



Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.

Telephone 01572 722577 Email: governance@rutland.gov.uk

Ladies and Gentlemen,

A meeting of the **PLANNING AND LICENSING COMMITTEE** will be held virtually on **Tuesday, 6th April, 2021** commencing at 7.00 pm when it is hoped you will be able to attend.

Meeting Link: <https://zoom.us/j/98121110966>

Yours faithfully

Mark Andrews

Interim 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/

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 meetings held on 2nd and 9th March 2021.

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.

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

5) PLANNING APPLICATIONS

To receive Report No. 20/2021 from the Strategic Director for Places.
(Pages 3 - 24)

6) APPEALS REPORT

To receive Report No.21/2021 from the Strategic Director for Places.
(Pages 25 - 28)

7) ANY OTHER URGENT BUSINESS

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

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DISTRIBUTION

MEMBERS OF THE PLANNING AND LICENSING COMMITTEE:

Mr I Razzell (Chairman)	
Mr N Begy (Vice-Chair)	
Mr P Ainsley	Mr E Baines
Mr A Brown	Mr G Brown
Mr W Cross	Mrs S Harvey
Miss M Jones	Ms A McCartney
Mr M Oxley	Mr N Woodley

OTHER MEMBERS FOR INFORMATION

REPORT NO: 20/2021

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 – Tuesday 6th April 2021

Index of Committee Items

Item	Application No	Applicant, Location & Description	Recommendation
1	2020/0275/FUL	Mr A Wilson The Old Reservoir, Stockerston Road, Uppingham Conversion of redundant reservoir to 1 no. 4 bedroom house to include garage and solar array.	Approval
2	2021/0115/FUL	Mr Thomas Cowling 14 Great Lane Greetham Two storey and single storey rear extension and timber porch.	Approval

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Ordnance Survey [100018056]



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2020/0275/FUL	ITEM 1	
Proposal:	Conversion of redundant reservoir to 1 no. 4 bedroom house to include garage and solar array.		
Address:	The Old Reservoir, Stockerston Road, Uppingham		
Applicant:	Mr A Willson	Parish	Uppingham
Agent:		Ward	Uppingham
Reason for presenting to Committee:	Ward member request		
Date of Committee:	6 April 2021		

EXECUTIVE SUMMARY

The conversion of this semi-subterranean reservoir to a dwelling has attracted objections from a neighbour. The location is sustainable and the impact of a dwelling on the security and amenities of the neighbour would be negligible. The scheme complies with the development plan and should 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 plans, numbers 155-06, 155-07A, 155-10, 155-11, 155-12, 155-13, 155-14, 155-15, 155-19, 155-21A, and 155-23 Entrance Plan (received on 28 May 2020).
Reason - For the avoidance of doubt and in the interests of proper planning.
3. The development shall only be carried out in accordance with the recommendations in sections 9-12 of the Bat Survey Report (Ecology Resources, September 2020), section 5 of the Bat Winter Hibernation Survey Report (Ecology Resources, January 2021) and the Great Crested Newt Mitigation Strategy contained within sections 10 and 11 of the Great Crested Newt Survey Report (Ecology Resources, August 2020).
Reason: To ensure that protected species are adequately protected during the development.
4. The improved visibility splay shown on Plan 155-23 shall be provided on site before development commences and shall thereafter be retained at all times. The replacement hedge shall be planted during the first planting season (October to March) following commencement of development and any plants dying or being removed shall be replaced with similar species for a period of not less than 5 years.
Reason: To ensure that adequate visibility exists in the interests of highway safety and in the interests of visual amenity.

Note to applicant:

You should be aware that your ecologist has stated that a Natural England protected species licence is required for this development. It is your responsibility to liaise with the ecologist to ensure that the licence is in place prior to the commencement of the works and to ensure that all licence conditions are adhered to'

Rutland County Council became a Community Infrastructure Levy (CIL) Charging Authority on 1st March 2016. Full details of CIL are available on the Council's website www.rutland.gov.uk. The approved development may be subject to a Community Infrastructure Levy (CIL) liability.

IMPORTANT NOTE: The required CIL forms must be submitted to cil@rutland.gov.uk and acknowledged prior to commencing the development. Failure to do so could result in additional financial penalties. If you have not received an acknowledgement by the time you intend to commence development then it is imperative that you contact cil@rutland.gov.uk.

If the development hereby approved is for a self- build dwelling, residential extension or residential annexe you may be able to apply for relief from CIL. Further details can be found on the Planning Portal.

Site & Surroundings

1. The site is located on the north side of Stockerston Road approximately 900 metres beyond the planned limits to development for Uppingham and therefore in open countryside. It is set approximately 200 metres back from the public highway and marginally less from the rear of the nearest house. The reservoir is set partly below ground level and the exterior above ground is shielded by grass banking, some of which is starting to slip away.
2. There is a public footpath passing approximately 50 metres to the north of the site. To the south west is a small group of houses and farmyard. The site is otherwise surrounded by agricultural land, bounded by mature hedgerows. There is a mobile phone mast adjacent to the access track, approximately 120metres from the highway and 100m from the reservoir itself.

Proposal

3. The proposal is to convert the reservoir to a dwelling, including a new garage, partly covered with earth and a small solar array at ground level. See details in the Appendix.

Relevant Planning History

None

Planning Guidance and Policy

National Planning Policy Framework (NPPF) 2019

Chapter 2 – Achieving Sustainable Development
Chapter 5 – Delivering a sufficient supply of homes
Chapter 12 – Achieving well designed places

Site Allocations and Policies DPD (2014)

SP5 - Built Development in the Towns and Villages
SP6 - Housing in the Countryside
SP9 - Affordable Housing
SP15 - Design and Amenity
SP20 - The Historic Environment
SP23 - Landscape Character in the Countryside

Core Strategy DPD (2011)

CS04 - The Location of Development

CS19 - Promoting Good Design

CS20 – Energy Efficiency and low carbon energy

Uppingham Neighbourhood Plan

Policy 8 - Design and Access

Developers must demonstrate in a Design and Access Statement how their proposed development reinforces Uppingham's character and heritage. The statement must set out how the proposals follow the policies and guidance in relevant national and local documents as well as this Plan. (*Note: This scheme does not require a Design & Access Statement*)

Policy 9 - Environment and Preservation of Important Open Space

Every household shall be within a 20 minute walk of open countryside.

Consultations

4. Highways

- Slight concern the left hand vision splay needs the hedge to be trimmed back to achieve the distance, but is not in the ownership of the applicant. Not sure what the planning perception of this application is?
- While I would like to achieve the splays, the difficult one to achieve is to the left where the traffic is on the 'otherside' of the road.
- To be correct, the hedge need be set back to achieve the necessary splay.

5. Archaeology

- Thank you for the opportunity to comment on the above scheme, we object to the scheme in its present form, which will cause significant and detrimental harm to the Cold War monitoring post, a non-designated heritage asset. It is recommend that the application is amended to withdraw the proposed alterations to this structure, which is recorded as a non-designated heritage asset. It is noted that no consideration of the historic environment has been presented in support of the application, contrary to paragraph 189 of the Framework.
- The current scheme proposes conversion of a former service reservoir to residential use, erection of an associated wind turbine and solar array, together with construction of a garage over the site of a subsurface Cold War Monitoring Post, located to the east of the reservoir, north of Stockerston Road. The service reservoir appears to date from the early/mid-20th century, constructed and maintained by the Uppingham Water Company. Prior to conversion of this structure it is recommend that a historic building photographic survey is prepared of its exterior and interior form.
- The monitoring post is a non-designated heritage asset (HER ref.: MLE16014). The structure was constructed as part of a national network of monitoring posts, staffed by the Royal Observer Corps, and intended to monitor radiation levels in the event of a Cold War nuclear attack. Of the 18 recorded in Leicestershire and Rutland, (of a national total of c. 1600), 9 remains intact, the remainder having been demolished or

filled in. The present site preserves its surface and subsurface structures, with the original surface mound, access and air shafts, together with metal pipes used for the operational instruments. The access and air vents were equipped with downward-sloping louvres above ground and sliding metal shutters below ground to control air flow during contamination by radioactive fallout.

- While the proposal to integrate the subsurface bunker into the garage, with the formation of a new access, is welcomed, the scheme proposes removing the surface elements of the monitoring post. These surface elements are a critical component to both the identification and understanding of the structure, their loss will significantly detract from the legibility and integrity of the monument (NPPF Paragraph 192). This will be further compounded by the formation of the garage over the top of the bunker, destroying the mound and the associated surface elements.
- NPPF paragraph 197 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset. The effect will be to have an unnecessary and substantially detrimental impact upon the character and significance of the Monitoring Post. It is therefore recommended that the application is revised to remove this element, with either amendment to, or an alternative location for, the garage proposed.
- No further comment following the revisions to the proposed garage.

6. Ecology

- Initial holding objection requesting surveys.
- Subsequent surveys were satisfactory and no further comment. . It is therefore appropriate to summarise our full recommendations and these are found below:
 - a) The recommendations in sections 9-12 of the Bat Survey Report (Ecology Resources, September 2020) and section 5 of the Bat Winter Hibernation Survey Report (Ecology Resources, January 2021) should be followed throughout the development.
 - b) All works must be in accordance with the Great Crested Newt Mitigation Strategy contained within sections 10 and 11 of the Great Crested Newt Survey Report (Ecology Resources, August 2020). This should be required as a condition of the development.
 - c) We would recommend that the following is forwarded as a Note to Applicant – ‘the applicant must be aware that their ecologist has stated that a Natural England protected species licence is required for this development. It is the applicants responsibility to liaise with their ecologist to ensure that the licence is in place prior to the commencement of the works and to ensure that all licence conditions are adhered to’.

Neighbour Representations

7. The occupier of Kinnachan House farm has objected via several letters, the points of which are summed up in the following written on his behalf by the NFU:
 - Our member, William Noakes of Kinnachan House, Stockerston Road, Uppingham, LE15 9HJ has contacted the NFU as he is concerned that the proposal will impact on his farm business and restrict his future ability to farm. At a time when the farming industry is dealing with Brexit, an Agriculture Bill and Environment Bill coming forward, changing trading conditions, and now the covid 19 emergency, we believe it is essential that the planning system can support our farming and rural communities to move to a more sustainable future.

- The economy of Rutland is underpinned by farming, with many landscapes maintained by family businesses. The Agriculture Bill will require farmers like Mr Noakes to be producing more food on less land, with new buildings and operations, whilst maintaining high animal welfare standards. Only if this happens can such farmers then increase ecological and biological diversity of their land and landscapes and allow the farm business to adapt to climate change. It is essential therefore that Mr Noakes can run his farm in a productive manner and manage the health and wellbeing of his sheep.
- This proposal is right in the middle of our members farm. This raises several concerns from an agricultural perspective:
 - There is no independent means of access for the dwelling and it relies on infrequent historic access across our members land when the reservoir was operational
 - The proposal has the potential to reduce security over his land - sheep theft is a problem in the East Midlands as evidenced by the recent conviction of three individuals from the West Midlands stealing sheep from Northamptonshire. Other examples can be provided from Nottinghamshire and Lincolnshire
 - There is an increased risk of sheep worrying if the residents of the proposed property have dogs. A common problem in Leicestershire and Rutland
 - Reduced biosecurity. The land is not currently open in the way the applicant envisages. In times of animal disease outbreaks separating livestock from human and vehicle contact helps to reduce the risk to the animals and the farming business - such as was necessary in 2001 under foot and mouth restrictions. This can also be relevant for other animal diseases. In this application access to the site is required across our members grazing field
- We would like to point out that paragraph 182 of the National Planning Policy Framework states that planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities. It goes on to say that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established.
- We would be grateful if these points could be taken into consideration when the application is determined.

Planning Assessment

8. The main issues are planning policy, design, residential amenity and highway safety.

Principle of the use

9. Uppingham is a 'Small Town' in the Core Strategy (CS) and is a sustainable location. Policy CS4 of the CS states:
 - *Development in the Countryside will be strictly limited to that which has an essential need to be located in the countryside and will be restricted to particular types of development to support the rural economy and meet affordable housing needs.*
 - *The conversion and re-use of appropriately located and suitably constructed rural buildings for residential and employment-generating uses in the countryside will be considered adjacent or closely related to the towns, local services centres and smaller services centres provided it is of a scale appropriate to the existing location and consistent with maintaining and enhancing the environment and would contribute to the local*

distinctiveness of the area.

- Policy SP6 of the Site Allocations and Policies DPD (SAP) states:
 - *The re-use or adaptation of buildings for residential use will only be permitted in the countryside where:*
 - a) *the vacant building to be converted and re-used is a permanent structure capable of being converted without major re-construction;*
 - b) *the proposal is accompanied by evidence that a reasonable effort has been made to secure a suitable business or commercial use, or there is evidence that any alternative use is not viable, before residential use is considered;*
 - c) *the building relates well to a town, local service centre or smaller service centre or is close to a regular public transport service to such settlements;*
 - d) *the creation of a residential curtilage does not have a detrimental impact on the character of the countryside.*
 - *Any historical, cultural or architectural contribution the building makes to the character of the area will be taken into account in the overall assessment of the proposal.*
10. There has been no evidence of attempts to find an employment use for the building but such a use would probably attract more private car journeys to the site than a dwelling.
11. The site is within walking distance of Uppingham town centre and in view of this the site is in a sustainable location and the principle of development is acceptable subject to the other policies of the development plan.

Design/Impact of the use on the character of the area

12. The existing reservoir is set well back from the public highway, approximately 190 metres at its shortest point. It is not especially conspicuous in the landscape and there is a clutter of other agricultural buildings and structures in the locality. The building is partially screened by existing hedges. The railings around the top of the structure would make it marginally more visible but at such a distance from the highway and any public viewpoint this is not unacceptable. The design minimises changes to the structure as seen from the highway.

Impact on the neighbouring properties

13. Objections have been received from the neighbouring occupier who also owns land around the site. Many comments relate to private legal issues and are not therefore planning considerations.
14. In terms of impact on residential amenity, the building is a considerable distance from the neighbour's house, approximately 180 metres away, with 2 parcels of agricultural land and what appears to be a large glasshouse in between. This is considered sufficient to comply with SP15.
15. The NFU has also written in on behalf of the neighbour on the basis that the proposal will impact on his farming activities. The site is in the centre of the neighbour's farm land, has an access over it, reduces security and bio-security. The reference to Para 182 NPPF, which comes under the heading 'Ground Conditions and Pollution', is noted but there is no apparent reason why the proposal, in normal use, should place unnecessary restrictions on the use of the adjacent farmland. There are many examples of houses enclosed by farmland that do not restrict the use of the land. The applicant has a legal right of way across the farmland to access the site.

16. Overall the scheme complies with the requirements of SP15 are there are no sustainable reason for refusal based on impact on adjoining residents/uses of land.

Highway issues

17. The building is 250 metres from the highway boundary, measured along the access route. This has been used over the years for maintenance of the reservoir by Severn Trent and for access to the cold war underground structure and a right of way goes with the property.
18. The highway authority has no objections provided the hedge to the left of the exit can be replaced further back on the splay line which the applicant has confirmed it can. A new post/rail fence would be erected with a new hedge planted behind. On this basis the scheme complies with SP15 (L) and (M).

Archaeology

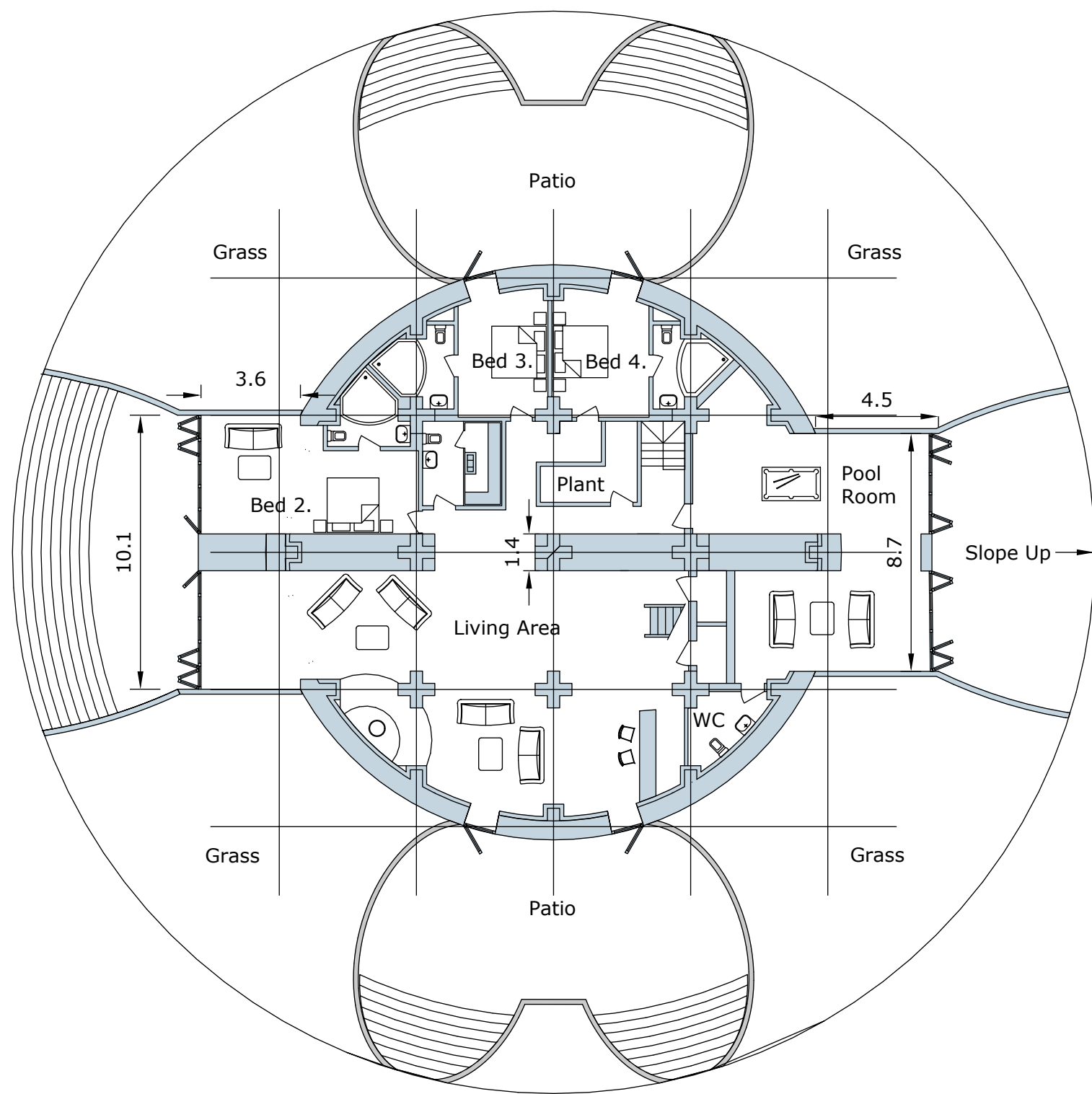
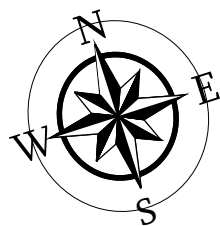
19. The Archaeology consultant was concerned about the use of the underground bunker as part of the new garage, as a non-designated heritage asset. This has now been revised such that a separate garage will be built leaving the bunker intact.
20. The amendments to the scheme relating to the location of the garage to avoid impact on the non-designated heritage asset, i.e. the bunker, is welcome and acceptable. The revised scheme will not cause harm to the heritage asset.

Ecology

21. Surveys have been carried out for bats and Great Crested Newts which were satisfactory and no further work is required apart from a condition and an advisory note.

Conclusion

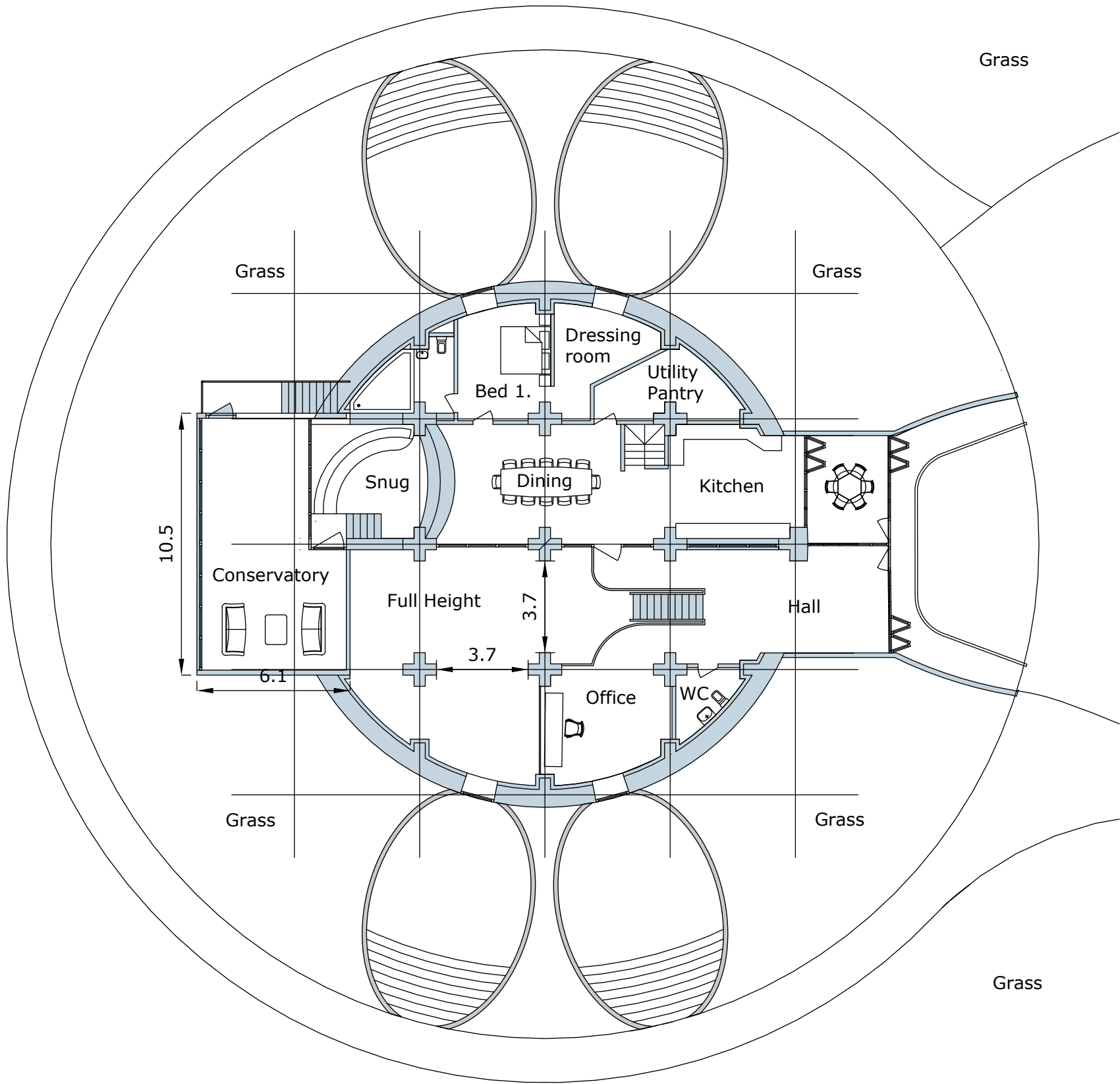
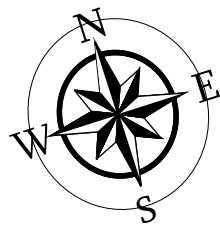
22. The proposal constitutes sustainable development, is a good use of an existing rural building providing more housing, has a safe access and is designed so as not to detract from visual or residential amenity. It is therefore recommended for approval.



Gross Internal Floor Area = 310sqm



155 10 Proposed Ground Floor Plan



Gross Internal Floor Area = 376sqm

20m
1:200

scale: 1:200 @ A3

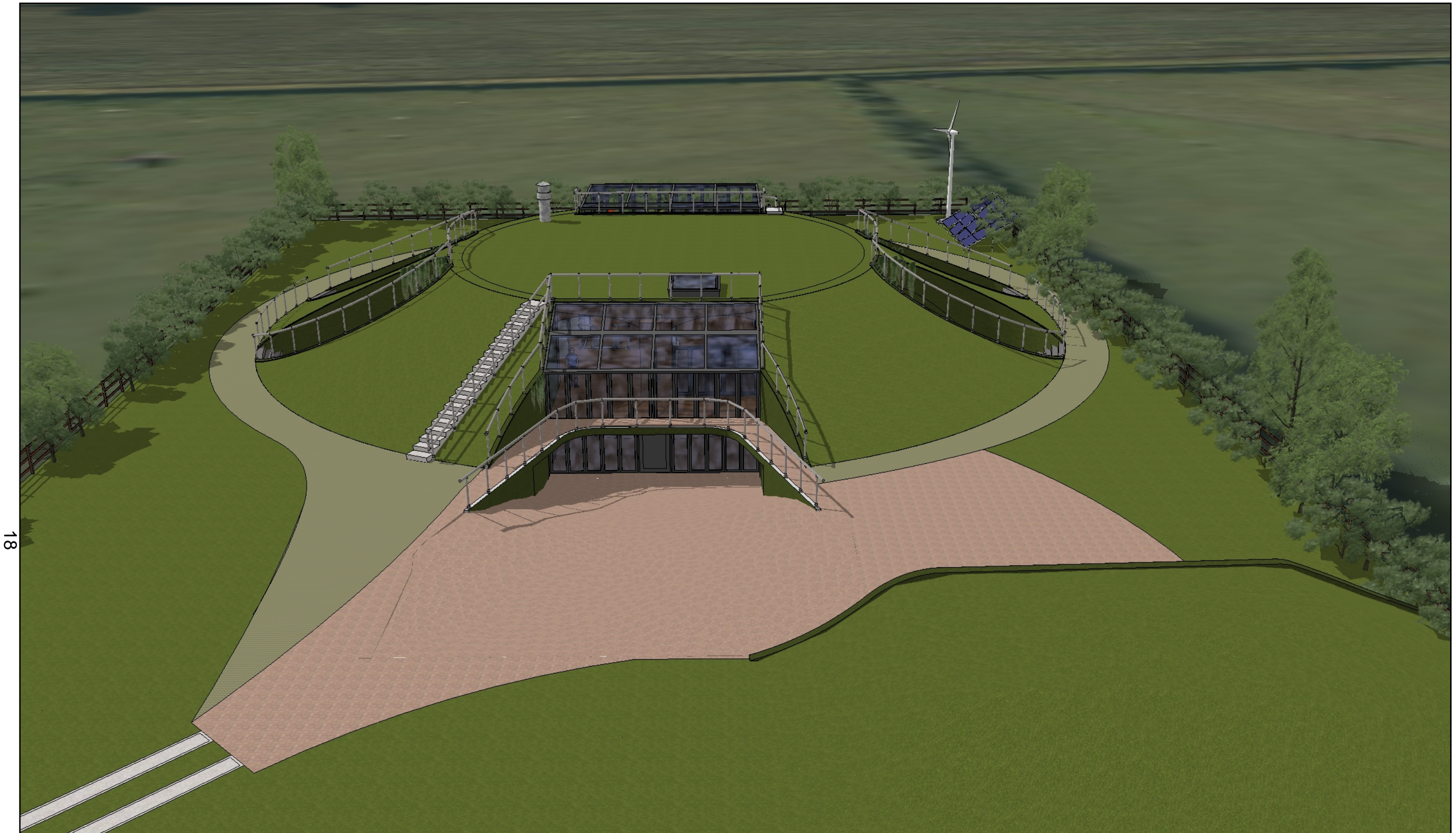
155 12 First Floor Plan



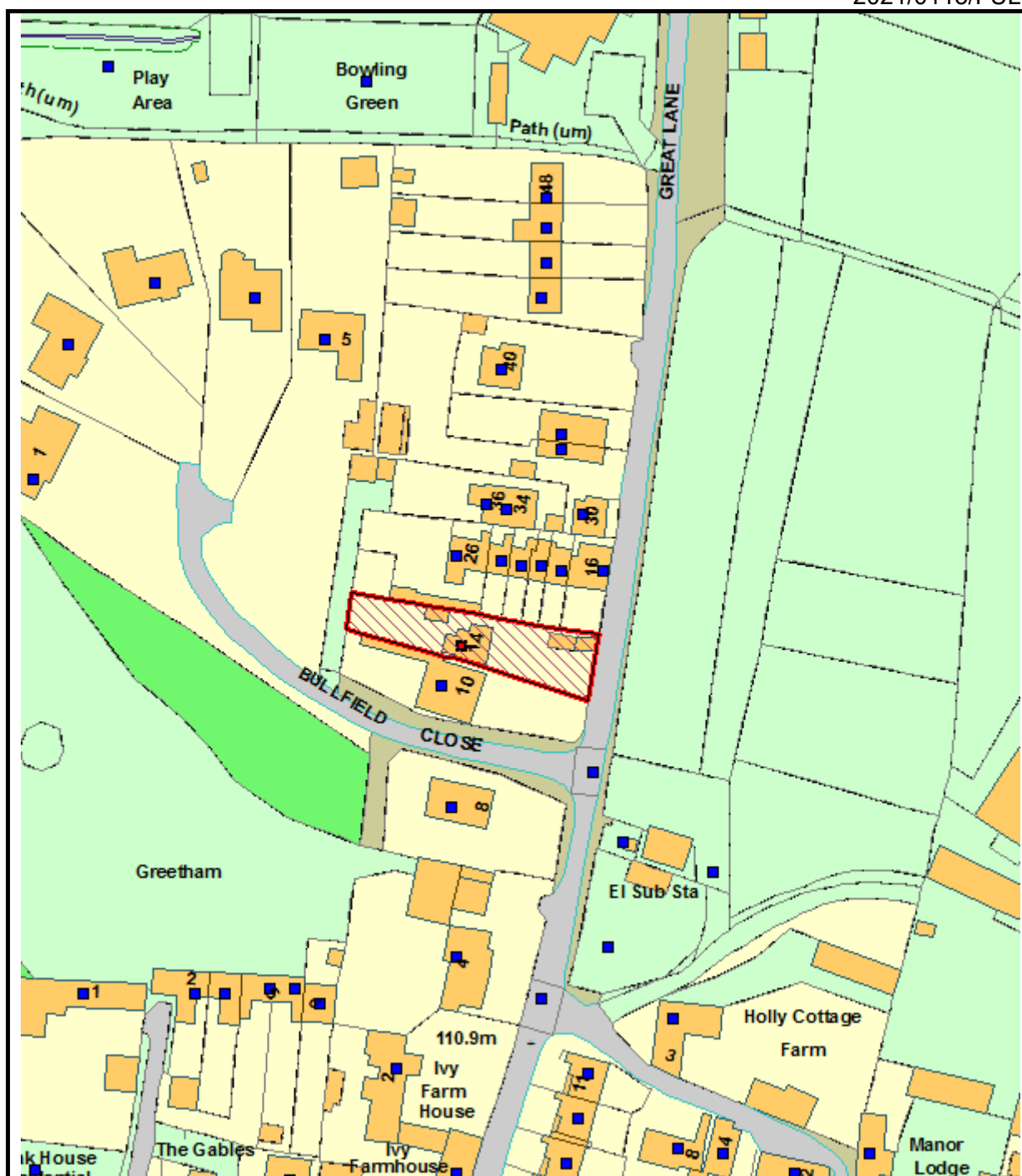
From the West



From the South East



From the North West



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Ordnance Survey [100018056]



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2021/0115/FUL	ITEM 2	
Proposal:	Two storey and single storey rear extension and timber porch		
Address:	14 Great Lane, Greetham		
Applicant:	Mr Thomas Cowling	Parish	Greetham
Agent:	Tony Ansell	Ward	Greetham
Reason for presenting to Committee:		Referral by Chairman	
Date of Committee:		6 th April 2021	

EXECUTIVE SUMMARY

This is a minor household development for a two-storey and single-storey rear extensions, and timber porch. The proposal would sit within the residential curtilage, and there is no material planning consideration to object this type of development in already managing land.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers unmarked Site Location and Block Plans, TC/01E/PLANNING/2021 Proposed Floor Plans and Elevations, and details specified on the application form.
Reason: For the avoidance of doubt and in the interests of proper planning.
2. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015(or any Order revoking and re-enacting that Order with or without modification); any installation of a chimney, flue or soil and vent pipe shall be approved in writing with the local planning authority, prior to installation and be maintained in accordance with the approved details.
Reason: To protect the residential amenities of the occupiers of adjoining property.
3. Before the occupation of the dwelling hereby approved the new first-floor window in the north elevation shall be obscurely glazed and fixed with no opening where any part of the window is below 1.7metres in height when measured from the internal floor level. The development hereby permitted shall be occupied until these measures have been implemented and they shall thereafter be permanently retained in this approved form.
Reason: To protect the privacy and amenities of the occupiers of adjoining property.

Site & Surroundings

1. The application site is within the residential street of the village, and the property is a two-storey cottage type dwelling. The site is in the designated area of Greetham

Proposal

2. The development seeks retrospective permission to amend the proposal approved under reference 2020/0808/FUL. The proposed amendments include re-position of the two-storey extension which is set back further from the south

side boundary and changes to external materials to natural stone and conservation style windows.

3. The building was originally rendered but having started work and exposing the existing stonework the applicant has constructed the extension in stone to match.
4. The applicant has also set the building in slightly from the neighbours boundary following a discrepancy on the approved plan. This change results in the building between set between 250mm and 840mm further away from the neighbours boundary, resulting in less impact than the approved scheme.

Relevant Planning History

Application	Description	Decision
2016/0782/FUL	Two-storey and single-storey rear extensions – approved.	
2018/0404/FUL	Detached timber garage and widen vehicular access – approved.	
2020/0808/FUL	Two-storey and single-storey rear extensions, and timber porch – approved	

Planning Guidance and Policy

National Planning Policy Framework

NPPF (2019) Section 12
NPPF (2019) section 16

The Rutland Core Strategy (2011)

CS19 – Promoting Good Design
CS22 – The Historic and cultural environment

Site Allocations and Policies DPD (2014)

SP15 – Design and Amenity
SP20 – The historic environment

Consultations

5. Greetham Parish Council
6. The Local Authority Highways
7. The Local Authority Conservation Advisor

Representations

8. 26 Great Lane, Greetham

A letter from Planning was received on February 6th 2021, referring to a submitted proposal to install an external flue to 14, Great Lane, Greetham.

I note the speed with which this was processed and sent following receipt by RCC.

Please confirm acceptance of the following as my response:

Having downloaded the drawn plans submitted to accompany the 'free go' application (2021/0115/FUL) I can find no reference to the flue or any indication of its position in relation to surrounding properties. I request that plans are sent which rectify this in order for me to submit an informed response as soon as possible.

The plans DID include details of fans to expel air from the utility room, downstairs toilets and kitchen. I note that these were not included in earlier plans.

Anne Basden

24 Great Lane

LE15 7NG

9. **10 Great Lane, Greetham**

I understand there are plans for two extractor fans to be fitted in the kitchen in the new extension on No 14 Great Lane. I would like assurance that these fans will not be expelling into the passageway between No 12 and No 14. As a result of this extension being built there will be very limited air flow down this passage and I do not want to have to walk through a miasma of vaporised grease and the unwanted stench of food production as this passageway to the door at the end is ordinarily, and has been for forty + years, the principal entrance to my home.

Planning Assessment

10. The main issue in this proposal is the impact the two-storey extension on the neighbouring properties.
11. The development seeks retrospective permission to amend the proposal approved under reference 2020/0808/FUL. The proposed amendments as set out above include re-position of the two-storey extension which is set back further from the south side boundary and changes to external materials to natural stone and conservation style windows.
12. The proposed amendments are relatively minor, and the use of more sympathetic materials such as natural stone and conservation style fenestration would enhance the appearance of the property and the surrounding of the local area.
13. Given this, the development as amended would remain appropriate for its context, and by the design, scale and used building materials would following Section 12 of the NPPF (2019), Policy CS19 of the Rutland Core Strategy

(2011), Policies SP15, SP20 of the Site Allocations and Policies Development Plan Document (2014), and Supplementary Planning Document – Extensions to Dwellings (2015). The proposal would not be contrary to the Greetham Neighbourhood Plan (2017).

Impact on the neighbouring properties

14. The proposed amendments would not lead to any unacceptable impact on the neighbouring properties, nevertheless, the objections from the Parish Council and residents are noted. The concerns raised about loss of light and overshadowing has been considered and an assessment has been undertaken using the guidance and advice set out in Site Layout Planning for Daylight and Sunlight - A guide to good practice Second Edition produced by the Bretrust. This document provides guidance on how the impact of overshadowing and loss of light can be assessed. Using the assessment as a guide it is considered that the development would not unacceptably reduce the daylight to the property neighbouring on the north side. Also, the proposed first-floor window, would not lead to overlooking or loss of privacy. The proposed window will be obscured glazed, and a condition has been attached requiring that any opening should be at high no less than 1.70metres from the room floor level (in reality given the internal dimensions of the room it is considered that the window will be fixed and non-opening. The concerns about a flue, chimney or vent pipe do not appear to be relevant at this stage of the development, the evaluating materials do not show the installation of any flue, chimney, or vent pipe. However, to ensure that the installation of flue, chimney or vent pipe will not affect the residential amenity, the permitted development rights on this property will be limited with an appropriate condition attached to the decision.
15. Given the above, it is considered that the proposed amendments would comply with Section 12 of the NPPF (2019), Policy CS19 of the Rutland Core Strategy (2011), Policy SP15 of the Site Allocations and Policies Development Plan Document (2014) and Supplementary Planning Document – Extensions to Dwellings (2015).

Conclusion

16. Taking the above into account, it is considered that the proposal is appropriate for its context and is in accordance with the NPPF (Sections 9,12 and 16), Policies CS19 and CS22 of the Rutland Core Strategy (2011), Policies SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014), and Greetham Neighbourhood Plan (2014); and is recommending for approval.

PLANNING AND LICENSING COMMITTEE

6 April 2021

APPEALS**Report of the Strategic Director of Places**

Strategic Aim:	Ensuring the impact of development is managed.	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Oliver Hemsley - Leader; Portfolio Holder for Planning Policy & Planning Operations	
Contact Officer(s):	Penny Sharp, Strategic Director of Places (Environment, Planning & Transport & Highways)	Tel: 01572 758160 psharp@rutland.gov.uk
	Justin Johnson, Development Control Manager	Tel: 01572 720950 jjohnson@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

1. 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/A2470/W/21/3267468 – Mrs J Peach – 2020/0518/FUL**

Bryher House, 1 Reeves Lane, Wing

Creation of new dwelling on land at 1 Reeves Lane, Wing

Delegated Decision - The proposal dwelling would harm both the character and appearance of the Conservation Area through the erosion of the attractive openness of the site, and the setting of nearby listed buildings and non-designated heritage assets by obscuring views of these buildings. Whilst the degree of harm in this instance is considered to be less than substantial there appear to be no public benefits to outweigh the harm other than the short-term benefits to the local economy during the construction phase, and the addition of a dwelling to the

housing stock, neither of which would outweigh the identified harm. As such, the proposal would be contrary to Sections 12 and 16 of the National Planning Policy Framework (2019), Policies CS19 and CS22 of the Rutland Core Strategy (2011) and Policies SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014).

While the access is existing, the proposed visibility to the south is inadequate in highway safety terms. The intensification of a sub-standard access would be detrimental to highway safety, and as such be contrary to Section 9 of the NPPF (2019) and Policy SP15(i) of the Site Allocations and Policies Development Plan Document (2014).

2.2 APP/A2470/W/21/3267469 – Mrs J Peach – 2020/1126/FUL

Bryher House, 1 Reeves Lane, Wing

Creation of new dwelling on land at 1 Reeves Lane, Wing

Delegated Decision - The proposal dwelling would harm both the character and appearance of the Conservation Area through the erosion of the attractive openness of the site, and the setting of nearby listed buildings and non-designated heritage assets by obscuring views of these buildings. Whilst the degree of harm in this instance is considered to be less than substantial there appear to be no public benefits to outweigh the harm other than the short-term benefits to the local economy during the construction phase, and the addition of a dwelling to the housing stock, neither of which would outweigh the identified harm. As such, the proposal would be contrary to Sections 12 and 16 of the National Planning Policy Framework (2019), Policies CS19 and CS22 of the Rutland Core Strategy (2011) and Policies SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014).

3. DECISIONS

3.1 APP/A2470/W/20/3259092 – Mr & Mrs R Forrest – 2020/0676/FUL

2 Main Street, Lyddington, Rutland, LE15 9LT

Widening of existing vehicular gateway through existing boundary wall.
Enlargement of verge crossover (revised proposals).

Delegated Decision

Appeal Dismissed – 8th March 2021

3.2 APP/A2470/Y/20/3259089 – Mr & Mrs R Forest – 2020/0677/LBA

2 Main Street, Lyddington, Rutland, LE15 9LT

Widening of existing vehicular gateway through existing boundary wall.
Enlargement of verge crossover (revised proposals).

Delegated Decision

Appeal Dismissed – 8th March 2021

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 none.

15. APPENDICES

15.1 None

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