



# Rutland County Council

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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held on Zoom on Tuesday, 6th October, 2020 at 7.00 pm

**PRESENT:**

Mr I Razzell	Mr P Ainsley
Mr W Cross	Mr E Baines
Mrs S Harvey	Mrs K Payne
Mr D Blanksby	Mr M Oxley
Miss M Jones	Mr A Brown

## **OFFICERS**

**PRESENT:**

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 received from Mr N Begy and Ms A MacCartney.

## **2 DECLARATIONS OF INTERESTS**

Mr E Baines	Item 2 – 2020/0380/OUT	Mr Baines declared a personal interest as he knew the applicant, however this would not impact his decision on the application.
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## **3 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 planning application item 1, 2019/1082/MAF, Mr Ross Thain would speak as the agent on behalf of the applicant.

In relation to planning application item 2, 2020/0380/OUT, Mr Oliver Hemsley would speak as the Ward Member.

#### 4 PLANNING APPLICATIONS

Report No. 119/2020 was received from the Interim Strategic Director for Places.

Item 1 (2019/1082/MAF) The Garden House, Ketton Road, Hambleton, Rutland

Demolition of existing dwelling and associated outbuildings. The erection of 1 No. new build private dwelling.

(Ward: Hambleton; Parish: Hambleton)

Mr Paul Milne, Planning Officer for the Council, addressed the Committee and gave an executive summary of the application, recommending approval.

Mr Thain, speaking as the agent on behalf of the applicant, addressed the Committee.

During discussion the following points were noted:

- i. The purpose of the annex building would be for a housekeeper or guest and would not be an independent residence.
- ii. The dark nature of the glazing would ensure a low profile, however reflective glazing could be used if required.
- iii. Materials for the development would be carried on access roads protecting tree lines and would have a low impact on highways.

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

COUNCILLOR	FOR	AGAINST	ABSTAINED
AINSLEY			X
BAINES	X		
BLANKSBY	X		
BROWN	X		
CROSS			X
HARVEY	X		
JONES	X		
OXLEY	X		
PAYNE	X		
RAZZELL	X		

#### RESOLVED

2019/1082/MAF in accordance with the recommendation set out within Report No. 119/2020, that the application be **APPROVED**.

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Item 2 (2020/0380/OUT) Land North of Cold Overton Road, Langham, Rutland

Erection of 18 No. dwellings with associated access, highways, open spaces and drainage infrastructure.

(Ward: Langham; Parish: Langham)

Mr Justin Johnson, Development Manager for the Council, addressed the Committee and gave an executive summary of the application, recommending approval.

Mr Oliver Hemsley spoke as ward member.

During discussion the following points were noted:

- i. The width of the zebra crossing for the development would be 2.4m wide which is designed to have 600 pedestrians in an hour and would be more than adequate for the development.
- ii. If a further development arose the crossing then needed to change, the developer would be required to adapt the crossing.
- iii. Concern was raised with having a junction close to the zebra crossing and the increase of danger this may cause. Mr Mead, Highways Engineer for the Council, state that the queuing distance on Cold Overton Road was 200 metres. It would take 30 cars queuing to cause a disruption. There would be more issue if it was a signal crossing as it would be on a timer. There would be less queuing with a zebra crossing.
- iv. The detail of the application would be considered by the Committee at a later date, including detail on footpaths from the development.

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

COUNCILLOR	FOR	AGAINST	ABSTAINED
AINSLEY	X		
BAINES	X		
BLANKSBY	X		
BROWN	X		
CROSS	X		
HARVEY	X		
JONES	X		
OXLEY	X		
PAYNE	X		
RAZZELL	X		

## RESOLVED

2020/0380/OUT in accordance with the recommendation set out within Report No. 119/2020, that the application be **APPROVED**.

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**The Chairman declared the meeting closed at 8.26pm.**

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