



Rutland County Council

Catmose Oakham Rutland LE15 6HP.

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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 15th March, 2022 at 7.00 pm

PRESENT:

Councillor E Baines
Councillor K Bool
Councillor G Brown
Councillor W Cross
Councillor K Payne

Councillor N Begy
Councillor A Brown
Councillor P Browne
Councillor M Oxley

ABSENT:

Councillor D Blanksby

Councillor J Dale

OFFICERS

PRESENT:

Nick Hodgett
Sherrie Grant
Tom Delaney
David Ebbage

Principal Planning Officer
Planning Solicitor
Clerk
Governance Officer

IN

ATTENDANCE:

1 APOLOGIES

Apologies were received from Councillor D Blanksby & Councillor J Dale.

2 MINUTES

Consideration was given to the minutes of the meeting held on 15th February 2022.

RESOLVED

That the minutes of the meeting on the 15th February 2022 be **APPROVED**.

3 DECLARATIONS OF INTERESTS

Councillor K Payne declared a non-pecuniary interest in item 5 – Planning Applications, application 2021/1423/MAO as she personally knew a farmer near to the planned location for this development. Councillor Payne confirmed she came to the meeting with an open mind.

Councillor G Brown declared a non-pecuniary interest in item 5 – Planning Applications, application 2021/1423/MAO as he knew someone who could benefit

from the development but not as a close acquaintance. Councillor Brown confirmed he came to the meeting with an open mind.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

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

In relation to Item 5 – Planning Applications, application 2021/1423/MAO, Councillor Pat Ovington would be speaking on behalf of Langham Parish Council, Councillor O Hemsley would be speaking as the Ward Member, and Chris Green would be speaking as the agent.

5 PLANNING APPLICATIONS

Report No. 55/2022 was received from the Strategic Director of Places.

Item 1 – 2021/1423/MAO – Erection of up to 50 no. dwellings with associated access, highways, open space, and drainage infrastructure (all matters reserved except access).

(Parish: Langham; Ward: Langham)

Nick Hodgett, Principal Planning Officer, addressed the Committee and gave an executive summary of the application additional information set out in the addendum, recommending approval subject to the conditions set out in the report and addendum.

Prior to the debate the Committee received deputations from Pat Ovington as a Parish Councillor of Langham and Councillor O Hemsley as the Ward Member and Chris Green as the agent. The Committee also had the opportunity to ask questions of these speakers.

In response to a question from a Member regarding the length of time it would take before biodiversity gain will be seen on the development, it was confirmed the landscaping plan was subject to reserved matters and there were a wide range of options that could be looked into to bring forward the gain quicker. The application would see a 53.47% increase in habitat units and 15.74% in hedgerow units.

Members raised concerns around the ownership and maintenance of the hedgerow which would run along Cold Overton Road. In response it was confirmed the hedgerow would be maintained by the landowner. There would be a landscaping plan, landscaping management plan and the maintenance of the hedge would be covered through these.

Members raised concerns on the amenities within Langham and whether the proposed development of 50 dwellings was sustainable in the village. It was noted there was not a shop currently in the village and one bus route running through the A606 on an hourly service. It was suggested it would effectively require either a car or bus journey to get to the closest local amenities.

Consideration was given to the amount of weight given to Langham's Neighbourhood Plan and clarification was sought on whether the plan had been submitted for reg 16 consultation.

It was explained the review had not reached its statutory consultation under Reg 16 and it had not advanced in its preparation and until the Reg 16 consultation was completed, it was unknown if there would be any unresolved objections to relevant policies. It was put forward by the Ward member that Reg 16 process had very recently begun.

Members raised further concerns around the location of the development being in open countryside and outside the planned limits to development within the village.

It was moved by Councillor W Cross that the application be refused due to the sustainability of Langham given the lack of amenities, the location of the planning application in open countryside and the additional weight was given to the emerging neighbourhood plan in terms of NPPF paragraphs 14 & 11. This was seconded and upon being put to a vote, with 5 votes in favour and 4 against, the motion was carried.

RESOLVED:

That application 2021/1423/MAO be **REFUSED** on the following grounds:

1. The submission made my Langham Parish Council in terms of NPPF's paragraphs 14 & 11 and that more weight was given to the emerging neighbourhood plan.
2. The application was set in open countryside.
3. The development was not sustainable due to a lack of amenities in the village.

6 APPEALS REPORT

Report No. 56/2022 was received from the Strategic Director for Places. Nick Hodgett, Principal Planning Officer, presented the report which listed the appeals received since the 15 February meeting of the Planning and Licensing Committee and summarised the decisions made.

RESOLVED

That the Committee **NOTED** the contents of the report.

7 ANY OTHER URGENT BUSINESS

There were no items of urgent business for consideration.

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The Chair declared the meeting closed at 8.42pm

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