



Rutland County Council

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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** on
Zoom on Tuesday, 17th November, 2020 at 7.00 pm

PRESENT:

| | |
|--------------|-----------------|
| Mr I Razzell | Mr P Ainsley |
| Mr E Baines | Mr W Cross |
| Mrs K Payne | Mr N Begy |
| Mr M Oxley | Miss M Jones |
| Mr A Brown | Ms A MacCartney |
| Mr N Woodley | |

OFFICERS PRESENT:

| | |
|---------------|---|
| Mr D Burbeary | Senior Planning Officer |
| Mr J Johnson | Development Manager |
| Mr C Mead | Highways Engineer (Development Control) |
| Mr P Milne | Planning Officer |
| Mr K Silcock | Governance Officer |
| Mr S Turnbull | Planning Lawyer (Peterborough City Council) |

1 APOLOGIES

Apologies were submitted from Councillor Harvey.

2 MINUTES

The minutes of the meeting held on the 20th October 2020 were deferred for approval at a future meeting until the following clarification had been made:

Item 4 (2020/0961/RG3) Civic Amenity Site, North Luffenham Road, Morcott 'Prior to the new access coming into use, a routing strategy shall be submitted to, and approved in writing by the Local Planning Authority' be included.

RESOLVED:

That the minutes be agreed at a future meeting of the Planning and Licensing Committee.

3 DECLARATIONS OF INTERESTS

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|-------------------|---------------------------|---|
| Councillor Baines | Item 1 – 2020/0142/FUL | Councillor Baines declared a personal non-pecuniary interest as one of the objectors to the proposal was the Rutland Local History and Records Society of which he was the president of. However, he had taken no part in the decision or drafting the objection. |
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|------------------|---------------------------|---|
| Councillor Payne | Item 2 – 2020/0891/FUL | Councillor Payne declared a pecuniary interest in Barrowden Hub as a beneficiary of the project and a member and Parish Council, who were in effect the |
|------------------|---------------------------|---|

applicant. She stated that she would not be taking part in the debate or the vote and would withdraw from the meeting for that item.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

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

In relation to planning application item 1, item number 2020/0142/FUL, Mr Richard Cornes would be speak on behalf of the applicant. Mr David Hodson would be speaking against the application.

In relation to planning application item 2, item number 2020/0891/FUL, Mr Peter Jones would speak in favour of the application as the agent and Councillor G Brown (Ward Member) would speak against the application

The Chair explained that additional written representation had been received and had been circulated to all members of the Committee and published on the Council's website as an addendum.

5 PLANNING APPLICATIONS

Report No. 150/2020 was received from the Strategic Director for Places

Item 1 - 2020/0142/FUL Demolition of the existing Ram Jam Inn and redevelopment of the site to provide three drive-thru units (Use Class A3/A5) and one drive-to unit (Use Class A1/A3) with associated parking and landscaping

Mr Justin Johnson, Development Manager for the Council, addressed the Committee and gave an executive summary of the application, recommending approval. It was noted that a previous Planning Application Ref: 2018/0539/FUL for the demolition of the existing Ram Jam Inn and redevelopment of the site, the application was refused at a previous planning committee the decision of which was appended to the report.

Mr Baker spoke on the application and raised the following point:

- Would there be an extension to the provision of cycle ways and footpaths and would it be subject to s106 monies.

Mr Hodgson spoke on behalf of Greetham Parish Council and raised concerns that local residents would not want to lose access to the petrol station and shop as it was a valued local amenity. He was concerned that the new road layout appeared to prevent access to the forecourt from the B668.

Members of the Committee discussed the application and raised the following concerns:

- Local residents may not have been made aware of the loss of access to the forecourt from the B668.
- The lack of information about the loss of access makes the original consultation inaccurate as there may have been more objections had residents been made aware of this.
- Parishes would look to reject this if they had been made aware that the approval would not allow for a two-way access plan to the petrol forecourt.
- Was there adequate signage at the filling site for HGVs

Mr Cornes addressed the Committee and spoke in favour of the application. A lot of adaptations had been made and substantial change made to the proposed development of the site from the previous application and was now technically compliant and ready for approval.

Councillor Begy proposed that the application be deferred to reconsider the two-way access to the petrol forecourt from the A1 and the B668.

A recorded vote was taken and the votes cast were as follows:

| COUNCILLOR | FOR | AGAINST | ABSTAINED |
|------------|-----|---------|-----------|
| AINSLEY | | | x |
| BAINES | x | | |
| BEGY | x | | |
| BROWN | x | | |
| CROSS | x | | |
| MACCARTNEY | x | | |
| OXLEY | x | | |
| PAYNE | x | | |
| RAZZELL | x | | |
| JONES | x | | |
| WOODLEY | x | | |

RESOLVED:

That application 2020/0142/FUL be **DEFERRED** until the 15th December 2020.

Item 2 2020/0891/FUL Barrowden Parish Council, Barrowden Village Hall, Wakerley Road, Barrowden

Mr Justin Johnson, Development Manager for the Council, addressed the Committee and gave an executive summary of the application, recommending approval. It was noted an additional condition had been added that a management plan be used if used by more than 60 people for any additional functions. This would assist in ensuring that parking would not cause a problem on highways or block emergency vehicles. He further noted that the proposal was a semi- contemporary design within a conservation area recommend for approval subject to the additional conditions set out in the addendum.

Mr Jones addressed the Committee and explained that the current village hall was well used but was nearly 100 years old with some structural issue. He explained that many residents wanted a continuity of the amenities in the village and that following a consultation exercise, very few objections had been received.

Councillor G Brown spoke as the Ward Councillor and stated that the vast majority people in the village supported the application in principle but the execution of the proposal of concern. He raised concerns about the scale and impact of building, Neighbourhood Plan, traffic and parking concerns and also, noise and light pollution and urged the Committee to defer making a decision on the proposal until a site visit had been undertaken.

Members of the Committee discussed the report and raised concerns about the height, scale and scope of the building.

Councillor A Brown proposed to defer to decision until after the Committee members had undertaken a site visit. The Chairman requested that the applicant/agent also attend the site visit.

A recorded vote was taken and the votes cast were as follows:

| COUNCILLOR | FOR | AGAINST | ABSTAINED |
|------------|-----|---------|-----------|
| AINSLEY | x | | |
| BAINES | x | | |
| BEGY | | x | |
| BROWN | x | | |
| CROSS | x | | |
| MACCARTNEY | | x | |
| OXLEY | x | | |
| RAZZELL | x | | |
| JONES | | x | |
| WOODLEY | | x | |

RESOLVED:

That application 2020/0891/FUL be **DEFERRED** until a site visit is carried out.

Item 3 2020/0739/FUL Mr Richard King, Cherry Tree Farm, Braunston.

Mr Justin Johnson, Development Manager for the Council, addressed the Committee and gave an executive summary of the application, recommending approval. The replacement fence needed planning permission and currently considered stark. The only enforcement would be the replacement of the hedge. It was noted that the applicant had made comments which were contained within the addendum.

Members discussed the application and raised some concern about the hedgerow and agreed that the aesthetics of the fence was questionable. Members also raised some concerns about the impact that the removal of the hedge had had on bio-diversity and lost natural habitat.

Councillor Oxley proposed that the application be approved subject to two additional conditions being added;

- 1) That the fence be stained in order to be more sympathetic to the surroundings
- 2) That any loss to bio-diversity be replaced in full.

A recorded vote was taken and the votes cast were as follows:

| COUNCILLOR | FOR | AGAINST | ABSTAINED |
|------------|-----|---------|-----------|
| AINSLEY | x | | |
| BAINES | x | | |
| BEGY | x | | |
| BROWN | x | | |
| CROSS | x | | |
| MACCARTNEY | x | | |
| OXLEY | x | | |
| PAYNE | x | | |
| RAZZELL | x | | |
| JONES | x | | |
| WOODLEY | x | | |

RESOLVED:

That application 2020/0739/FUL be **APPROVED** subject to the 2 additional conditions.

Item 4 - 2020/0844/FUL Mr Kevin Seagrave, OFAHDevelopments.com, Land to the Rear of 1 Main Road, Barleythorpe.

Mr Paul Milne, Planning Officer for the Council, addressed the Committee and gave an executive summary of the application, recommending approval. A site visited had been carried out by the Tree Officer to examine the neighbouring Oak tree and there would be a condition that a root barrier be put in place.

Mr Briggs stated that he agreed with all of the conditions.

Councillor Oxley proposed that member move to the vote to approve the application.

A recorded vote was taken and the votes cast were as follows:

| COUNCILLOR | FOR | AGAINST | ABSTAINED |
|------------|-----|---------|-----------|
| AINSLEY | x | | |
| BAINES | | | x |
| BEGY | | | x |
| BROWN | x | | |
| CROSS | | x | |
| MACCARTNEY | | x | |
| OXLEY | x | | |
| PAYNE | x | | |
| RAZZELL | | x | |
| JONES | x | | |
| WOODLEY | | | x |

RESOLVED:

The application 2020/0844/FUL be **APPROVED**.

6 APPEALS REPORT

Report No. 151/2020 was received from the Strategic Director for Places.

RESOLVED:

That the Committee **NOTED** the report.

7 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 10pm

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