the site resulting in a prominent, poorly designed development in close proximity to the A1.**

**Density of development would lead to a shortage of parking for the predicted level of employees at the site.**

**Development would result in the loss of the Ram Jam Inn which is acknowledged as an iconic historic building on a main entry to the County of Rutland and its loss would not be mitigated by the design and layout of the proposed development.**

**The over-development of the site would lead to the loss of a row of preserved trees that is not justified and would be detrimental to visual amenity.**

- 2.5 APP/A2470/D/19/3227165 – Mrs Emma Swain – 2018/1292/FUL**  
11 Knossington Road, Braunston in Rutland, Rutland, LE15 8QX  
Create Drive Way and parking  
**Delegated Decision – Existing grass bank form an important green area within the street scene and is currently only breached by pedestrian access points. The immediate locality is characterised by uniformed front gardens, being open and raised considerably from the level of the main road frontage. It is therefore considered that it would have a significant detrimental impact on the visual amenity value of the streetscene and the character and appearance of the Braunston Article 4 Conservation Area.**

### **3. DECISIONS**

- 3.1 APP/TPO/A2470/6756 – Mr Andrew Cross – 2018/0015/PTA**  
15 Foxfield Way, Oakham, Rutland, LE15 6PR  
Fell 6 no. Lime Trees (L1 - L6). Reduce height of 1 no. Sycamore Tree (S1) by 7 - 8 metres and re-shape sides by up to 1 metre.  
**Appeal Dismissed – 28/03/2019**
- 3.2 APP/A2470/D/18/3219354 – Mr R Taylor – 2018/0984/FUL**  
Hillfoot, Careby Road, Ryhall, PE9 4HD  
Extension and alterations to dwelling; replacement detached garage.  
**Appeal Dismissed – 07/05/2019**
- 3.3 APP/A2470/W/18/3215623 – Mr Robert Drutman – 2018/0304/FUL**  
Fir Tree House, Ketton Road, North Luffenham, Rutland, PE9 3UT  
Proposed alterations and extension to existing garage to create additional double garage with storage room above.  
**Appeal Allowed – 13/05/2019**
- 3.4 APP/TPO/A2470/7028 – Mr James Sanderson – 2018/0765/PTA**  
20 Bramble Close, Uppingham, Rutland, LE15 9PH  
Fell 1 No. Horse Chestnut (T1) due to cavity approximately 1.5-2m from base and brackets of Polyporus Squamosus present.  
**Appeal Dismissed – 09/05/2019**

3.5

### **4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING**

4.1 None

### **5. ENFORCEMENT DECISIONS**

5.1 None

### **6. CONSULTATION**

6.1 None

## **7. ALTERNATIVE OPTIONS**

7.1 Alternatives have not been considered as this is an information report

## **8. FINANCIAL IMPLICATIONS**

8.1 None

## **9. LEGAL AND GOVERNANCE CONSIDERATIONS**

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

## **10. EQUALITY IMPACT ASSESSMENT**

10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

## **11. COMMUNITY SAFETY IMPLICATIONS**

11.1 There are no such implications.

## **12. HEALTH AND WELLBEING IMPLICATIONS**

12.1 There are no such implications

## **13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS**

13.1 This report gives details of decisions received since the last meeting for noting.

## **14. BACKGROUND PAPERS**

14.1 There are no such implications

## **15. APPENDICES**

15.1 None

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.