

# Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP

Telephone 01572 722577 Email: [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk)

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, 2nd November, 2021** commencing at 6.00 pm when it is hoped you will be able to attend.

Yours faithfully

Mark Andrews  
**Chief Executive**

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Although social distancing requirements have been lifted there is still limited available seating for members of the public. If you would like to reserve a seat please contact the Governance team at [governance@rutland.gov.uk](mailto:governance@rutland.gov.uk). The meeting will also be available for listening live on Zoom using the following link: <https://us06web.zoom.us/j/82439319621>

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

### **1) APOLOGIES**

To receive any apologies from Members.

### **2) 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.

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

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

To request to speak at a Planning Committee, please send an email to [Governance@rutland.gov.uk](mailto:Governance@rutland.gov.uk)

#### **4) PLANNING APPLICATIONS**

To receive Report No. 149/2021 from the Strategic Director of Places.  
(Pages 3 - 124)

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#### **DISTRIBUTION**

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

Councillor E Baines (Chairman)	Councillor N Begy (Vice-Chair)
Councillor D Blanksby	Councillor K Bool
Councillor A Brown	Councillor G Brown
Councillor P Browne	Councillor W Cross
Councillor A MacCartney	Councillor M Oxley
Councillor K Payne	

#### **OTHER MEMBERS FOR INFORMATION**

**REPORT NO: 149/2021**

**PLANNING AND LICENSING COMMITTEE**

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

**REPORT OF THE STRATEGIC DIRECTOR OF PLACES**

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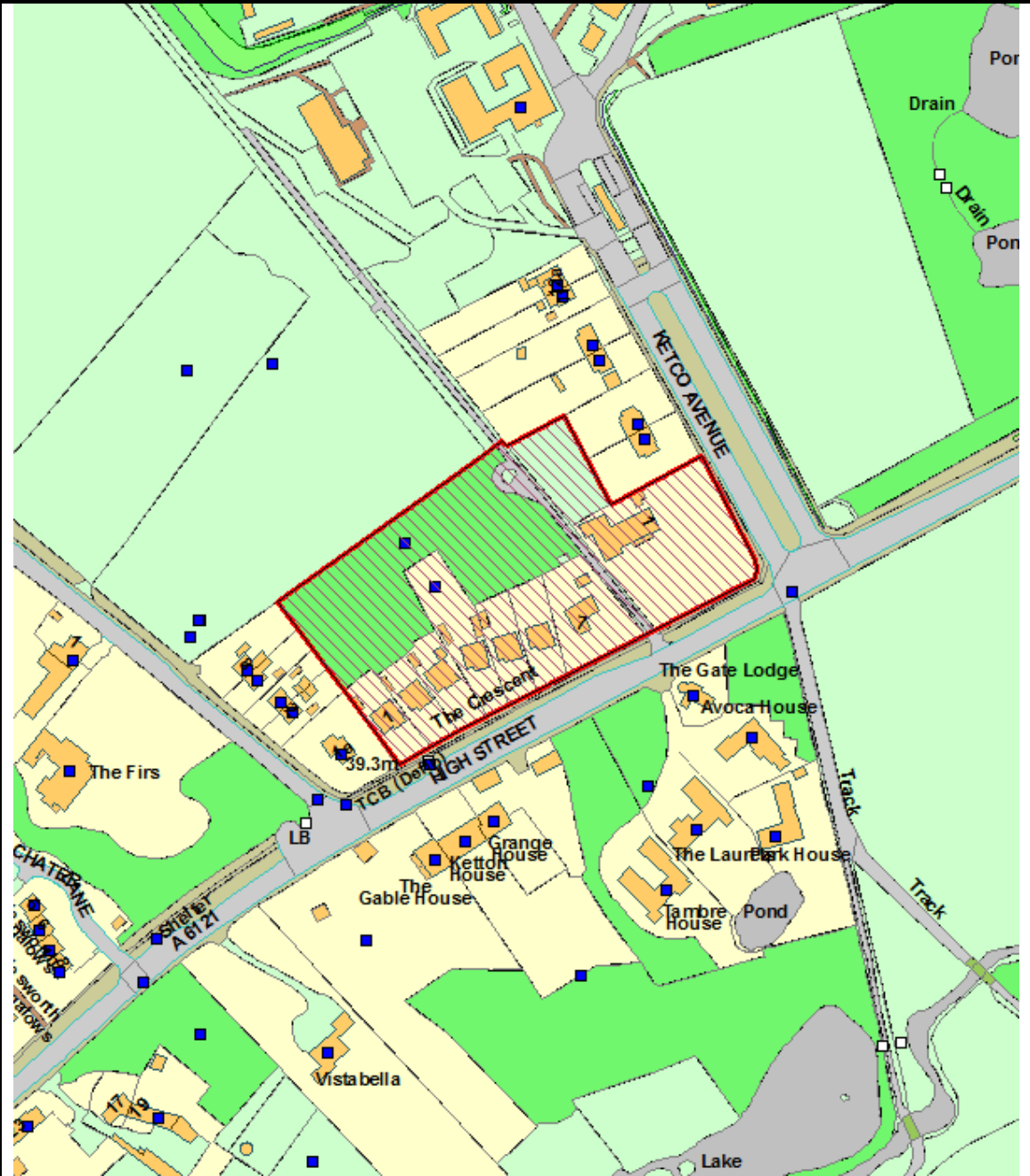
## Rutland County Council

### Planning & Licensing Committee – Tuesday 2<sup>nd</sup> November 2021

#### Index of Committee Items

<b>Item</b>	<b>Application No</b>	<b>Applicant, Location &amp; Description</b>	<b>Recommendation</b>	<b>Page</b>
<b>1</b>	<b>2020/1262/MAF</b>	<b>Michael Walker, Balfour Beatty Homes, Land at The Crescent, High Street, Ketton, Erection of 50 dwellings together with associated access, parking and landscaping.</b>	<b>Approval</b>	<b>7-32</b>
<b>2</b>	<b>2020/1263/MAF</b>	<b>Michael Walker, Balfour Beatty Homes, Land Adj to Chater house, High Street, Ketton, Erection of 21 residential dwellings alongside associated access, parking and landscaping.</b>	<b>Approval</b>	<b>33-62</b>
<b>3</b>	<b>2021/0855/FUL</b>	<b>Ms Genevieve Margrett, Rutland Kino, Victoria Hall, 39A High Street, Oakham, Rutland, LE15 6AH, The refurbishment and conversion of the Victoria Hall to a 2 Screen digitally equipped cinema with a cafe bar, foyers, multi-use `lounge' and ancillary facilities.</b>	<b>Approval</b>	<b>63-94</b>
<b>4</b>	<b>2021/0856/LBA</b>	<b>Ms Genevieve Margrett, Rutland Kino, Victoria Hall, 39A High Street, Oakham, Rutland, LE15 6AH, The refurbishment and conversion of the Victoria Hall to a 2 Screen digitally equipped cinema with a cafe bar, foyers, multi-use `lounge' and ancillary facilities.</b>	<b>Approval</b>	<b>95-124</b>

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**Rutland County Council**  
Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2020/1262/MAF</b>	<b>ITEM 1</b>	
Proposal:	<b>Erection of 50 dwellings together with associated access, parking and landscaping.</b>		
Address:	<b>Land At The Crescent. High Street. Ketton. Rutland</b>		
Applicant:	<b>Michael Walker Balfour Beatty Homes</b>	Parish	<b>Ketton</b>
Agent:	<b>Optimis Consulting</b>	Ward	<b>Ketton</b>
Reason for presenting to Committee:	<b>At the request of the Head Of Development Control</b>		
Date of Committee:	<b>2<sup>nd</sup> November 2021</b>		

## EXECUTIVE SUMMARY

This is a suitable site for residential development, providing affordable housing on previously developed land. The design and layout is of good quality. It meets the 3 elements of sustainability, social economic and environmental. The proposed development does not have a detrimental impact on residential amenity, heritage assets or highway safety.

## RECOMMENDATION

**APPROVAL subject to signing of a Section 106 Agreement and subject to the following conditions:**

- 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.
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

455-SK-11 Rev F Planning Site Layout  
455-SK-12 Rev F House Type Plan  
455-SK-13 Rev F Storey Height Plan  
455-SK-14 Rev F Materials Plan  
455-SK-15 Rev F Affordable House Plan  
455-SK-16 Rev E Boundary and Bin Plan  
455-SK-17 Rev C Indicative Road Materials Plan  
KT.SH202.4/3                    2 bed HA - Plot 44 only  
KT.SH202.1/3                    2 Bed HA  
KT.SH202.2/3                    2 Bed HA  
KT.SH202.3/3                    2 Bed HA  
KT.SH320.1/3                    3 Bed HA  
KT.SH320.2/3                    3 Bed HA  
KT.SH320.3/3                    3 Bed HA  
KT.SH320.4/3                    3 Bed HA  
KT.PH302.2.3/3 Rev A    Appleby  
KT.SH205.1/3    Rev B    Bewley  
KT.SH205.2/3                    Bewley  
KT.PH301.1/3                    Bolton (End)  
PH301.2/3                        Bolton (Mid)  
KT.PH409.2.2/3 Rev A    Boughton  
KT.PH409.3.23                Boughton  
KT.PH413.2/3    Rev A    Haddon  
KT.PH413.3/3                    Haddon



KT.PH406.1/3 Rev A Somerton  
KT.PH307.1/3 Thornbury (End)  
KT.PH307.3/3 Rev A Thornbury (End)  
KT.PH307.4/3 Rev A Thornbury (Mid)  
KT.PH202.1/3 Tiverton (End)  
KT.PH202.2/3 Tiverton (Mid)  
KT.PH406.3/3 Rev A Whitton

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 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. No development above damp course level shall be carried out until precise details of the utility boxes for the dwellings, including the locations, manufacturer and types and colours of the external facing materials to be used have been submitted to and agreed, in writing, by the Local Planning Authority. Such utility boxes as may be agreed shall be those used in the development.

Reason: To ensure that the utility boxes are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

5. No development above damp course level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, including boundary treatments, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."

REASON: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development

6. No development above damp course level shall be carried out until precise details of the boundary treatments as indicated on Drawing Number: 455-SK-16 Rev E Boundary and Bin Plan have been submitted to and approved in writing by the local authority. The boundary treatments shall be erected as approved and shall remain as such in perpetuity.

Reason: To ensure that the boundary treatments are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

7. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all public open spaces, hard and soft landscape areas and walls and fencing, other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the local planning authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved in accordance with the details and timescales in the plan.  
Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.
9. No development shall take place until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.  
Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
10. A tree protection plan and arboricultural method statement shall be submitted to and approved in writing by the local authority prior to commencement of construction. This needs to include a construction exclusion zone preferably 15x the stem diameter of the beech tree as this is a sensitive rooting tree, and 12x the diameter of the lime trees (in accordance to the minimum distance set by the BS5837:2012).  
Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
11. No development shall commence until details of existing and proposed levels of the site, finished floor levels and identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme.  
Reason - To ensure that appropriate details are approved by the Local Planning Authority in the interests of the appearance of the development and so that works are undertaken and completed in reasonable time.
12. Before occupation of any dwelling hereby approved final details of any play equipment, benches, lighting, street furniture and any other related paraphernalia to be sited on the public open spaces shall be submitted to and approved in writing by the local authority. The details shall include a timeframe for implementation and the development shall be carried out in accordance with that timeframe.  
Reason: In the interests of the delivery of a quality form of development and visual amenity.
13. Car parking including garages and turning shall be provided in accordance with the approved layout plans prior to the first occupation of the dwellings to which it relates. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.  
Reason: In order to ensure that sufficient car parking and turning remains available on site

14. The redundant existing accesses along the site frontage on High Street (A6121) shown on the approved layout plans shall be closed to vehicular traffic prior to commencement of development and will be physically removed prior to first occupation. Details of the means of closures will include replacement of the dropped kerbs with full height kerbs, hard surfacing with grassed verge and footways reconstructed to suit new levels along with the footway resurfaced along the entire frontage.  
Reason: In the interests of highway safety
15. A scheme of off-site highway works shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in full prior to first occupation.  
Reason: In the interest of highway safety.
16. Prior to commencement of works details of special measures to protect any existing trees within 30m of the works area must be submitted to and approved in writing by the Local Planning Authority. The special measures shall be in place for the duration of the works.  
Reason: In the interests of highway safety and protection of existing trees.
17. Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare.  
Reason: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety.
18. No development shall take place, including any demolition work, until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority, which will include the following:-
  - a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
  - b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
  - c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of contamination during the period of construction with all exiting vehicles passing through. A contingency plan including, if necessary, the temporary cessation of all construction operations and movements to be implemented and any affected public highway thoroughly cleaned immediately with mechanical sweepers in the event that the approved vehicle cleaning scheme fails to be effective for any reason.
  - d) Haul routes to the site and hours of delivery
  - e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no park, waiting, loading/unloading or queuing on the public highway.
  - f) Details of site compounds, storage area and contractor/visitor parking/turning.
  - g) Details of the site enclosure or part thereof and gated site security.
  - h) Confirmation of any tree protection measures.
  - i) Confirmation that any demolition will be carried out in accordance with the ecological assessment.
  - J) Details of site notice with contact details and a scheme for dealing with complaints.
  - k) Details of any temporary lighting which must not directly light the public highway.
  - l) Phasing plans where necessary.
  - m) A scheme for recycling/disposing of waste resulting from the demolition and

- construction works.
- n) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate. The development shall thereafter be carried out in accordance with the approved Construction Management Plan.
- Reason: In the interests of residential amenity and highway safety.
19. All vehicular and pedestrian accesses will be designed to prevent the discharge of surface water from the development onto the public highway.  
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety
20. The proposed principal junction with the existing public highway shall be constructed up to and including at least road base level and be available for use prior to the commencement of any development including the delivery of materials.  
Reason: To ensure that the junction is available for use at the outset in the interests of highway safety.
21. No dwelling shall be occupied until the access road or driveway linking that dwelling to the public highway has been completed to a minimum of base course level and footways/cycleways shall be completed to surface course level. In the event any of the dwellings will be occupied prior to the access road serving that property being fully surfaced then a timetable and phasing plan for completing the roads shall be submitted to and approved in writing by the Local Planning Authority. The access roads and driveways shall thereafter be completed in accordance with the approved timetable and phasing plan.  
Reason: In the interests of highway safety.
22. Prior to first occupation of any dwelling, vehicle to vehicle, vehicle to pedestrian and forward visibility splays shall be provided in accordance with the details shown on the approved layout plans and kept free of any obstructions over 600mm in height above ground level.  
Reason: In the interest of highway safety.
23. The developer must contact the Local Highway Authority to agree the extent of a pre-condition highway survey and carry out a joint inspection of the condition of the public highway before site traffic commences. The results of the inspection will be provided by way of a photographic survey by the developer to the Local Highway Authority. A similar inspection will take place on completion of the development.  
Reason: In the interests of highway safety.
24. Any new trees located within 5m of the public highway must be planted with root-protection, details of which must be approved in writing by the Local Planning Authority.  
Reason: In the interests of highway safety.
25. No development above damp course level shall be carried out until precise details of the cycle parking, including the locations, types and colours of the external facing materials to be used have been submitted to and agreed, in writing, by the Local Planning Authority. Such cycle parking as may be agreed shall be those used in the development.  
Reason: To ensure that the cycle parking is compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
26. No demolition/development shall take place/commence until a staged programme of archaeological work, commencing with an initial phase of trial trenching has been

undertaken. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving

27. Before occupation of the first dwelling on the development hereby approved the noise mitigation measures as detailed in Section 5 -Sound Attenuation Scheme Proposals of the Noise Impact Assessment by Environmental Noise Solutions Limited dated 13th October 2021 shall be fully carried out and shall remain as such in perpetuity.  
Reason: In the interests of the protection of private residential amenity and to ensure an acceptable quality of life for occupants.
28. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B, C, and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be erected or carried out except with prior planning permission.  
Reason: The local authority wishes to control further development of the site.
29. Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except with prior planning permission.  
Reason: The local authority wishes to control further development of the site.

## Site & Surroundings

1. The site, approximately 1.319ha, is situated in the north eastern area of Ketton and located to the north of High Street (A6162) from the access will be gained.
2. There is established 2 storey semi-detached housing to the south west of the site along Pit Lane which backs onto the current site.
3. To the south east of the site (and on the opposite side of the road) there are a series of listed stone cottages set behind a stone wall fronting High Street.
4. To the north east of the site there are a series of semi-detached properties (originally associated with the Cement works) fronting Ketco Avenue and backing onto the site.
5. The single storey building to the south of these semi-detached was a laboratory building

associated with the cement works and was demolished with the bungalows in 2019.

6. The site itself, until recently contained a series of 7 bungalows arranged in a crescent configuration- known as 'The Crescent' which gives its name to the site; the bungalows were demolished in 2019.
7. The application site has a commercial stone storage yard and new commercial development to the north as can be seen from the aerial photo opposite; it is therefore entirely contained by existing residential and commercial development.
8. In terms of topography, the site level increases from its south eastern boundary to the North West.

## **Proposal**

9. The proposal is for the erection of 50 dwellings together with associated access, parking and landscaping.
10. The main access leads to a continuous street frontage based in large part around a single spine road. This road will run west through the northern area of the site and conclude at a turning head in the western area. Two smaller access points will be taken from High Street servicing 6 dwellings and providing a ribbon development frontage to the scheme.
11. These six properties form the larger dwellings fronting the High Street and as the road runs through the site properties are sited to face each other providing active street frontages. This theme is followed to the eastern side of the site where properties are orientated to face onto Ketco Avenue.
12. The scheme contains a varied range of house types and as the main road through the site comes to its end to the west Coach House properties are sited in the North West corner.
13. Parking spaces are to be provided by way of private garage or spaces alongside properties. Shared parking are proposed but these are not a dominating factor in the scheme as these are largely screened by the positioning of other dwellings.
14. Formalised larger pedestrian paving is provided at the main point of access into the site and becomes more informal as you travel into the site.
15. Set reasonably centrally within the site is a central open space to emulate a village green function with properties set round it overlooking this ornamental area.
16. To the site frontage and adjacent to the access from the High Street is a Public Open Space.
17. Regarding boundary treatments, the layout includes ornamental hedging and screen walling.
18. The housing mix on the site, ranging from 2 – 2.5 storeys in height, is as follows:

### Market Housing

4 No. – 2 bedroom  
12 No. – 3 bedroom  
13 No. – 4 bedroom

### Affordable Housing

12 No. – 2 bedroom  
9 No. – 3 bedroom

19. The proposed materials for the properties include Multi buff brick and Natural limestone with Slate grey flat roof tiles.
20. This application is linked to application 2020/1263/MAF for 21 dwellings on Chater Field, Ketton which is also being considered on this agenda. It is proposed for the affordable housing for the Chater Field Site to be built on this, The Crescent, site.

## **Relevant Planning History**

Prior Notification – LPA Ref. 2019/1012/DMP - Proposed demolition of 7 no. bungalows and garages and former laboratory building - Approved

Full Application – LPA Ref. 2017/0564/FUL - Erection of 35 dwellings (including affordable) together with access, associated parking and open space – Approved 2019

## **Planning Guidance and Policy**

### **National Planning Policy Framework (2021)**

Chapter 2 – Achieving Sustainable Development – Presumption in favour of sustainable development  
Chapter 5 – Delivering a Sufficient Supply of Homes  
Chapter 8 – Promoting healthy and safe communities  
Chapter 9 – Promoting sustainable transport  
Chapter 11 – Making effective use of land  
Chapter 12 – Achieving well designed places  
Chapter 14 – Meeting the challenge of climate change, flooding etc.  
Chapter 15 – Conserving the Natural Environment  
Chapter 16 – Conserving and enhancing the historic environment

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

CS01 – Sustainable development principles  
CS02 – The spatial strategy  
CS03 - The Settlement Hierarchy  
CS04 - The Location of Development  
CS08 - Developer Contributions  
CS10 - Housing Density & Mix  
CS11 - Affordable Housing  
CS18 – Sustainable transport and accessibility  
CS19 - Promoting Good Design  
CS21 – The Natural Environment  
CS22 - The Historic and Cultural Environment

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

SP1- Presumption in favour of sustainable development  
SP2 – Sites for residential development  
SP5 - Built Development in the Towns and Villages  
SP6 - Housing in the Countryside  
SP9 - Affordable Housing  
SP15 - Design and Amenity  
SP19 – Biodiversity and geodiversity conservation

SP20 – The historic environment  
SP22 – Provision of New Open Space  
SP23 - Landscape Character in the Countryside

## **Other Policies**

### Planning Obligations SPD - 2016

The Council's current adopted strategic policy on developer contributions is set out in Policy CS8 and the supporting text of the Core Strategy Development Plan Document. The Council has also adopted the Community Infrastructure Levy (CIL) that places a levy on new developments in Rutland towards meeting the costs of infrastructure. There is also scope for the provision of S106 Agreements, entered into by developers under S106 of the Town and Country Planning Act (1990) to make their developments acceptable. These are now mainly related to affordable housing and exceptional cases where site specific physical infrastructure, community facilities or services are essential to make the development proposed acceptable. The current adopted policies regarding affordable housing is set out in Policy CS11 of the Core Strategy and Policy SP9 of the Site Allocations and Policies DPD. These are supplemented by the Planning Obligations Supplementary Planning Document – 2016.

B1.9 The Council published an Assessment of the Viability of the Affordable Housing Target as a supporting paper to the consultation on this SPD. This showed, in the context of the proposed level of CIL of £100/m<sup>2</sup>, that a minimum level of 30% Affordable Housing for sites liable to pay CIL was appropriate. This is with the exception of rural exception sites under Policy CS11 and Policy SP9 where the relevant proportions stated in those policies would be required. The recommendations of this viability assessment are endorsed by this SPD at the time of its adoption and until any relevant future revision of the SPD or change to the Local Plan. Therefore, for new permissions following adoption of CIL, the minimum Affordable Housing requirement of Policy CS11 should be normally interpreted as 30%, subject to viability.

## **Neighbourhood Plan**

Ketton and Tinwell had a neighbourhood area designated in September 2018, with a view to creating a neighbourhood plan, though a draft plan has not been published at the time of writing this report. Therefore carries no weight in the determination of this application.

## **Consultations**

21. Highway Department: No objection subject to conditions
22. Lead Flood Authority: No objections subject to conditions
23. Conservation Officer: No objection
24. Rutland Tree Officer: No objections subject to conditions.
25. Rutland Design Officer: No objection
26. Ecology: No objection subject to securing off-set funds through a S106
27. Archaeology: No objections subject to conditions.

## **Parish Consultation**

28. KPC Planning Committee Comments on updated proposed development at the Crescent, High Street 2020/1262/MAF August 2021



29. Whilst the committee have accepted that this site is included in the Rutland County Council Local Plan as an allocated site, suitable for development, the proposals as they stand are still not acceptable for the following reasons:
30. **Housing density and layout**  
The original allocation for this site was for 35 dwellings (30 dwellings per hectare), assessed as being appropriate for the site and the character of this specific area of Ketton. The current proposal is for 50 homes (38 dwellings per hectare), which may well harm the adjacent Conservation Area and listed buildings, as well as resulting in poor built form and layout with an over reliance on parking courts.  
It is still obvious which are the affordable homes, and they are still concentrated in the NW corner of the site, nearest the industrial development. This is still contrary to policy SP9.
31. **Parking**  
Although the parking arrangements are improved in these new proposals, 2 parking spaces per residence is still insufficient. In the Ketton and Tinwell Joint Neighbourhood Plan Survey (<https://ket2tin.wixsite.com/kettinnp> survey taken in March 2020, 30% response rate) it was found that 41% of current households have 2 cars and 19% have 3 or more cars. The 2 visitor-parking spaces will likely be used by residents and so additional parking will be on the layby, which will not leave it free for general village use; parking is much needed in Ketton in this age of reliance on the private car, and online orders and deliveries.
32. **Pedestrian only access**  
We urge the developers to consider a pedestrian only access to the development in the SW corner eg next to plot 1, or between 2 and 3. The residents from half of the properties (those located in the SW sector of the site) will need to walk in the opposite direction to the centre of the village, via the estate road, in order to exit the development in order to walk back to access the shop. This will inevitably result in a greater use of cars to access the village centre, and, as already stated, parking in Ketton, and especially near the shop or library, is very limited.  
A pedestrian only access will also be a safer way to access the shop, bus stop, sports centre etc.
33. **Building style and materials**  
We welcome the decision not to use red brick, the confirmation that the 12 properties with facades facing the A6121 will be of natural limestone, and the inclusion of additional stone walls and hedging. However, the 'street scenes' only show market houses and we would like to see a 'street scene' of the affordable homes. We are concerned that the proposed designs have steep roof pitches, lack traditional local architectural features such as stone lintels, ashlar stonework, coursed rubble stonework, and lack variation in roofing materials (in an area famed for its Collyweston slate roofs). The Ketton and Tinwell Joint Neighbourhood Plan Survey results showed that 72% of respondents agreed strongly that in new housing the style and materials should match those in surrounding houses, and 73% of respondents strongly agreed that new houses near or in the Conservation Area should incorporate local and traditional building materials.
34. **Public open spaces/road safety**  
We are pleased to see the reconfiguration and refinement of the POS's, with the inclusion of a 'trim trail' on the POS at the front of the site. However, we have concerns about pedestrian safety on the section of the A6121 outside the site, especially for children playing on the POS at the site entrance. Traffic both entering and exiting the village along this stretch of road is often travelling fast (despite the 30mph speed limit). We suggest the construction of central refuges along this stretch of road, or a dedicated

zebra or pelican crossing, which could also be used by cyclists wishing to access the Ketton-Tinwell cycle path along the S side of the road.

**35. Lighting**

In view of the findings of the bat survey for this site and the presence of suitable bat foraging areas in the locality of the site, we suggest that the installation of 'Bat Friendly Lighting' is a condition of planning consent. <https://www.signify.com/en-gb/our-company/news/press-releases/2018/20180605-going-bats-dutch-town-is-first-in-world-to-install-bat-friendly-led-street-lights>

**36. Surface water drainage issues**

We assume that Anglian Water, and RCC as the LLFA, will comment on the adequacy and suitability of the plans for dealing with surface and foul water on the site. If surface water generated by the site is not dealt with adequately it could result in an unacceptable risk of flooding for properties on the South side of the High Street, and of the A6121 to the SE.

**Ketton and Tinwell Joint Neighbourhood Plan Steering Group (JNPSG).**

37. Our comments are supplementary to those made in our earlier response in January 2021, recorded as 7<sup>th</sup> February 2021 on RCC's application site. It would appear that most of our original reservations continue to apply to the revised proposals, and in particular;
38. We are sorry to see that despite a number of tweaks to the original proposal for this site, the fundamental flaw of inappropriate housing density remains.
39. We do not accept that there can be some kind of offsetting with the site at Chater Field, as the two developments are quite distinct and separate. RCC policy is quite clear as to density in villages, namely 30 units/hectare (policy CS10), rather than the 38 here.
40. We would recommend a visit by the Applicants to the area of Ketton around Capendale Close and Wheatfield, off Empingham Road. The property here was constructed in the years after the Second World War as Public Housing owned by the Council, thus aimed at the less well-off in our society at the time. Yet it features spacious roads, sufficient parking even decades later, good size gardens and generous layout in terms of space including green space. Perhaps this would be a better model on which the Applicants could base their proposal?
41. Even if the offsetting /averaging principle were to be accepted (and our response to 2020/1263/MAF re. Chater Field elaborates on why it should not), then we calculate the average density of the combined developments to work out at 28 dwellings per hectare, i.e. within RCC policy on villages.
42. However, the Housing Mix is still way out from that considered appropriate. As part of the Local Plan process, RCC commissioned a report from Messrs J.G.Consulting, dated July 2019, to update the 2017 Strategic Housing Market Assessment. Their recommendation for assessing developments in Rutland, set out on page 5 of their Introduction (figure 4, section 24) is as follows;

	Market	Affordable owned	Affordable rented
1 bedroom	0 – 5%	15 – 20%	40 – 45%
2 bedroom	25 – 30%	35 – 40%	25 – 30%
3 bedroom	45 – 50%	35 – 40%	20 – 25%

4+ bedroom	20 – 25%	5 – 10%	5 – 10%
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Yet the mix proposed on the two developments is as follows;

	Crescent	Chater Field	Total	%
2 bedroom	16	-	16	22
3 bedroom	21	-	21	30
4+ bedroom	13	21	34	48
Total	50	21	71	100

This clearly shows that the two developments are heavily skewed towards 4+ bedrooms. So even with aggregation the two proposals do not remotely comply with RCC policy on Housing Mix.

43. We are unable to find a calculation of Biodiversity Net Gain in the papers submitted, despite a reference, and if so this is a serious omission.
44. We note the very detailed submission by Ketton Parish Council to this application, which we completely support

## Neighbour Representations

45. Objections have been received from objectors in relation to the amended scheme mainly revolving around impact on residential amenity, impact on the setting of listed buildings, drainage and highway safety.

The issues raised are as follows:

- Will impact of extra noise and pollution on existing long term residents
- 50 properties (the Crescent) with 100 car spaces within 50 meters or less of our property and also a further 35 properties at Chater lane, which will effectively "sandwich" us on three sides.
- Will effectively turn this end of the village into one large industrial / housing estate, typical of inner city/town's and not the rural village that Ketton is at present.
- Drainage System can't cope with this level of extra housing
- Will impact on local fauna and flora
- We do not find any provision, as there are for Bats, in fact we cannot find any mention of our Hedgehog population at all
- The submitted reports list a large variety of trees and shrubs but fail to mention the locally rare "Bee Orchid" which grows on site and any provisions to save it
- I am in favour of developing the site. However my concern is about the density of the number of dwellings per hectare
- I do not believe that the proposed density of dwellings is in keeping with the rest of the village or county development
- The proposal suggests a Developer looking to maximise the profit from the site by cramming houses
- Fear of losing green spaces, felling of trees, impact to the wildlife
- If each house has 1 car additional 50 cars on this site. Parked cars in the village already causing visibility issues.

- Lack of facilities to accommodate additional houses noting approval is being sought/ been provided (?) for housing at the Chater Field
- There appears to be little benefit to the local area or infrastructure being proposed
- With this proposed new development and the approved industrial development already under construction on Pit Lane, where will power come from for such a large development? Can Balfour Beatty confirm that they have completed the obvious research and calculation as to whether there is enough capability on the grid at Pit Lane? If there is not, it isn't obvious on the plans where any substation will be located.
- Bearing this in mind, will there be a contract completion date in place at the time a plot is sold, or is it an open ended agreement
- Will the non self- build purchasers be made aware of the self-build properties and the contractual arrangements pertaining to them, prior to them entering into their own purchase agreements?
- Once all the properties are complete there are likely to be well in excess of 100 cars using this one site. Add to that the other two Ketton developments and the figure is likely to be more than 200. Ketton already has significant traffic and parking problems, what measures will be taken to prevent further traffic congestion in the village.
- The school currently has 196 pupils on role and has a maximum capacity of 210. It is clear that with the additional housing proposed in the village then the ability of the school to effectively and safely meet the demands of our community in its current location and size is at risk.
- The school is currently in a central position on a busy road with very limited access and we have deep and long-standing concerns about both parking and the safety of our children as they arrive and depart our school.
- What additional provision is being made for traffic and road safety at the entrance/exit of the proposed development?
- Although the road adjoining the land carries a 30mph speed limit, this is frequently ignored and we even see drivers overtaking at twice this speed in a bid to pass slower-moving traffic ahead of the national speed limit section of the A6121 into Stamford
- The additional traffic into and out of the proposed development risks turning the area outside our front door into an accident blackspot
- Before I can support this development I would like to be reassured that consideration has been given to additional traffic calming and/or other speed-reducing measures on the A6121 to mitigate this risk
- The High density of houses will bring significant increase in traffic and movement on a high risk area of the A6121
- With the proposed access to the A6121 there needs to be mitigating measures to reduce the speed of traffic along this part of the A6121 of road
- Construction should be closely monitored to prevent work and noise before 0800 and after 18.00 on weekdays, and at all times over weekends.

#### Comments of Support

- Having some affordable housing in Ketton will be great for first time buyers like myself. We want to stay living in Ketton when we buy our first house and the development of these new houses will hopefully enable us to do so.

## **Planning Assessment**

46. The main issues are the principle of development, design and impact on the character and appearance of the conservation area, impact on the setting of adjacent listed buildings, residential amenity, highway safety, ecology, impact on trees, drainage and the delivery of affordable housing.

## **Policy Context and the Principle of Development**

47. The starting point for determination is the development plan and whether there are any material considerations that would justify setting aside the development plan policies.
48. The whole of the application site lies within the Planned Limits of Development as defined on the policies Map (2014). Policy SP5 supports sustainable development within the PLD subject to criteria. A large part of the application site is allocated for housing development in Policy SP2 in SAP (2014) - H7 (0.75ha providing 20 dwellings). The principle of development of this site for residential development is therefore in accordance with adopted policy. It should also be noted that the whole application site was allocated (1.31ha) for residential development in the withdrawn Rutland Local Plan. As now withdrawn that Plan carries no weight.
49. In addition the following policies of the development Plan should be considered regarding this proposal.

### Core Strategy Policies:

- CS10 - Housing and density mix  
Proposal is not in accord with policy CS10 which states the density of the development is expected to be "30 dwellings per hectare in the villages"
- CS11 – Affordable Housing  
The proposal includes 30% affordable homes which is in compliance with that stated in the Planning obligations SPD. Please see housing strategy & enabling officer comments in email dated 23/11/20.
- CS19 – Promoting Good Design
- CS21 – The Natural Environment
- CS22 – The Historic & Cultural Environment (Conservation Officer has no objection)

### Site Allocations & Policies:

- SP5 – Built Development in the Towns & Villages The site is wholly within the PLD for Ketton.
  - SP9 – Affordable Housing
  - SP15 – Design & Amenity
  - SP20 –The Historic Environment (as it located on the boundary of the conservation area in the village)
  - SP21- Important open space and frontages (as it located opposite an important frontage as shown on the policies map) Development will only be acceptable where it does not have an adverse impact on the important frontage. The policy states that the development should contribute to preserving the form, character and attractiveness of the area in terms of its relationship to other buildings.
45. In the recently withdrawn local plan, this site was allocated in the Local Plan for approximately 35 dwellings and is recorded at 1.31 ha. Although the plan carries no weight, it is important to consider the development principles for the site and whether this

application meets those principles. As it is, the current proposal is for 50 dwellings amounting to a density of 38 dwellings per hectare. This is higher than the indicative capacity used to determine site capacity in the local plan, therefore detailed consideration should be given to whether the design and layout proposed is appropriate and acceptable in this location, particularly in relation to the conservation area and important open frontage.

46. Following the withdrawal of the Rutland Local Plan, the Policy issues above remain relevant however, the fact the Council cannot demonstrate a 5 year supply of housing, Site Allocations & Policies DPD, Policy SP1 – Presumption in Favour of Sustainable Development needs to be taken into account. The policy states the Council will take a positive approach when considering development proposals that reflect the NPPF presumption in favour of sustainable development in line with Paragraph 11 d) of the NPPF. This includes applications involving the provision of housing, where the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where relevant policies are out of date then the Council will grant permission unless material considerations indicate otherwise, taking into account whether this proposal will lead to any adverse impacts, which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.
47. Given the current shortfall in the required five-year housing supply, consideration needs to be given whether the adverse impacts of developing the site significantly outweighs its benefits. As such the development will need to be in compliance with the National Planning Policy Framework.
48. In terms of location of the site, the NPPF advises that when planning for development i.e. through the Local Plan process, the focus should be on existing service centres and on land within or adjoining existing settlements. The National Planning Practice Guidance (NPPG) states that all settlements can play a role in delivering sustainable development and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.
49. The Council has produced a background paper 'Sustainability of Settlements Assessment Update' (November 2019) (HOU9 in the Examination library). In the 2019 update, Ketton is still classed as a 'Local Service Centre'. These villages have a range of key service and facilities and accessibility. Therefore, it is considered the site is in a sustainable location and meets the NPPF's core approach to sustainable development.
50. The Local Authority consider that this proposal is sustainable development in accordance with the NPPF and that it is unlikely to have an adverse impact on the surrounding environment or character of the area that would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the NPPF as a whole.

### **Housing Mix**

51. The Crescent and Charter Field are allocated for residential development in the adopted Rutland Local Plan. The principle of residential development on both sites is accepted therefore. Planning seeks to support sustainable patterns of development and in so doing requires that planning decisions promote the effective use of land in meeting the need for homes (NPPF paragraph 119). Proposals for the site must be considered against this backdrop.
52. The applicant is seeking to bring forward both sites simultaneously. Delivery is to be co-ordinated, by way of S106, in terms of both affordable housing and contributions to net

bio-diversity gain. The sites are located off High Street, Ketton, within very close proximity of one another (225m at their closest point). To this end the delivery of new housing stock to meet the needs of Ketton can be considered cumulatively.

53. A breakdown of the housing mix proposed across the two sites is set out below:

Bedrooms	No	%	SHMA 2019
2	16	22%	25-30%
3	21	30%	45-50%
4+	34	48%	20-25%

Market			
Bedrooms	No	%	SHMA 2019
2	4	8%	25-30%
3	12	24%	45-50%
4+	34	68%	20-25%

Affordable Home Ownership			
2	1	17%	35-40%
3	5	83%	35-40%
4+	N/A	N/A	5-10%
Social/Affordable Rented			
2	11	74%	25-30%
3	4	27%	20-25%
4+	N/A	N/A	5-10%

54. The number of affordable units to come forward as part of these developments amounts to 30% of the total units.

The Strategic Housing Market Assessment (SHMA)

55. Messrs J.G.Consulting, report dated July 2019, updated the 2017 Strategic Housing Market Assessment (SHMA). Their recommendation for assessing developments in Rutland, set out on page 5 of their Introduction (figure 4, section 24) is as follows;

	Market	Affordable owned	Affordable rented
1 bedroom	0 – 5%	15 – 20%	40 – 45%
2 bedroom	25 – 30%	35 – 40%	25 – 30%
3 bedroom	45 – 50%	35 – 40%	20 – 25%
4+ bedroom	20 – 25%	5 – 10%	5 – 10%

Current position of housing delivery by bedroom number in Rutland

56. The figures below have been compiled following an analysis of the Valuation Office Agency data and the size of dwellings developed for the 5 years 2016-21. This shows a relatively low level of 3 bed delivery compared with the SHMA and an over-supply of 4 bed+.

<u>Growth for the 5 years 2016-21 by bedroom</u>		
1 bedroom	7.14%	60
2 bedroom	25.00%	210
3 bedroom	32.14%	270
4 bedroom	28.57%	240
5 bedroom	5.95%	50
6+ bedroom	1.19%	10
<b>TOTAL</b>	<b>100.00%</b>	<b>840</b>

### **Planning Balance**

57. Given the current shortfall in the required five-year housing supply, consideration needs to be given whether the adverse impacts of developing the site with the housing mix proposed significantly outweighs its benefits.
58. The comparisons between the requirements of the SHMA and the proposed housing mix across the two sites can be made.
59. Whilst there is a divergence in the exact split of housing i.e. a greater proportion of the 2 bed units are provided as social rented properties, overall the two sites combined provide a range of housing types reflecting the aspirations of the SHMA.
60. The proposal is to build the site out at 38 dwellings to the hectare and whilst this is above the aspiration of Policy CS10 (30 dwellings per hectare) it is considered that there is sufficient space between the dwellings to ensure that it will not result in an overdevelopment of the site.
61. Whilst the density is over that envisaged by Policy CS10 the provision of 50 dwellings will make a considerable contribution to the Councils shortfall of housing supply and it is considered that this should be given considerable weight when assessing the application.

### **Design**

62. The dwellings are of a design and form which complements the range of properties that surround the site and are to be constructed from a pallet of materials and include details which will further assimilate them with the prevailing character of Ketton and its Conservation Area.
63. It is noted that the proposal seeks to replicate part of the frontage layout with the incorporation of a crescent of dwellings replicating the historic layout of the original Crescent.
64. The building materials plan accompanying the application confirms that limestone is proposed on all of the frontages onto High Street. In this respect the development will reflect and respond to the materials used in the stone wall and properties to the south.
65. Properties located within the development have less reference in terms of materials given the different architectural styles to the north of High Street. A mix of buff brick and stone is proposed in line with the site's development for contemporary housing. All dwellings will be finished with slate grey roof tiles. House types also include the use of appropriate detailing such as chimneys to further integrate the development with surrounding properties.



66. The site will offer a varied roofscape due to the range of house type proposed and whilst elements of the houses will be visible within the area it is considered that as the levels of the site do not considerably rise to a great extent from the High Street frontage the development will not be visually intrusive. A condition will be attached that final level details will be submitted to the local authority for approval.
67. The boundary treatments and other landscaping will be the subject of a more detailed submission under condition should consent be granted. However the site plan now reflects that a 0.6m low stone walls will form the front boundary treatment to the plots which are sited in the more focal areas around the main access road and central public open space. This quality boundary treatment constructed from materials which further assimilate the development with historic character of the area will provide a cohesive visual element which will provide an attractive street scene.
68. Having regard to street surfaces, final materials are to be agreed through condition. The shared surfaces will be highlighted with the use of different materials which will visually enhance the street scene and add to the historic character of the development.
69. Two distinct areas of public Open Space are proposed. One to provide for the play of young children and one to provide a more formal/seating area. A full landscaping proposal will be submitted for approval under condition once consent is received. It is also envisaged that the proposal will include a rich variety of native species creating a strong element of Biodiversity. All of this will be subject to approval by the Local Authority.
70. Having regard to ongoing maintenance the internal roads, within this site, are not to be adopted. The highways and drainage proposals for the scheme are accepted in that context. The site is to be maintained by Residents Management Companies safeguarding the maintenance and general upkeep of landscaping, drainage, highways and public open spaces throughout.
71. The local authority has a Design Officer who has been formally consulted to assess all the important design considerations. The Officer considers that this proposal constitutes sustainable development which will not harm the character and setting of Ketton. The development is considered sensitive to the setting of the designated and non-designated heritage assets within the surrounding area.
72. The scheme has taken account of the mature trees close to the site boundary, including their root protection areas. Trees to the site frontage been used as features within the site perimeter to enhance its character and biodiversity value. Plots 50 and 48 have been positioned to be outside of the root protection area of a major tree to the frontage and this space of separation has been utilised for one of the public open spaces.
73. The eastern boundary of the site is adjacent to a row of protected trees that line Ketco Avenue. Plots 43-45 have been sited outside of the root protection areas of these trees and together with securing the future health of these important trees will also ensure that the potential occupiers will not be impacted on by unacceptable levels of overshadowing from the canopy's.
74. By virtue of the design, scale and materials to be used, the proposal would be in keeping with the area, street scene and surrounding context in accordance with Section 12 and Section 16 of the NPPF (2021), 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).

## Affordable Housing

75. 21 affordable housing units are proposed which includes the allocation that the associated development at Chater Field (2020/1263/MAF) would command. 21 units is 30% of the 71 proposed across the two sites and as such conforms with Annex B of the Planning Obligations Supplementary Planning Document.
76. B1.9 The Council published an Assessment of the Viability of the Affordable Housing Target as a supporting paper to the consultation on this SPD. This showed, in the context of the proposed level of CIL of £100/m<sup>2</sup>, that a minimum level of 30% Affordable Housing for sites liable to pay CIL was appropriate. This is with the exception of rural exception sites under Policy CS11 and Policy SP9 where the relevant proportions stated in those policies would be required. The recommendations of this viability assessment are endorsed by this SPD at the time of its adoption and until any relevant future revision of the SPD or change to the Local Plan. Therefore, for new permissions following adoption of CIL, the minimum Affordable Housing requirement of Policy CS11 should be normally interpreted as 30%, subject to viability.
77. The sites are located off High Street, Ketton, within very close proximity of one another (225m at their closest point). To this end the delivery of new housing stock to meet the needs of Ketton can be considered cumulatively.
78. The affordable units are to be of the same design, build quality and materials as the market housing. A large proportion of these units will be in ownership of their residents, albeit by way of shared ownership. To this end the development will be tenure blind.
79. The units have been pepper potted around the development. 16 units are clustered to the North West section of the site. Three units are to the north section and a further two units to the eastern extremity facing onto Ketco Avenue.
80. The clustering of the plots has been designed to incorporate a range of properties which link the 3 bed semis with coach houses to create a mews character. This Mews arrangement also featured in the previously approved scheme to the eastern end of the site.
81. The layout shows the shared ownership plots 35, 36 and 37 positioned to share a private drive with 4 private dwellings. The affordable shared ownership units on Plots 12, 13 and 14 share the mews street with a terrace of 4 x 3 bed private homes and a pair of semi-detached 3 bed private town houses. Plots 43 & 44 are site within an area of the site that is predominantly market houses of varying sizes.
82. In terms of the siting of the units within the site the applicant offers the following:
- 'It is the desire to create a character and sense of place through street design, landscaping and planting within the core of the development parcel that has, in part, driven the clustering of the affordable and smaller private units to this location with mid-sized properties (the larger ones on this site but smaller and mid-sized 3 and 4 bed homes) being distributed to the perimeter of the site and alongside the access road to reflect the character of the Pit Lane and Ketco Avenue properties and to replicate the former crescent plotted bungalows to the site's High Street frontage.'*
83. The affordable units, whilst not all grouped together, have been incorporated into the layout in a manner that allows for efficient management by a future housing provider. A formal offer has been received from a housing provider in relation to the mix, size, specification and location of affordable units proposed.

84. Whilst not signed and completed at the time of writing the report a draft s106 document is being compiled setting out the time controls on delivery of private occupations prior to hand over and build of affordable housing units. Plots 12 to 17 are to be the 6 No units required from the development of Chater Field (2020/1263/MAF) and will be provided before any other affordable housing units. The S106 will require The Crescent scheme to commence prior to Chater Field and only 14 plots (65%) at Chater Filed can be occupied until the 6 affordable housing units at The Crescent are complete.

### **Heritage Matters**

85. The site lies outside but adjacent to the Ketton Conservation Area. There are a number of listed buildings in the vicinity of the site mainly across the road to the south.
86. A Heritage Impact Assessment has been submitted with the application.
87. It is considered that it is only the frontage development that could reasonably be considered to have any material impact on the heritage assets as the remainder of the site is set behind this frontage development, remote and visually separated from the conservation area and listed buildings to the south.
88. The report makes the following observations:
89. Views south from High Street are significantly restricted by the presence of the substantial stone wall along the northern boundary of the wider Grange site.
90. The phone box site within the highway verge to the north of the High St and relates to the frontage of the application site; this relationship is not dissimilar from the relationship of the phone box to the previous frontage of The Crescent, or the approved permission.
91. The Conservation Officer has been consulted particularly to gauge if he considers that the scheme has been designed to preserve and enhance the setting of the conservation area and designated heritage assets and non-designated heritage assets.
92. The Conservation Officer has no objection to the proposed development and agrees with the conclusion of the submitted Heritage Impact Assessment (HIA) that the impact on designated heritage assets will be less than substantial.
93. Whilst there would be a less than substantial harm to designated heritage assets, on balance, the harmful elements of the proposal are justified and outweighed by public benefit through the provision of dwellings on a redundant site within a sustainable location in accordance with paragraphs 194 and 196 of the National Planning Policy Framework (NPPF 2021).
94. In reaching our conclusion and recommendation the local authority have considered the statutory duty of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, having special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

### **Neighbouring Amenity**

95. Plots 1-6 are to the site frontage, in a crescent formation and set back within the site allowing a relief of built from the adjacent highway.
96. There are a mix of residential properties opposite to the south, some of which are large dwellings in substantial gardens and set back a considerable distance from the High Street and the application site.

97. Views south from High Street are significantly restricted by the presence of the substantial stone wall along the northern boundary of the wider Grange site; this in effect separates the area of the Firs south of the application site from the application site in visual terms.
98. It is also noted that the boundary wall is heavily treed along most of its length such that views into the site and from the site will be limited.
99. The separation distance between the proposed plots to the eastern end of the site and the Gate Lodge is considered acceptable and the protection of their residential amenity is further helped by the siting of the Public Open Space directly opposite.
100. No. 1a is the first property set to the west and is set centrally within a large corner plot. Within the proposed layout Plot 1 is the closest property but is orientated to have a side elevation facing this neighbour, with principle windows not allowing direct overlooking towards their private amenity areas.
101. Plot 17 within the proposed development is sited adjacent to the north-west corner of the garden of 1a but due to the separation distances and position of windows there will be no resulting adverse impact on the occupiers in terms of loss of privacy or the creation of an overbearing form of development.
102. Plots 18 -24 run along the western edge of the application site and have rear gardens that adjoin the curtilages of Nos. 2 -8 Pit Lane. The Pit Lane properties have a length of rear garden that together with the distance of gardens proposed for the new dwellings, maintain a suitable distance of separation from the built form of the development. The living conditions of the occupiers of these neighbouring properties will not be impacted to an extent which weighs against the development, with their private amenity space not severely overlooked and window to window distances to a length where privacy within the houses will be protected.
103. These same factors apply to the siting of Plots 38-41 to the north-west corner of the scheme which allow a relief of built form and have windows sited at such a distance that the privacy and living conditions of the adjacent properties running along Ketco Avenue will not be adversely impacted upon.
104. There are no neighbouring residential properties adjacent to the length of the northern boundary.
105. The scheme has been designed and laid out such that there would be no unacceptable levels of impact on the amenities of adjacent residents. There is sufficient distance between all properties within and adjoining the development to avoid loss of privacy or over-dominance/overshadowing.
106. The levels will be controlled through condition that the new dwellings would be relative to existing properties in proximity to the site and any differences in levels over the distances involved are not significant to make them a factor which would be considered an adverse impact on neighbouring residential amenity that could not be overcome.
107. Furthermore, it is not considered that additional vehicles from this development would disturb neighbours to the extent that it weighs against the proposed development.
108. Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Section 12 of the NPPF (2021), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

### **Tree Matters**

109. The Rutland Tree Officer has been consulted and has no objection stating that the development will require a tree protection plan and arboricultural method statement prior to construction. This information will be secured through an appropriate condition.
110. This needs to include a construction exclusion zone preferably 15x the stem diameter of the beech tree as this is a sensitive rooting tree, and 12x the diameter of the lime trees (in accordance to the minimum distance set by the BS5837:2012).

### **Drainage**

111. Anglian Water have confirmed that the foul drainage from this development is in the catchment of Ketton Water Recycling Centre that will have available capacity for these flow. Regarding surface water drainage Anglian Water have recommended a condition that no drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority.
112. Regarding the drainage information that has been submitted, the Lead Flood Authority are requesting that should the application be approved then a condition will be required requiring the drainage solution and a maintenance strategy be implemented in accordance with those details.

### **Archaeology**

113. The Leicestershire and Rutland Historic Environment Record (HER) notes that the application lies within an area of prehistoric and roman remains
114. Our consultant Planning Archaeologist recommends that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary intrusive and non-intrusive investigation and recording.

### **Ecology**

115. The submission includes a Biodiversity Net Gain (BNG) Assessment alongside the BNG Metric.
116. The proposed development will result in a significant net biodiversity loss of habitats' and 'Offsite habitats creation of a minimum of a 0.6ha area of land will be required for grassland and scrub creation; in order to achieve over 10% net gain for biodiversity.
117. Given the site location and potential challenges of achieving an offsite solution an alternative is to pay a tariff to compensate for the loss of habitat units, which based on Defra's figures would be a contribution of a between £37,530 to £62,550.
118. The developer's preference is to pay a tariff to compensate for the loss of biodiversity.
119. Our consultant Ecologist has been consulted and considers the proposals acceptable, providing an offsite solution is found to compensate for the loss of habitat.
120. The details of this payment and any triggers will be finalised as part of the Section 106 Agreement.

## **Highway Safety**

121. The Highways Department have no objections to the development, subject to conditions. The proposed development having acceptable levels of off street parking would not result in an excessive increase of car movements from a safe and suitable site access and as such it is considered that the proposed development would not have a significant impact on the surrounding highway network.
122. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Section 9 of the NPPF (2021) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

## **Noise Matters**

123. The site is directly adjacent to the consented Stone Masons Yard to the north.
124. In relation to the consented Stone Mason's yard to the north of the subject site, Condition 3 of Planning Permission ref: 2014/0822/FUL requires that the rating noise level from the premises should not, at 3 adopted locations, exceed agreed levels.
125. Compliance with the requirements of Condition 3 of Planning Permission ref: 2014/0822/FUL would mean that the Stone Mason's limiting noise levels will not be exceeded at the subject site boundary.
126. A Noise Impact Assessment has been submitted with the application. The ambient noise levels at the subject site were predominantly due to road traffic on High Street and (in localised areas) occasional vehicle movements along Ketco Avenue. Noise associated with the adjacent Stone Mason's yard is already constrained by existing residential dwellings and predicted noise levels from the yard are relatively low.
127. A 2-metre-high close boarded timber fence is to be erected along the eastern boundary of the subject site. The fences will be built in double-thickness solid timber construction. The barrier will have no gaps or holes and will be fully sealed at the ground (i.e. include a gravel board).
128. A scheme of sound insulation has been developed to protect residential amenity from the ambient noise climate. As a consequence, the ambient noise climate is not considered to represent a constraint to the proposed residential development.
129. Noise mitigation measures are detailed within Section 5 -Sound Attenuation Scheme Proposals. Environmental Protection have been consulted and comment that the acoustic modelling and contour maps have shown the site should meet the noise criteria and as such do not object to the development.
130. A condition has been attached which states that before occupation of the first dwelling the noise mitigation measures shall be fully carried out and shall remain as such in perpetuity.

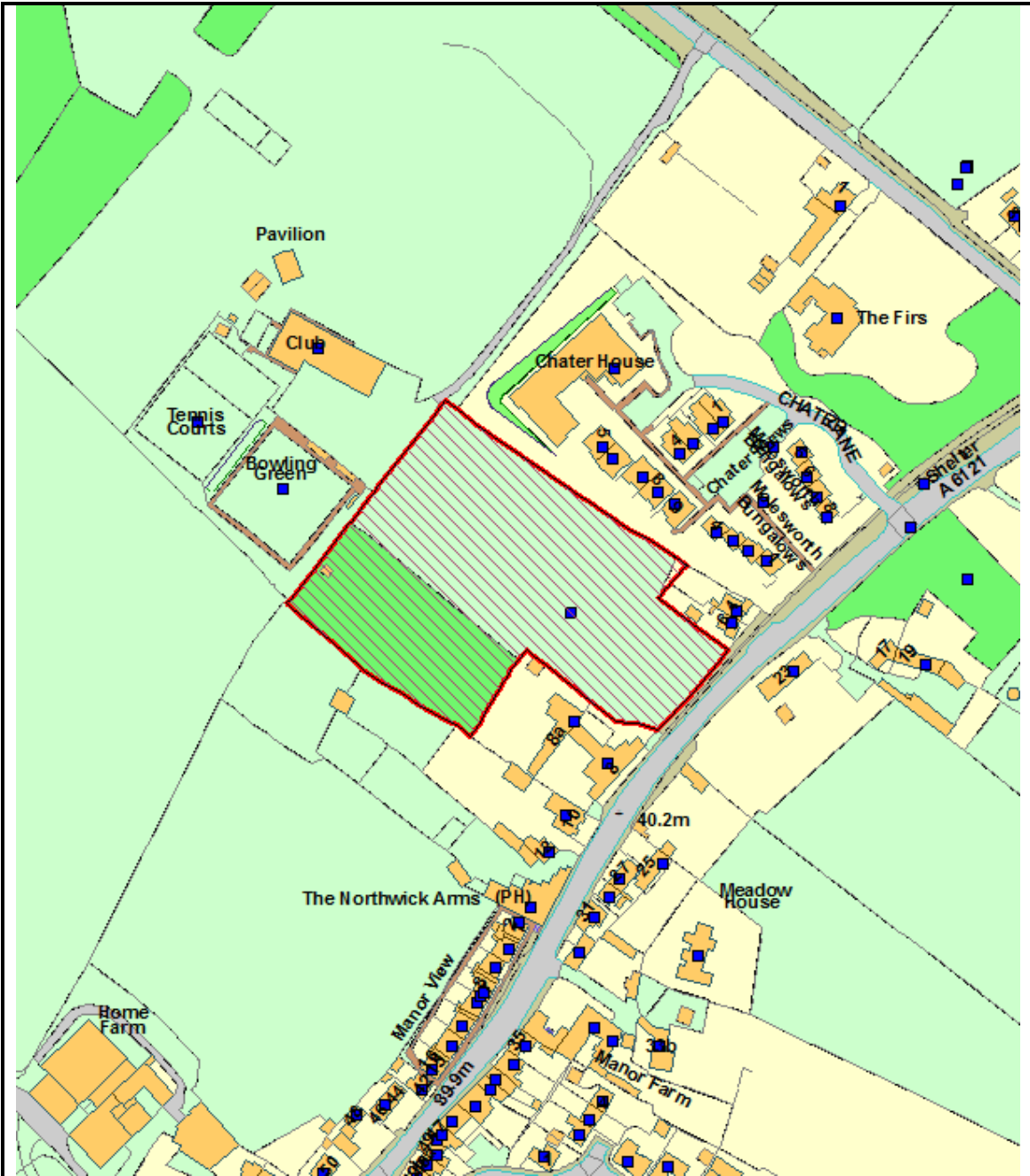
## **Conclusion**

131. The proposal will see development of an allocated site within the development plan to meet the identified housing needs of Rutland County Council.
132. The proposal will see the development of an unkempt site that in its current form is a detractor from the entrance to Ketton and from the surrounding conservation area.

133. The provision of 21 affordable homes (aggregated from both application sites) to meet the significant and immediate need for affordable homes within Rutland.
134. The proposal is to build the site out at 38 dwellings to the hectare and whilst this is above the aspiration of Policy CS10 (30 dwellings per hectare) it is considered that there is sufficient space between the dwellings to ensure that it won't result in overdevelopment of the site.
135. Whilst the density is above that envisaged by Policy CS10, the provision of 50 dwellings will make a considerable contribution to the Councils shortfall of housing supply and will not appear out of character with the surrounding area or impact on residential amenity.
136. The proposed development will result in a significant net biodiversity loss of habitats. And as such a tariff to compensate for the loss of habitat units will be secured through a S106.
137. This is a suitable site for residential development, providing affordable housing on previously developed land. The design and layout is of good quality. It meets the 3 elements of sustainability, social economic and environmental. The proposed development does not have a detrimental impact on residential amenity, heritage assets or highway safety.
138. Whilst there would be a less than substantial harm to designated heritage assets, on balance, the harmful elements of the proposal are justified and outweighed by public benefit through the provision of dwellings on a redundant site within a sustainable location in accordance with paragraphs 194 and 196 of the National Planning Policy Framework (NPPF 2021).
139. The Local Authority consider that this proposal is sustainable development in accordance with the NPPF and that it is unlikely to have an adverse impact on the surrounding environment or character of the area that would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the NPPF as a whole.
140. There are no technical issues that cannot be overcome so the development can be approved. It is recommended that the application be approved subject to the completion of the legal agreement.

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Ordnance Survey [100018056]



**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2020/1263/MAF</b>	<b>ITEM 2</b>	
Proposal:	<b>Erection of 21 residential dwellings alongside associated access, parking and landscaping</b>		
Address:	<b>Land Adj To Chater House. High Street. Ketton. Rutland</b>		
Applicant:	<b>Michael Walker Balfour Beatty Homes</b>	Parish	<b>Ketton</b>
Agent:	<b>Optimis Consulting</b>	Ward	<b>Ketton</b>
Reason for presenting to Committee:	<b>At the request of the Head Of Development Control</b>		
Date of Committee:	<b>2<sup>nd</sup> November 2021</b>		

## EXECUTIVE SUMMARY

This is a suitable site for residential development, in a sustainable location being within the planned limits of development for Ketton. The design and layout is of good quality. It meets the 3 elements of sustainability, social economic and environmental. The proposed development does not have a detrimental impact on residential amenity, heritage assets or highway safety.

## RECOMMENDATION

**APPROVAL subject to signing of a Section 106 Agreement and subject to the following conditions:**

- 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.
- The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans,

455-SK-01 Rev E Planning Site Layout  
455-SK-02 Rev E House Type Plan  
455-SK-03 Rev E Storey Height Plan  
455-SK-04 Rev E Materials Plan  
455-SK-05 Rev C Boundary and Bin Plan  
455-SK-06 Rev A Indicative Road Materials Plan  
KT.PH411.1.3/3 Rev A Bamburgh  
KT.PH411.1.2/3 Bamburgh  
KT.PH507.2/3 Rev A Buckingham  
KT.PH507.3/3 Buckingham  
KT.PH507.4/3 Buckingham  
KT.PH507.5/3 Buckingham  
KT.PH506.1/3 Chatsworth  
KT.PH504.2/3 Rev A Osterley  
KT.PH504.3/3 Osterley  
KT.PH418.2/3 Wentworth  
KT.PH418.2/3 Wentworth

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

- 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 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. No development above damp course level shall be carried out until precise details of the utility boxes for the dwellings, including the locations, manufacturer and types and colours of the external facing materials to be used have been submitted to and agreed, in writing, by the Local Planning Authority. Such utility boxes as may be agreed shall be those used in the development.

Reason: To ensure that the utility boxes are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

5. No development above damp course level shall take place until there has been submitted to and approved, in writing, by the Local Planning Authority a scheme of hard and soft landscaping works for the site, including boundary treatments, which shall include any proposed changes in ground levels and also accurately identify spread, girth and species of all existing trees, shrubs and hedgerows on the site and indicate any to be retained, together with measures for their protection which shall comply with the recommendations set out in the British Standards Institute publication "BS 5837: 2012 Trees in Relation to Construction."

REASON: To ensure that the landscaping is designed in a manner appropriate to the locality and to enhance the appearance of the development

6. No development above damp course level shall be carried out until precise details of the boundary treatments as indicated on Drawing Number: 455-SK-05 Rev C Boundary and Bin Plan have been submitted to and approved in writing by the local authority. The boundary treatments shall be erected as approved and shall remain as such in perpetuity.

Reason: To ensure that the boundary treatments are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.

7. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species.

REASON: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for public open spaces, all hard and soft landscape areas and walls and fencing other than small, privately owned, domestic gardens, shall be submitted to and approved, in writing, by the local planning authority prior to the first occupation of the development. The landscape management plan shall be carried out as approved in accordance with the details and timescales in the plan.

Reason - To ensure the proper management and maintenance of the approved landscaping in the interests of amenity and the character and appearance of the area.

9. A tree protection plan and arboricultural method statement shall be submitted to and

approved in writing by the local authority prior to commencement of construction. This needs to include a construction exclusion zone preferably 15x the stem diameter of the beech tree as this is a sensitive rooting tree, and 12x the diameter of the lime trees (in accordance to the minimum distance set by the BS5837:2012.

Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.

10. No development shall take place until the existing trees on the site, agreed with the Local Planning Authority for inclusion in the scheme of landscaping / shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.  
Reason - The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
11. No development shall commence until details of existing and proposed levels of the site, finished floor levels and identifying all areas of cut or fill, have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed in accordance with the agreed scheme.  
Reason - To ensure that appropriate details are approved by the Local Planning Authority in the interests of the appearance of the development and so that works are undertaken and completed in reasonable time.
12. Before occupation of any dwelling hereby approved final details of any play equipment, benches, lighting, street furniture and any other related paraphernalia to be sited on the public open spaces shall be submitted to and approved in writing by the local authority. The details shall include a timeframe for implementation and the development shall be carried out in accordance with that timeframe.  
Reason: In the interests of the delivery of a quality form of development and visual amenity.
13. A scheme of works for the relocation of the speed Indicator device shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in full prior to construction.  
Reason: In the interest of highway safety
14. A scheme of off-site highway works shall be submitted to and approved by the Local Planning Authority, and thereafter implemented in full prior to first occupation.  
Reason: In the interest of highway safety
15. Prior to commencement of works details of special measures to protect any existing trees within 30m of the works area must be submitted to and approved in writing by the Local Planning Authority. The special measures shall be in place for the duration of the works.  
Reason: In the interests of highway safety and protection of existing trees
16. Any new trees located within 5m of the public highway must be planted with root-protection, details of which must be approved in writing by the Local Planning Authority.  
Reason: In the interests of highway safety.

17. All vehicular and pedestrian accesses will be designed to prevent the discharge of surface water from the development onto the public highway.  
Reason: To prevent hazards caused by water flowing onto the highway and to avoid the formation of ice on the highway in the interest of highway safety.
18. The proposed principal junction with the existing public highway shall be constructed up to and including at least road base level and be available for use prior to the commencement of any development including the delivery of materials.  
Reason: To ensure that the junction is available for use at the outset in the interests of highway safety
19. No dwelling shall be occupied until the access road linking that dwelling to the public highway has been completed to a minimum of base course level and footways/cycleways shall be completed to surface course level. In the event any of the dwellings will be occupied prior to the access road serving that property being fully surfaced then a timetable and phasing plan for completing the roads shall be submitted to and approved in writing by the Local Planning Authority. The access road shall thereafter be completed in accordance with the approved timetable and phasing plan.  
Reason: In the interests of highway safety.
20. Prior to first occupation of any dwelling, vehicle to vehicle, vehicle to pedestrian and forward visibility splays shall be provided in accordance with the details shown on the approved layout plans and kept free of any obstructions over 600mm in height above ground level.  
  
Reason: In the interest of highway safety.
21. The developer must contact the Local Highway Authority to agree the extent of a pre-condition highway survey and carry out a joint inspection of the condition of the public highway before site traffic commences. The results of the inspection will be provided by way of a photographic survey by the developer to the Local Highway Authority. A similar inspection will take place on completion of the development.  
Reason: In the interests of highway safety
22. Car parking including garages and turning shall be provided in accordance with the approved layout plans prior to the first occupation of the dwellings to which it relates. It shall thereafter be retained and not used for any other purpose other than the parking and turning of vehicles.  
Reason: In order to ensure that sufficient car parking and turning remains available on site.
23. No development shall take place, including any demolition work, until a Construction Management Plan has been submitted and approved in writing by the Local Planning Authority, which will include the following:-
- a) A scheme for monitoring, reporting and control of construction noise and vibration including hours of working and scope for remedial action.
  - b) A scheme for the control of dust and scope for remedial action in the event that dust is identified as an issue or any complaints are received.
  - c) A scheme of chassis and wheel cleaning for all construction vehicles to include the details of location and specification of a fully working jetted drive-thru bath type wheel wash system together with hard surfacing laid between the apparatus and public highway in either concrete or tarmac, to be maintained free of mud, slurry and any other form of contamination during the period of construction with all exiting vehicles passing through. A contingency plan including, if necessary, the temporary cessation of all construction operations and movements to be implemented and any affected public highway thoroughly cleaned immediately with mechanical sweepers in the

event that the approved vehicle cleaning scheme fails to be effective for any reason.

- d) Haul routes to the site and hours of delivery
- e) Measures to ensure that vehicles can access the site immediately upon arrival to ensure there is no park, waiting, loading/unloading or queuing on the public highway.
- f) Details of site compounds, storage area and contractor/visitor parking/turning.
- g) Details of the site enclosure or part thereof and gated site security.
- h) Confirmation of any tree protection measures.
- i) Confirmation that any demolition will be carried out in accordance with the ecological assessment.
- j) Details of site notice with contact details and a scheme for dealing with complaints.
- k) Details of any temporary lighting which must not directly light the public highway.
- l) Phasing plans where necessary.
- m) A scheme for recycling/disposing of waste resulting from the demolition and construction works.
- n) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate.

The development shall thereafter be carried out in accordance with the approved Construction Management Plan.

Reason: In the interests of residential amenity and highway safety.

24. Prior to the first use of any external lighting / floodlighting within the development site, the light source shall be so positioned and shielded, in perpetuity, to ensure that users of the highway are not affected by dazzle and/or glare.

Reason: To ensure that users of the highway are not subjected to glare and dazzle from lighting within the development in the interest of highway safety

25. No demolition/development shall take place/commence until a staged programme of archaeological work, commencing with an initial phase of trial trenching and including photographic survey as necessary has been undertaken. Each stage will be completed in accordance with a written scheme of investigation (WSI), which has been [submitted to and] approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To ensure satisfactory archaeological investigation, recording, dissemination and archiving

26. The development hereby approved shall be carried out in accordance with the recommendations contained within the Discussion Section 5 of the Bat Survey Report (ADAS, September 2019).

Reason: In the interests of the protection of wildlife and their habitat.

27. The two groups of two Schwegler 2F Universal bat boxes (four bat boxes) and one bat brick per building as detailed within the Discussion Section 5 of the Bat Survey Report (ADAS, September 2019) shall be erected following construction of the buildings along the north west and south west boundaries of the site and shall remain in-situ

thereafter.

Reason: In the interests of the protection of wildlife and their habitat.

28. There shall be no external lighting on the site, any external lighting required, either temporary lighting during building work, or permanent lighting post development, must be in line with the BCT lighting guidelines (Bats and Lighting in the UK (Bat Conservation Trust, 2018) (<https://www.theilp.org.uk/documents/guidance-note-8-bats-and-artificial-lighting/> ). Full details of any proposed external lightning shall be submitted to and approved in writing by the Local Planning Authority prior to the installation of any external lighting. To reduce the impact of lighting on bats, lighting should consist of LED light sources fitted with downward deflectors (i.e. hoods, cowls, shields, louvres) at a low level, and, ideally, be on PIR sensors. No up-lighting should be used.  
Reason: To ensure that any protected species which are legally protected under the Wildlife and Countryside Act 1981 are not compromised by the work hereby approved.
29. The development hereby approved shall be carried out in accordance with the recommendations contained within Section 5. Assessment of Impacts and Mitigation section of the Reptile Survey Report (ADAS, June 2020).  
Reason: In the interests of the protection of wildlife and their habitat.
30. No development shall take place (including any ground works, site clearance) until a Biodiversity Net Gain and Monitoring Management Plan for the development at land off High Street, Ketton known as Chater Field, has been submitted to and approved in writing by the local planning authority. The content of the method statement shall include the:
- a) purpose and objectives for the proposed works including both onsite and offsite mitigation and compensation works;
  - b) detailed design(s) and/or working method(s) necessary to achieve stated objectives (including, where relevant, type and source of materials to be used);
  - c) extent and location of proposed works shown on appropriate scale maps and plans clearly showing the onsite and offsite management for each site;
  - d) timetable for implementation (a work schedule);
  - e) persons responsible for implementing and funding the works;
  - f) aftercare and long-term maintenance for a period of 30 years;
  - g) A report to be submitted every third year to the local planning authority to demonstrate the management of the site and how management is meeting the objectives or where appropriate changes in management has been advised.
- Reason: To secure a development with a Biodiversity Net Gain.
31. Before commencement of any works relating to the development hereby approved final details of the directional signage for pedestrian access to the Ketton Sports field through the site shall be submitted to and approved in writing by the local authority. The agreed signage shall be installed before occupation of the first dwelling.  
Reason: To provide suitable pedestrian access to a local recreational facility.
32. Before commencement of any works relating to the development hereby approved final details of the lighting, to include design, location specification and timescale's for erection, for the pedestrian access to the Ketton Sports field shall be submitted to and approved in writing by the local authority. The agreed lighting shall be installed within the agreed timescale's and shall remain in situ in perpetuity.  
Reason: To provide suitable pedestrian access to a local recreational facility.
33. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A, B, C, and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be erected or

carried out except with prior planning permission.

Reason: The local authority wishes to control further development of the site.

34. Notwithstanding the provisions of Article 3, Schedule 2 Part 1 Classes A, B and E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no provision of buildings, enclosures, swimming or other pool shall be erected except with prior planning permission.

Reason: The local authority wishes to control further development of the site.

## Site & Surroundings

1. The site, approximately 1.213ha, is situated in the north eastern area of Ketton, located to the north west of High Street.
2. The site largely comprises an open field and part Orchard.
3. In terms of topography, the site level increases from its south eastern boundary to the North West.
4. The northern, eastern, and western boundaries of the site abut existing residential development, including a care home to the north. High Street runs adjacent to the south eastern boundary, beyond which is further residential development. Ketton Sports and Community Centre sits adjacent to the north western boundary.
5. A Grade II listed building, known as Orchard House, is situated immediately south of the site. The Ketton Conservation Area covers the entire site.

## Proposal

6. The proposal is for the erection of 21 residential dwellings alongside associated access, parking and landscaping.
7. The 21 units to comprise 5 x 4 bedroom properties and 16 x 5 bedrooms ranging from 2 - 2.5 storeys in height. 6 affordable units are to be provided by way of on site affordable housing contribution within the development at The Crescent (Ref: 2020/1262/MAF). The sites are located off High Street, Ketton, within very close proximity of one another (225m at their closest point). To this end the delivery of new housing stock to meet the needs of Ketton can be considered cumulatively.
8. External materials of the proposed houses will include Slate grey flat roof tiles for the roofs and a mix of Multi buff brick, Multi red brick and Natural stone for the outer walls.
9. A new access road off High Street will be created from the south eastern boundary of the site. This road will run to the northern corner and then turn towards the south western boundary providing an L shaped cul-de-sac. It concludes at a turning head in the south western area. A footpath will follow the road on one side providing pedestrian access throughout the site.
10. The trees either side of the access are to be retained.
11. The existing pedestrian footpath that runs along the eastern boundary of the site linking High Street to Ketton Sports and Community Centre is not to be retained in its current form.



12. The access has been re-routed with paving through the site to ensure that pedestrians can easily flow through the site and a path of the same dimensions to the current arrangement is to be provided to the northern corner of the site, between plots 16 and 17 to access/egress the site.
13. New street trees are to be planted in appropriate sized tree pits and managed in perpetuity through the Residents Management Company.
14. The proposed development will provide 42 no. parking spaces primarily to be provided on driveways to the side and front of houses.

## **Relevant Planning History**

No previous planning history.

## **Planning Guidance and Policy**

### **National Planning Policy Framework (2021)**

Chapter 2 – Achieving Sustainable Development – Presumption in favour of sustainable development  
 Chapter 5 – Delivering a Sufficient Supply of Homes  
 Chapter 8 – Promoting healthy and safe communities  
 Chapter 9 – Promoting sustainable transport  
 Chapter 11 – Making effective use of land  
 Chapter 12 – Achieving well designed places  
 Chapter 14 – Meeting the challenge of climate change, flooding etc.  
 Chapter 15 – Conserving the Natural Environment  
 Chapter 16 – Conserving and enhancing the historic environment

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

CS01 – Sustainable development principles  
 CS02 – The spatial strategy  
 CS03 - The Settlement Hierarchy  
 CS04 - The Location of Development  
 CS08 - Developer Contributions  
 CS10 - Housing Density & Mix  
 CS11 - Affordable Housing  
 CS18 – Sustainable transport and accessibility  
 CS19 - Promoting Good Design  
 CS21 – The Natural Environment  
 CS22 - The Historic and Cultural Environment

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

SP1- Presumption in favour of sustainable development  
 SP2 – Sites for residential development  
 SP5 - Built Development in the Towns and Villages  
 SP6 - Housing in the Countryside  
 SP9 - Affordable Housing  
 SP15 - Design and Amenity  
 SP19 – Biodiversity and geodiversity conservation  
 SP20 – The historic environment  
 SP22 – Provision of New Open Space  
 SP23 - Landscape Character in the Countryside

## **Other Policies**

### Planning Obligations SPD - 2016

The Council's current adopted strategic policy on developer contributions is set out in Policy CS8 and the supporting text of the Core Strategy Development Plan Document. The Council has also adopted the Community Infrastructure Levy (CIL) that places a levy on new developments in Rutland towards meeting the costs of infrastructure. There is also scope for the provision of S106 Agreements, entered into by developers under S106 of the Town and Country Planning Act (1990) to make their developments acceptable. These are now mainly related to affordable housing and exceptional cases where site specific physical infrastructure, community facilities or services are essential to make the development proposed acceptable. The current adopted policies regarding affordable housing is set out in Policy CS11 of the Core Strategy and Policy SP9 of the Site Allocations and Policies DPD. These are supplemented by the Planning Obligations Supplementary Planning Document – 2016.

B1.9 The Council published an Assessment of the Viability of the Affordable Housing Target as a supporting paper to the consultation on this SPD. This showed, in the context of the proposed level of CIL of £100/m<sup>2</sup>, that a minimum level of 30% Affordable Housing for sites liable to pay CIL was appropriate. This is with the exception of rural exception sites under Policy CS11 and Policy SP9 where the relevant proportions stated in those policies would be required. The recommendations of this viability assessment are endorsed by this SPD at the time of its adoption and until any relevant future revision of the SPD or change to the Local Plan. Therefore, for new permissions following adoption of CIL, the minimum Affordable Housing requirement of Policy CS11 should be normally interpreted as 30%, subject to viability.

### **Neighbourhood Plan**

Ketton and Tinwell had a neighbourhood area designated in September 2018, with a view to creating a neighbourhood plan, though a draft plan has not been published at the time of writing this report. Therefore carries no weight in the determination of this application.

## **Consultations**

15. Highway Department: No objection subject to conditions
16. Lead Flood Authority: No objections subject to conditions
17. Conservation Officer: No objection
18. Rutland Tree Officer: No objections subject to conditions.
19. Rutland Design Officer: No objection
20. Ecology: No objection subject to condition
21. Archaeology: No objections

### **Parish Consultation**

22. KPC Planning Committee Comments on updated proposed development at Chater Field, High Street 2020/1263/MAF August 2021
23. Whilst the committee have accepted that this site is included in the Rutland County

Council Local Plan as an allocated site, suitable for development, the proposals as they stand are still not acceptable for the following reasons:

24. **Lack of affordable and smaller houses.**

All the houses are 4 or 5 bedrooms, which does not meet the requirements of the Local Plan for mixed housing, or the needs of the local community as demonstrated by the results of the Ketton and Tinwell Joint Neighbourhood Plan Survey <https://ket2tin.wixsite.com/kettinnp> taken in March 2020, 30% response rate. 59% of the respondents were in favour of giving priority to developments that included homes below the market cost (affordable, starter and social). 61% of the respondents, rising to 88% of those with an opinion, favoured developments with 2 and 3 bedroom houses. 64% of respondents, rising to 89% of those with an opinion said that houses with 1 to 3 bedrooms were most needed.

Although the inclusion of the Chater Field affordable housing allocation at the Crescent site provides affordable housing within Ketton, it does generate problems of housing density and lack of spatial mix of house types at the Crescent.

The original justification quoted for the lack of affordable housing on Chater Field was that the gradient of the site would result in an estate road that could not be adopted and that affordable house providers may not be prepared to pay the management fees. We requested a site section NW to SE in order to visualise this gradient - none has been provided. We note that the estate road for the Crescent will also not be adopted and will incur management fees, even though 42% of the homes on this site are planned as affordable.

25. **Building style and materials**

The uniform, 'pattern book' style of the proposed buildings do not constitute the appearance of a lane in Ketton with variation in height, orientation, and length of front garden. For instance, what have house styles in Osterley in Hounslow West London to do with house styles in Ketton?

The proposed designs have steep roof pitches, lack of traditional local architectural features such as stone lintels, ashlar stonework, coursed rubble stonework, and lack of variation in roofing materials (in an area famed for its Collyweston slate roofs). Although we were pleased to note that red brick will now not be used, and some additional stone walling has been added, there is still a heavy dependence on brick with only token areas of limestone which do little to convey the appearance a lane in the Ketton Conservation Area.

The Ketton and Tinwell Joint Neighbourhood Plan Survey results showed that 72% of respondents agreed strongly that in new housing the style and materials should match those in surrounding houses, and 73% of respondents strongly agreed that new houses near or in the Conservation Area should incorporate local and traditional building materials.

26. **The re-routing of the permissive footpath from the High Street to KSCC.**

We note some minor improvements with respect to an additional pavement and widening of the footway between 16 and 17, but would still prefer the path to remain in its original position. The current permissive path has peaks of high footfall - weekends, all day from early to late, and during KSCC car boot sales. The re-routed access may therefore result in a nuisance to future residents in terms of noise, also from visitors to the sports complex parking cars in the estate and using the path between 16 and 17 as short cut (and to avoid parking charges for the car boot sales).

If house 16 was relocated to the corner of the site, the path to KSCC could be moved to between 15 and 16, making a safer road crossing for pedestrians and a more direct access to KSCC.

27. **Trees**

We accept that the destruction of the established traditional orchard is inevitable, and a replacement orchard at Long Paddock, beyond Home Farm (in the same ownership as

Chater Field and the Crescent) is the best option. However, it will be many years before this replacement orchard achieves Biodiversity Net Gain in mitigation for habitat loss at both sites. It is essential that the proposed replacement orchard becomes a community asset in perpetuity and that its establishment and management is fully funded by the developer.

We note that apple trees are proposed as street trees for the Chater Field development. It has been recommended to us by an expert orchardist that crab apples make the best street trees - suitable varieties would be Red Sentinel, John Downie, Golden Hornet and Harry Baker producing a variety of blossom and fruit colours.

The trees that are to be retained on the site will need root protection. We can find no plans for this for Chater Field (although they form part of the Crescent application), and would recommend that suitable root protection is a condition of planning consent.

**28. Lighting**

In view of the findings of the bat survey for this site and the presence of suitable bat foraging areas to the NE, NW and SW of the site, we suggest that the installation of 'Bat Friendly Lighting' is a condition of planning consent. <https://www.signify.com/en-gb/our-company/news/press-releases/2018/20180605-going-bats-dutch-town-is-first-in-world-to-install-bat-friendly-led-street-lights>

**29. Fruit Store**

There is no indication in the plans as to the fate of the small stone building, originally the fruit store associated with the orchard, situated on the NW boundary in plot 13 (?).

We assume that it will be demolished, but suggest that the materials be used to construct a stone bench, or other suitable structure, on the proposed mitigation orchard.

**30. Surface water drainage issues**

We assume that Anglian Water, and RCC as the LLFA, will comment on the adequacy and suitability of the plans for dealing with surface and foul water on the site. If surface water generated by the site is not dealt with adequately it could result in properties on the opposite side of the road, which have dropped kerbs and are on plots that slope down to the river, suffering from flooding.

**Ketton and Tinwell Joint Neighbourhood Plan Steering Group (JNPSG).**

31. The Ketton and Tinwell Joint Neighbourhood Plan Steering Group (JNPSG) wishes to submit an objection to this application.
32. We note the revised proposals submitted for this site, and our comments here are to be taken in conjunction with our earlier submission in January 2021, noted on the RCC site as at 7th February 2021.
33. We note that the housing mix remains as before in the proposal, namely five dwellings of 4 bedrooms and sixteen of 5 bedrooms. This is not in accordance with the requirements of RCC's assessment of Housing need generally and a preference for 1 to 3 bedroom dwellings. (Policy H6, and SHMA 2014 and reviewed 2019). Nor, as already noted in our earlier letter, does it comply with the wishes of the Village.
34. Our response of the JNPSG on 25th August 2021 to the latest proposals in respect of the proposed development at The Crescent, Ketton, ref 2020/1262/MAF clearly shows that the two developments are heavily skewed towards 4+ bedrooms. So even with aggregation the two proposals do not remotely comply with RCC policy on Housing Mix.
35. Moreover we fail to see how the "offsetting" concept with The Crescent can be accepted, as the averaging that results has been used to justify two developments neither of which satisfy Council policies, whatever commercial advantage they deliver to the Developer. We would question that if the "offsetting" concept is accepted, what criteria will in future

be applied, to say offsets proposed in different areas of a village, or even different villages, by one Developer? What would be the consequences for housing policy generally throughout the County of such an approach being adopted?

36. We note with interest that the applicant is now proposing offsite mitigation for the loss of the Old Orchard at the top corner of the site.
37. Whilst on one hand this is to be preferred rather than simply the destruction of an ecologically valuable site, we wish to point out that on 7th July 2021, a document was issued by Natural England, DEFRA and other bodies, entitled "Biodiversity metric 3.0", a method to calculate the impact of development on biodiversity, and thus fulfil the requirement under NPPF for net gain. This being clearly best practice determined after extensive research and study by all relevant parties.
38. This document is clear about its support for a "Mitigation Hierarchy" (see User Guide section 1.15, pages 7 & 8), being -
  - Avoid - where possible, habitat damage should be avoided,
  - Minimise - where possible, habitat damage and loss should be minimised,
  - Remediate - where possible, any damaged or lost habitat should be restored,
  - Compensate - "as a last resort" damaged or lost habitat should be compensated for [my emphasis].
39. Yet here at this site, the preferential course of action, namely "Avoid", is clearly quite feasible and practical. The area of the Old Orchard is distinct and can easily be removed from the area of construction, as it might not, for example, had it been situated between the main road and the rest of the site. It would be quite feasible for the developer to provide an access route for maintenance between two of the houses that would be built adjacent to the Orchard, to a width determined by those suitably qualified.
40. In short, this is an ideal candidate for the "Avoid" preference, whilst still leaving the majority of the site for housing.

We therefore repeat the objection raised in our earlier letter, that the existing Orchard should be retained and adequate access for maintenance be provided by the Developer in designing and constructing the balance of the site.
41. In general we support the very detailed comments made by Ketton Parish Council on these proposals. The exception to this is that we do not accept the destruction of the Old Orchard as inevitable, nor indeed necessary or in accordance with planning policy, (as set out in 3) above.

In the unfortunate event that the plan for this destruction is approved by RCC, we would urge adoption of additional safeguards on the replacement as requested by KPC as a minimum

### **Stamford Community Orchard Group**

*'We still firmly believe that the Chater Field orchard should never have been made an allocated site by Rutland County Council planners. As a traditional orchard it is a priority habitat in terms of the national Biodiversity Action Plan, and so should never have been allocated for housing development. It is now being considered for inclusion in the Leic and Rutland Biodiversity Action Plan.*

*As it is an allocated site, the proposal for a replacement orchard in Long Paddock is the best compensation. However it is essential that this orchard becomes a community asset with full public access and managed as such in perpetuity with legally binding clauses and that its establishment and management is fully funded by the developer over the next 30 years.'*

## Neighbour Representations

42. Objections have been received from objectors in relation to the amended scheme mainly revolving around impact on residential amenity, impact on the setting of listed buildings, drainage and highway safety.

The issues raised are as follows:

- What are the boundaries to residences bordering the site to be constructed from
- footpath removal to through the site will bring people including children into contact with more vehicle movements
- There appears to be no tree or hedge root protection for existing properties or any mention of the large sycamore on the northern boundary of no4.
- They state that the Orchard is of little amenity value , I could not disagree more when people are planting more orchards within the village partially because of proposals such as this
- There are no 3 story buildings anywhere near the site which at over 32 feet high will obviously be out of keeping
- The Planning Design and Access Statement makes inaccurate statements about neighbouring properties.
- The orchard is categorised as a traditional orchard. As such it is a Biodiversity Action Plan Priority Habitat
- A full ecological survey of the orchard should be carried out
- Fruit trees could be retained and located in gardens
- Ancient and veteran trees have a high bar for removal within the NPPF guidelines. Paragraph 175
- There will be significant harm to the biodiversity of the traditional orchard if the proposed development goes ahead.
- The proposed housing should reflect both Character Areas in its style, design, density and height.
- There should be no 2.5 storey houses, reducing the impact on the amenity of neighbouring properties
- The height of the 2.5 storey houses is inappropriate for the visual character of the High Street and Firs Character Areas described in the Conservation Area Appraisal
- One of the 2.5 storey houses is approximately 7.5 m. from the SW boundary of the site and would significantly overlook the Brewery House property.
- The house in the most north-westerly part of the site is approximately 2.5 m. from the border of the Brewery house property
- All the older fruit trees around the perimeter of the orchard (apart from its NE border) should be retained, including the fruit trees on the SW perimeter
- The felling of the older fruit trees would also destroy the roosting sites of up to four species of bat, as legally protected species, that have been identified in the Bat survey.
- There is no demonstration of "how the development will contribute towards delivering net biodiversity gain. The development still fails to reach a net biodiversity gain of 10% which is a failure to meet planning policy.
- There is no indication of how or where wildlife refuge will be installed, such as bat, bird and swift boxes.
- The application does not include a survey of the characteristic species of a BAP Priority Habitat traditional orchard.
- The proportion of affordable housing should comply with the Local Plan policy, without any exceptional circumstance

- The Local Plan Review 2016-36 Consultation Draft Plan, July 2017 states that the site should have 6 affordable homes and 14 market-priced homes.
- The application does not give a justifiable reason for the "exceptional circumstance" when a payment could be made in lieu of providing affordable housing
- The road only slopes about 5 degrees so it is hard to understand why this would create more costs for road and water drainage maintenance.
- The application has no mix of housing and proposes 19 5-bedroom houses and 2 4-bedroom houses
- It does not follow that the need for lower density housing in the Conservation Area "lends itself to the provision of larger family properties."
- The application does not include a landscaping plan, other than some trees marked on the Materials Plan
- The potential to deliver street trees through the provision of green strips rather than on the edge of front gardens should be explored
- The footpath to the NE border should not be diverted and should become a permanent right of way
- If the footpath remained on the NE border it could provide this ecological corridor.
- There is no continuous footpath at the northern end marked on the Materials Plan
- The footpath is currently permissive but should be converted to a permanent right of way to secure its future.
- The private access road should not have limestone masonry walls as visual entrances to the road, giving the strong visual impression of an exclusive rather than inclusive housing development.
- There is no lane or street in Ketton that is entirely made up of detached houses.
- The density should be reduced to allow for more landscaping and the retention of the existing permissive footpath
- The application proposes limited architectural features
- The masonry is not defined as either dressed or ashlar. There is no mock Collyweston roofing. There are only two houses with chimneys. 19 houses are without chimneys.
- The application proposes very limited natural stone masonry with the majority as red and yellow brick
- All the houses will have mostly multi red brick (10 houses) or multi buff brick (11 houses) masonry. Only 8 of the houses will have natural stone, and 7 of these will only have natural stone on one outward facing wall.
- The existing footpath from the High street to KSSC is no longer shown, this is most unsatisfactory
- The plans show a new access at the top of the development, between two houses, would this be PUBLIC or PRIVATE
- This is in a Conservation Area and I would like to see this established footpath retained
- Will cause a large volume of water draining into the main road
- Ketton Sports Association, their car parks and Cricket Pitches behind the development are also on a very significant slope compared to us, would exacerbate the water flow downhill
- The A6121 Road has a very adverse camber, and we have already suffered twice this year from torrential flooding from the road, down our driveway
- This potential flooding is especially pertinent with this large development with what will be a very significant area of hard ground, being unable to disperse the run off naturally
- It does not align to encouraging wildlife / planting trees/ community projects.
- . Impact of additional traffic on road that already sees vehicles travelling over the speed limit

- If each house has 1 car additional 21 cars on this site. Parked cars in the village already causing visibility issues.
- Lack of facilities to accommodate additional houses noting approval is being sought/ been provided (?) for housing at the Crescent
- Impact on the footpath and surrounding housing is a concern. The footpath is used by all ages and the school for sport days.
- Housing is not proposed to be in keeping with the local area - tower over the bungalows near-by.
- No apparent affordable housing being proposed. Do Rutland require additional housing considering other developments being proposed/ approved?
- No benefits to the locals or infrastructure being proposed.
- Fails to meet - CS10 Housing density and mix, H5 & H6 Meeting all housing needs, H7 Accessibility Standards.
- The proposed scheme is made up entirely of homes with 4 bedrooms or more. This is in complete contradiction to the requirements of the housing mix policies, meaning that the site fails to provide homes for a range of residents all with varying needs and incomes.
- There is no indication of which homes have been designed as specialist housing to provide a range of accessible homes.
- Their reasoning that they can only build large houses because of the high ongoing cost of maintenance of the site due to site levels is not justified through site levels, or site sections
- The topography map provided as part of the Arboriculturalist report clearly demonstrates that adoptable road standards can be met within the site for a significant proportion of the houses so the developer should provide evidence for their claims
- The application does not provide for affordable housing on the site and intends to provide a commuted sum instead. The reasons provided for this are not backed up through any evidence
- There are more suitable sites for development in Ketton that can provide the required housing in Ketton
- The applicant provides no substantial design evidence as to how and why it complies with the Ketton conservation area appraisal
- Scheme does not reflect the mix of properties which is the key to the nature of Ketton history
- large detached houses are a part of The Firs character area, they are also accompanied by large gardens and set back from the road with extensive mature planting surrounding them which this development fails to do
- The roof pitches do not reflect the houses in Ketton and have been done with the aim of squeezing more accommodation in the houses rather than to suit the village
- The use of brick, both clay and buff is incongruous with the rest of the village where it is used sparingly.
- All the architectural detailing to make this a good pastiche has been omitted to reduce costs.
- Their own heritage statement was made without looking at any proposed elevations or designs so is not a full heritage impact assessment.
- It is clear that the development is not in keeping with the rest of the village
- No set landscaping plan explains how they will overcome loss of biodiversity from the removal of these trees and the loss of the Orchard which is an UK Biodiversity Action Plan Priority Habitat
- The felling of a category B tree at the entrance of the site is only acceptable subject to replacement tree planting within the site, details of which, are not provided
- There is no details about how these homes either assist in mitigating further climate



change or adapt to the increased temperatures currently existing in Rutland

- The school currently has 196 pupils on role and has a maximum capacity of 210. It is clear that with the additional housing proposed in the village then the ability of the school to effectively and safely meet the demands of our community in its current location and size is at risk.
- The school is currently in a central position on a busy road with very limited access and we have deep and long-standing concerns about both parking and the safety of our children as they arrive and depart our school.
- As this development includes no affordable/social housing does the inclusion of this type of housing on the Crescent development meet the allocation for the combined number of properties across both sites?
- The Transport Statement does not reflect the likely car/van journeys for the size of the development
- . The TRICS list of relevant sites all relate to more urban locations where a wide range of retail, hospitality and entertainment are available within a walkable distance of 1.5km. This is not the case with Ketton
- As this development is for 21 properties verses the 15 at Home farm a more realistic number of journeys will be in excess of 150 per day.
- Traffic flow also needs to be considered in parallel with the other developments on the High Street (2020/1262/MAF [TC] 2020/1254/MAF [HF]).
- As the development also include pedestrian access to the Ketton Sports and Community centre (KSCC) facilities, additional traffic and parking issues are likely on the developments roads when there are major events.
- The parking provision for the majority of properties on the development are less than those stipulated in the RCC local plan standards
- There will therefore be a large amount of 'on road' parking around the development which could restrict access for large vehicles and the emergency services.
- There are 4 houses planned along our boundary, between 8.324m and 9.825m in height, and between 5m to 12m from our boundary. Mature trees, T3 T4 T5 and T6 are to be removed from the site along this boundary, leaving few trees to provide any privacy for a long stretch of our garden.
- The 2 tallest houses, Buckingham and Osterley, will look directly into our garden as all the mature trees along that boundary are due to be removed
- 50m of our boundary with the site is our limestone wall. We request that before any works within 5m of the wall, steps are taken to ensure the safety and stability of the wall.
- The loss of 23 out of 47 trees will have a big impact on the street scene and on the context of the Firs Character Area of the Conservation Area.
- Trees to be retained on the site need specific tree protection measures to be in place during site clearance and construction
- The orchard is a prime foraging area for bats
- No landscaping and tree planting plan has been submitted.
- The reptile survey report found both grass snakes and common lizards. The report suggested mitigation for loss of their habitat by hedgerow planting and unmown grass corridors; no plans for this have been submitted
- If the footpath along the NE boundary was to be retained along its length, with its associated hedging, extra hedging and rough grass it would serve as a wildlife corridor
- There is no affordable housing planned; Policy H9 requires 30% of site capacity as affordable housing
- Very few of the houses have a ground floor room that could be used as a bedroom i.e. they are not 'lifetime homes', contrary to Policy H6.
- All the houses are 4 or 5 bedrooms, which does not meet the requirements of Policy

H6 for a 'range of house types, sizes and tenures to meet the.....needs....as identified in the SHMA or other up-to-date evidence.'

- This lack of house type mix is also incongruous with the Conservation Area, especially the High Street Character area, in which the Grade 11 listed Orchard House, and many of the houses in close proximity to the site, are situated
- The proposed plans describe the development as having the characteristics of a lane; nowhere within the conservation area is there a lane that is entirely made up of detached, large scale estate homes
- A mix of house sizes and a combination of detached/semi-detached/terraced houses would provide a mix of housing to suit local needs, and would also create a street scene that was more in keeping with the local conservation area.
- The proposed building materials, building heights (some 2 ½ storeys) and generic house designs are unsympathetic to the Firs Character Area of the Conservation Area, in which it sits, and to the High Street Character Area of the Conservation Area, immediately adjacent.
- There are very few redbrick buildings in Ketton. Limestone buildings are preferable (Pied Bull Close and Holmes Drive)
- The 2 ½ storey houses on plots 2, 5, 13 and 15 will dominate the view across the site from the High Street, and from the public foot path on the other side of the R Chater valley
- The current footpath to Ketton Sports and Community Centre (KSCC) along the NE boundary of the site should be retained as it is
- It would also contribute to maintaining a more rural and vegetation rich aspect to the site
- Shared use of the estate road could lead to friction between the future residents of the development and users of the route to KSCC
- Maintaining a vegetated boundary between the path and houses in the development will reduce disturbance and annoyance to the new residents
- There is also the chance that visitors who access KSCC by car (which can involve 100s of cars on car boot sale days which occur 3 times a year), will try to park in the new development rather than driving further along the High Street and up Pit Lane
- There is only a short length of dedicated foot way, and this will present safety issues, especially given the large numbers of children who currently walk or cycle along the footpath to access clubs and training at KSCC.
- The existing facilities and amenities in Ketton are limited.
- Contrary to Policy EN4, there is no mention of electric vehicle charging points, or passive wiring for later connection.
- Ground source heat pump installation, and the position of air source heat pump units, would need to be factored into layout, house design and construction. Policy EN4.1
- Also, contrary to Policy SC3, there is no mention of how FTTP is to be achieved.
- The trees that line the road, that are proposed to be felled by the scheme, are key to the visual appearance of the street so it clear that development of this site will see the loss of a key green space in the village

#### Comments in Favour

- Schooling- A lot of comments were made about the schools ability cope with the increasing numbers with the additional three sites. As a governor of the school (i cannot speak on behalf of the school) my own observations from meetings are that the school is actually forecasting a drop in pupil numbers due to lower birth rates. Their admissions policy after teacher's children and siblings then go as the crow flies distance from school which favours children from the village. Even with the barracks

development they do not see an issue for quite a number of years.

- Affordable housing- I totally support the strategy of combining both sites when calculating the ratio of affordable housing, with all then being built on one site, providing that the correct number are built. This will provide for better quality estates, we already have to contend with a railway, a cement works (who are excellent neighbours but ...) and a lot of backyard developments
- Finishes- I would like to see more use of stone on this development in keeping with the heart of the village.

## **Planning Assessment**

43. The main issues are the principle of development, design and impact on the character and appearance of the conservation area, impact on the setting of adjacent listed buildings, residential amenity, highway safety, Ecology, impact on trees, drainage and the delivery of affordable housing.

## **Policy Context and the Principle of Development**

44. The starting point for determination is the development plan and whether there are any material considerations that would justify setting aside the development plan policies.
45. The whole of the application lies within the Ketton Planned Limits of Development as defined on the SAP (2014) policies map. Policy SP5 supports sustainable development within the PLD subject to criteria. The site is allocated for housing development in Policy SP2 in SAP (2014)- H5 (1.22 ha providing 34 dwellings). The principle of development of this site for residential development is therefore in accordance with adopted policy. It should also be noted that the whole application site was allocated (H1.11 - 1.23ha for 20 dwellings) for residential development in the withdrawn Rutland Local Plan. However as the Plan has now been withdrawn it carries no weight.
46. These are the main policy considerations for this particular planning application, other policies will apply.

### Core Strategy (July 2011)

#### CS10 - Housing and density mix

Proposal is not in line with either the policy SP2 (SAP, 2014) or H1 of the withdrawn Local Plan. Density has been informed by the design principles used to deliver larger dwellings which maintain the character of the conservation and show that the proposed capacity is appropriate.

#### CS11- Affordable housing

It is proposed that there will be a commuted sum paid in lieu of onsite delivery. Please also see the development principles for this site (attached) which provides an indicative capacity of 6 affordable homes and 14 market homes.

#### CS19 - Promoting good design

#### CS22 - The historic and cultural environment

The entirety of the site is located in the conservation area of Ketton.

### Site Allocations & Policies DPD (October 2014)

#### SP9 - Affordable homes

Please see housing strategy & enabling officer comments in email dated 20/11/20.

#### SP15 – Design & Amenity

#### SP20 – The Historic Environment

Conservation officer will need to be consulted to give comments as the entirety of the site is located in the conservation area of Ketton.

47. The proposed density is lower than the indicative capacity used to determine site capacity in the adopted local plan, therefore detailed consideration should be given to whether the design and layout proposed is appropriate and acceptable in this location, particularly as it lies in a conservation area.
48. Following the withdrawal of the Rutland Local Plan, the Policy comments below remain relevant however, the fact the Council cannot demonstrate a 5 year supply of housing, Site Allocations & Policies DPD, Policy SP1 – Presumption in Favour of Sustainable Development needs to be taken into account. The policy states the Council will take a positive approach when considering development proposals that reflect the NPPF presumption in favour of sustainable development in line with Paragraph 11 d) of the NPPF. This includes applications involving the provision of housing, where the local planning authority cannot demonstrate a five year supply of deliverable housing sites. Where relevant policies are out of date then the Council will grant permission unless material considerations indicate otherwise, taking into account whether this proposal will lead to any adverse impacts, which would significantly and demonstrably outweigh the benefits of the scheme in the context of the presumption in favour of sustainable development.
49. Given the current shortfall in the required five-year housing supply, consideration needs to be given whether the adverse impacts of developing the site significantly outweighs its benefits. As such the development will need to be in compliance with the National Planning Policy Framework.
50. In terms of location of the site, the NPPF advises that when planning for development i.e. through the Local Plan process, the focus should be on existing service centres and on land within or adjoining existing settlements. The National Planning Practice Guidance (NPPG) states that all settlements can play a role in delivering sustainable development and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence.
51. The Council has produced a background paper 'Sustainability of Settlements Assessment Update' (November 2019) (HOU9 in the Examination library). In the 2019 update, Ketton is still classed as a 'Local Service Centre'. These villages have a range of key service and facilities and accessibility. Therefore, it is considered the site is in a sustainable location and meets the NPPF's core approach to sustainable development.
52. Overall, the Council will need to be satisfied that this proposal is sustainable development in accordance with the NPPF and that it is unlikely to have an adverse impact on the surrounding environment or character of the area that would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the NPPF as a whole.

#### **Housing Mix**

53. Policy CS 10- Housing Density and Mix (Core Strategy) seeks to achieve housing density of 30 dwellings per hectare in villages and that new housing development of 10 or more are expected to deliver a range of house types, sizes and tenures, to meet the

general and specialist needs for housing as identified in the Strategic Housing Assessment (SHMA).

54. The Crescent and Charter Field are allocated for residential development in the adopted Rutland Local Plan. The principle of residential development on both sites is accepted therefore. Planning seeks to support sustainable patterns of development and in so doing requires that planning decisions promote the effective use of land in meeting the need for homes (NPPF paragraph 119). Proposals for the site must be considered against this backdrop.
55. The applicant is seeking to bring forward both sites simultaneously. Delivery is to be co-ordinated, by way of S106, in terms of both affordable housing and contributions to net bio-diversity gain. The sites are located off High Street, Ketton, within very close proximity of one another (225m at their closest point). To this end the delivery of new housing stock to meet the needs of Ketton can be considered cumulatively.
56. A breakdown of the housing mix proposed across the two sites is set out below:

Bedrooms	No	%	SHMA 2019
2	16	22%	25-30%
3	21	30%	45-50%
4+	34	48%	20-25%

Market			
Bedrooms	No	%	SHMA 2019
2	4	8%	25-30%
3	12	24%	45-50%
4+	34	68%	20-25%

Affordable Home Ownership			
Bedrooms	No	%	SHMA 2019
2	1	17%	35-40%
3	5	83%	35-40%
4+	N/A	N/A	5-10%
Social/Affordable Rented			
2	11	74%	25-30%
3	4	27%	20-25%
4+	N/A	N/A	5-10%

57. The number of affordable units to come forward as part of these developments amounts to 30% of the total units.

The Strategic Housing Market Assessment (SHMA)

58. Messrs J.G.Consulting, report dated July 2019, updated the 2017 Strategic Housing Market Assessment (SHMA). Their recommendation for assessing developments in Rutland, set out on page 5 of their Introduction (figure 4, section 24) is as follows;

	Market	Affordable owned	Affordable rented
1 bedroom	0 – 5%	15 – 20%	40 – 45%

2 bedroom	25 – 30%	35 – 40%	25 – 30%
3 bedroom	45 – 50%	35 – 40%	20 – 25%
4+ bedroom	20 – 25%	5 – 10%	5 – 10%

Current position of housing delivery by bedroom number in Rutland

59. The figures below have been compiled following an analysis of the Valuation Office Agency data and the size of dwellings developed for the 5 years 2016-21. This shows a relatively low level of 3 bed delivery compared with the SHMA and an over-supply of 4 bed+.

<u>Growth for the 5 years 2016-21 by bedroom</u>		
1 bedroom	7.14%	60
2 bedroom	25.00%	210
3 bedroom	32.14%	270
4 bedroom	28.57%	240
5 bedroom	5.95%	50
6+ bedroom	1.19%	10
<b>TOTAL</b>	<b>100.00%</b>	<b>840</b>

**The Planning Balance**

60. Given the current shortfall in the required five-year housing supply, consideration needs to be given whether the adverse impacts of developing the site with the housing mix proposed significantly outweighs its benefits.
61. The comparisons between the requirements of the SHMA and the proposed housing mix across the two sites can be made.
62. Whilst there is a divergence in the exact split of housing i.e. a greater proportion of the 2 bed units are provided as social rented properties, overall the two sites combined provide a range of housing types reflecting the aspirations of the SHMA.
63. On the Chater Field site due to the fact that the development is only proposing 4 and 5 bedroom properties this would not comply with the requirements of CS10 in terms of the mix of properties being provided.
64. This current proposal for 21 dwellings is slightly below the density envisaged by Policy CS10. Notwithstanding this the provision of 21 dwellings will make a considerable contribution to the Councils shortfall of housing supply and the proposed density would not appear out of character with surrounding developments.

**Design**

65. The dwellings are of a design and form which complements the range of larger properties that are in proximity the site and are to be constructed from a pallet of materials and include details which will further assimilate them with the prevailing character of the village.
66. Key buildings which are visible from the High Street are to have facing natural limestone finishes to assimilate the development with the prevailing character of Ketton and its Conservation Area. House types also include the use of appropriate detailing such as

chimneys to further integrate the development with surrounding properties.

67. The internal layout comprises a single access road that extends from High Street to the end of the site then in an L- formation feeds further dwellings to the south west. The dwellings either side of an access road facing one another with gardens to the rear allow an inward facing development providing an active frontage as you move through the site.
68. The position of the dwellings and their residential curtilages will also integrate the development with adjacent development by having proposed gardens to existing gardens providing a conforming layout and reducing the impact on neighbouring residential amenity.
69. The design of the layout seeks to retain the trees and hedge along the site frontage and provides a relief of built form from High Street with the siting of a public open space adjacent to the highway edge. Only a single property will be sited in close proximity to the limited site frontage and with the retention of the trees and setting back of built form the character of the street scene will be preserved. The scheme has taken account of the mature trees close to the site boundary, including their root protection areas and within the proposed layout have been used as features to enhance its character and biodiversity value.
70. The site rises from the High Street and elements of the houses will be visible within the roofscape of the area but will not be visually intrusive when viewed against existing built form and the fact that in the immediate locality the site will be mostly screened by the retained mature trees and boundary treatments.
71. Whilst the existing pedestrian footpath that runs along the eastern boundary of the site linking High Street to Ketton Sports and Community Centre will be amalgamated within the new gardens of the proposed properties. The layout provides a route for pedestrian movement through the site enabling access to the Ketton Sports and Community Centre between Plots 16 & 17. This route will be well lit and have considerable surveillance from surrounding properties. A condition is to be attached ensuring final details of the signage to be erected providing directional details of the access route are to be submitted to the local authority for approval.
72. The boundary treatments and other landscaping will be the subject of a more detailed submission under condition should consent be granted. However the site plan now reflects that 0.6m low stone walls will form the front boundary treatment to the plots which are sited in the more focal areas through the main access road. This quality boundary treatment constructed from materials which further assimilate the development with historic character of the area will provide a cohesive visual element which will provide an attractive street scene.
73. The highway design is sensitive to the locality with the low upstands proposed creating the visual appearance of a lane and adding to the historic character of the development.
74. A full landscaping proposal will be submitted for approval under condition should consent be given. It is also envisaged that the proposal will include a rich variety of native species creating a strong element of Biodiversity. All of this will be subject to approval by the Local Authority.
75. Having regard to ongoing maintenance the internal roads within this site are not to be adopted. The highways and drainage proposals for the scheme are accepted in that context. The site is to be maintained by Residents Management Companies safeguarding the maintenance and general upkeep of landscaping, drainage, highways and play area throughout.

76. The local authority has a Design Officer who has been formally consulted to assess all the important design considerations. The Officer considers that this proposal constitutes sustainable development which will not harm the character and setting of the Ketton Conservation Area. The development is considered sensitive to the setting of the designated and non-designated heritage assets within the site and the surrounding area.
77. By virtue of the design, scale and materials to be used, the proposal would be in keeping with the area, street scene and surrounding context in accordance with Section 12 and Section 16 of the NPPF (2021), 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).

### **Affordable Housing**

78. The affordable housing requirement which a development of this size commands is proposed to be migrated to the associated site at The Crescent which is under the same ownership as this site and is also under consideration for the provision of 50 dwellings under application 2020/1262/MAF.
79. The applicant contends that this has been led by the individual character they are seeking to create on both sites. The character of Chater Field lends itself to larger properties given the context of the abutting residential stone properties Brewery House and Orchard House.
80. The applicant has provided the following justification for this approach:

*'Housing Associations also prefer ease of management of their properties and as such their preference is to cluster homes together in close proximity so they are better able to manage and maintain their shared areas and their clients. Small fiddly verges, dislocated parking areas, parts of drainage systems etc forming private drives and shared courtyards, for example, is more costly when spread over a number of pepper potted parcels, over distances or in multiple phases.*

*Importantly for residents of the scheme and the Housing Association itself, the management fees for the two parcels at Ketton will differ. Chater Field will inevitably be more expensive as the scheme has all its costs of maintenance and management of roads, drainage, verges and green space plus footpath link and the running costs of illuminating the footpath link spread across only 21 plots. It is a steep sloping site and thus repair costs would likely be higher should drains fail, for example, due to depth of excavations for repair and thus the proportion of annual fee going towards the sinking fund will be higher at Chater Field than at The Crescent.*

*The Crescent, on the other hand proposes drainage, roads, open space areas etc to also be managed but the cost of managing and maintaining the development will be spread across 50 properties and not 21. Proportionately the annual service charge will be lower at The Crescent than Chater Field. Also, the site is relatively flat, certainly a lesser gradient than Chater Field. Repair and maintenance should be simpler, excavations shallower thus their cost, should any repairs be required will be lessened by the relative simplicity of the repair making the sinking fund element of the annual fee smaller helping to reduce this cost to residents and the HA at The Crescent.'*

81. The affordable housing provision equates for 6 dwellings which is considered to be policy compliant.

### **Heritage Matters**



82. A Heritage Impact Assessment has been submitted with the application.
83. The report makes the following observations:
- a) There are limited views from the application site looking over Orchard House and its outbuildings, which could be further minimised through additional planting;
  - b) The application site is largely screened from the main road and there would be no impact on the building's opposite;
  - c) Views along High Street would be partially preserved through the retention of existing planting;
  - d) The impact on the setting of all the properties on High Street would be negligible;
84. The Conservation Officer has been consulted particularly to gauge if he considers that the scheme has been designed to preserve and enhance the setting of the conservation area and designated heritage assets and non-designated heritage assets.
85. The Conservation Officer has no objection to the proposed development and agrees with the conclusion of the submitted Heritage Impact Assessment (HIA) that the impact on designated heritage assets will be less than substantial.
86. Whilst there would be a less than substantial harm to designated heritage assets, on balance, the harmful elements of the proposal are justified and outweighed by public benefit through the provision of dwellings on a redundant site within a sustainable location in accordance with paragraphs 194 and 196 of the National Planning Policy Framework (NPPF 2021).
87. In reaching our conclusion and recommendation the local authority have considered the statutory duty of Sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, having special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

### **Neighbouring Amenity**

88. No. 10, High Street has considerably large rear garden with the dwelling sited to the frontage of the elongated curtilage.
89. Plots 9-11 of the proposed scheme are sited parallel to the northern extremities of the garden. The rear face of No. 10, High Street is approximately 47m from the side elevation of the closest Plot 9, with the farthest Plot 11 attached side garage being approximately 82m away.
90. Plots 9-11 have a reasonable level of rear amenity space and whilst upper floor windows will face towards the garden of No. 10, due to the length of garden it is considered the more private areas closest to the house will be protected and sufficient distance away to not impact adversely on the residential amenities of the occupiers.
91. The main private area of No. 10, close to the main dwelling house is not overlooked, even oblique views are not possible over such distances. Three of the proposed dwellings are 2 storey, one is 2.5 storey but has rooflights and not dormer windows to the rear roof elevation in order to again prevent adverse overlooking.
92. Plot 1 of the proposed scheme is the first property you encounter as you enter the site and

has a rear garden that borders the side of No. 8, High Street. The rear elevation of Plot 1 will be approximately 17m from the boundary of No. 8 and will be distanced even further away from any habitable room windows. The habitable room windows of No. 8 are further protected by the orientation of Plot 1 being such that any new upper floor windows will face the side of this neighbouring property.

93. Whilst No. 6, High Street is directly to the north of the proposed access to the new development the layout does not include the siting of a dwelling in the land directly to the side of this neighbour and its curtilage. There is a relief of built form at this point provided with the siting of the public open space running along the full length of the southern side boundary.
94. Plots 12-16 are sited to the north western section of the site but do not share a boundary with residential properties. To the north of the site is the Sports Club and associated land so no residential amenity will be impacted upon by the siting of dwellings in this location.
95. Plots 17-21 have rear gardens that adjoin the residential curtilages of various properties on Charter Mews. The new houses at this point have gardens in the region of 10m long and due to the size of gardens that the properties on Charter Mews enjoy a suitable distance of separation will be maintained. The layout of the Charter Mews properties at this point is such that the distance of separation increases going north westerly from No. 9 to No 5 and are orientated that the new dwellings will not gain direct views into habitable room windows.
96. Any potential for overlooking or loss of amenity space would be negated through the inclusion of the new boundary treatments whose final details will be agreed through an appropriate condition.
97. The information contained within the neighbouring impact document demonstrates that the potential for overlooking has been reduced to an acceptable level with suitable levels of separation.
98. The scheme has been designed and laid out such that there would be no unacceptable levels of impact on the amenities of adjacent residents. There is sufficient distance between all properties within and adjoining the development to avoid loss of privacy or over-dominance/overshadowing.
99. The levels will be controlled through condition that the new dwellings would be relative to existing properties in proximity to the site and any differences in levels over the distances involved are not significant to make them a factor which would be considered an adverse impact on neighbouring residential amenity that could not be overcome.
100. Furthermore, it is not considered that additional vehicles from this development would disturb neighbours to the extent that it weighs against the proposed development.
101. Taking into account the nature of the proposal, small scale, and adequate separation distances, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with Section 12 of the NPPF (2021), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

### **Tree Matters**

102. The tree survey undertaken by ADAS arboricultural consultant Ryan Lloyd in August 2019 identified a total of 47 tree features including 34 individual trees and 13 groups of trees on the site known as Charter Field, High Street, Ketton.

103. Of the 47 trees on site at the time of the survey, one A grade tree, two B grade trees and part of one B grade tree group, eight C grade trees and part of four C grade tree groups will require removal in order to facilitate the development proposals. Seven trees will be removed for reasons of sound arboricultural management.
104. The Arboricultural Planning Statement accompanying this submission concludes that "providing the recommendations contained within this report are followed, the proposed development of the site can be successfully achieved without causing undue harm to those trees identified for retention
105. The proposed layout has been developed to ensure the outlined Construction Exclusion Zones are adhered to and hard surfacing is not proposed within identified Root Protect Areas.
106. The Rutland Tree Officer has been consulted and has no objection stating that the development will require a tree protection plan and arboricultural method statement prior to construction. This information will be secured through an appropriate condition.

### **Drainage**

107. Anglian Water have confirmed that the foul drainage from this development is in the catchment of Ketton Water Recycling Centre that will have available capacity for these flow. Regarding surface water drainage Anglian Water have recommended a condition that no drainage works shall commence until a surface water management strategy has been submitted to and approved in writing by the Local Planning Authority.
108. Regarding the drainage information that has been submitted, the Lead Flood Authority are requesting that should the application be approved then a condition will be required requiring the drainage solution and a maintenance strategy be implemented in accordance with those details.

### **Archaeology**

109. The submitted geophysical survey show that there are areas of potential archaeology within the site which will need further investigating.
110. Our consultant Planning Archaeologist recommends that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary intrusive and non-intrusive investigation and recording.

### **Ecology**

111. The submission includes a Biodiversity Net Gain Assessment report (ADAS May 2021) alongside the BNG Metric. The proposed development will see a loss of a range of habitats that includes a traditional orchard, poor semi-improved grassland, dense scrub and broadleaved woodland.
112. The biodiversity calculations submitted show that the proposed development will result in a significant net biodiversity loss of -7.03 biodiversity units, which represents a -72.83% net loss. This in part represents that the site supports a traditional orchard which is priority habitat, which if lost will require a like for like replacement offsite.
113. As set out in the BNG Report at Section 5 - Offsite Options, the offsite option for the site is the Grassland measuring 1.34ha on land at Home Farm, which excludes a track that runs along the length of the grassland area (This is shaded in yellow on Appendix 4 of the report). 0.40ha of the grassland is proposed to be enhanced as a traditional orchard which

would compensate for the loss of woodland and the traditional orchard onsite. The rest of the grassland would be split between enhancing from poor to moderate 0.54ha of the neutral grassland, this will typically be the areas of grassland that consist of the taller tussock forming species. The rest of the 0.4ha would be enhanced to a more species rich lowland meadow and would consist of sowing/drilling an appropriate wildflower mix into the existing sward followed up by a multiple cut and remove regime over the first two years before reducing to a single hay cut. The whole area would over time be managed as a hay meadow with grassland cut and removed once a year.

114. Recent changes to the NPPF strengthen the policy on retaining and integrating biodiversity enhancements within development sites and encouraging public access to nature. For most developments, an on-site solution to biodiversity net-loss is preferred, and should be integrated into landscape and open-space plans. The standard hierarchy of Avoidance-Mitigation-Compensation should be applied. In this case the existing orchard is not accessible to the public, so although its removal will result in a loss of biodiversity, in the long-term its replacement is likely to result in a better quality orchard, along with the grassland habitat creation, if it is appropriately managed.
115. It is proposed that a long term binding agreement with the landowners to ensure the future success of the offsetting site will be part of the Section 106 agreement and will include the requirement for a binding 30 year requirement, as per emerging legislation.
116. Our consultant Ecologist considers the offsite provision is acceptable subject to a S106 agreement which secures long term management including a 30 year Biodiversity Net Gain and Monitoring Management Plan
117. A biodiversity landscape plan which illustrates how the offsite offsetting will be provided via a Section 106 Agreement. The orchard is to be handed to Stamford Orchard Group, direct liaison has been ongoing with the Chairman of this group to ensure that this community asset is maintained / managed in perpetuity in order to become a wider community benefit.
118. Further conditions are recommended requiring the development be carried out in accordance with the recommendations in the Bat Survey Report (ADAS, September 2019) and ones securing two groups of two bat boxes (four bat boxes) to be installed on the trees along the north east and south east borders of the site, and one bat brick per building to be installed in the buildings along the north west and south west boundaries of the site. A bat friendly lighting scheme is to be provided.
119. A condition is also recommended for the development to be carried out in accordance with the Reptile Survey Report (ADAS, June 2020).

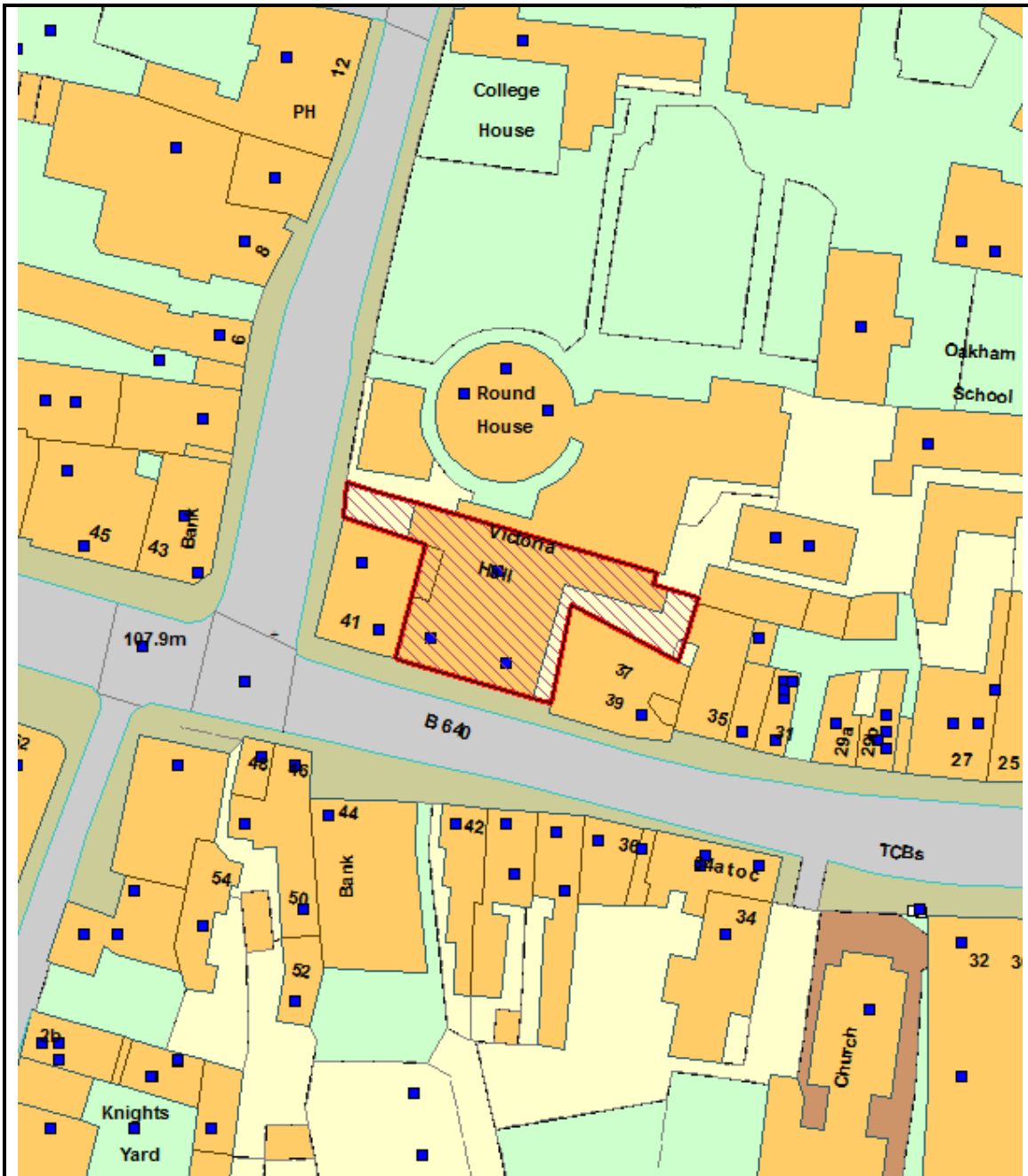
### **Highway Safety**

120. The Highways Department have no objections to the development, subject to conditions. The proposed development having acceptable levels of parking and turning areas would not result in an excessive increase of car movements having a safe and suitable site access and as such it is considered that the proposed development would not have a significant impact on the surrounding highway network.
121. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with Section 9 of the NPPF (2021) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

### **Conclusion**

122. The proposal will see development of an allocated site within the development plan to meet the identified housing needs of Rutland County Council.
123. The proposal will also see the development of an allocated site within the planned limits of development for Ketton.
124. The provision of 6 affordable homes (proposed on the associated Crescent site 2020/1262/MAF) to meet the significant and immediate need for affordable homes within Rutland.
125. Given the current shortfall in the required five-year housing supply, consideration needs to be given whether the adverse impacts of developing the site with the housing mix proposed significantly outweighs its benefits.
126. Chater Field being 4 and 5 bedroom properties only would be below the density envisaged by Policy CS10. Notwithstanding this the provision of 21 dwellings will make a considerable contribution to the Councils shortfall of housing supply and it is considered that the benefits of providing this much needed housing should be given significant weight.
127. The proposed development will result in a significant net biodiversity loss of habitats and it is proposed that a long term binding agreement with the landowners to ensure the future success of the offsetting site will be part of the Section 106 agreement. In this case the existing orchard is not accessible to the public, so although its removal will result in a loss of biodiversity, in the long-term its replacement is likely to result in a better quality orchard.
128. This is a suitable site for residential development, providing affordable housing on previously developed land. The design and layout is of good quality. It meets the 3 elements of sustainability, social economic and environmental. The proposed development does not have a detrimental impact on residential amenity, heritage assets or highway safety.
129. Whilst there would be a less than substantial harm to designated heritage assets, on balance, the harmful elements of the proposal are justified and outweighed by public benefit through the provision of dwellings on a redundant site within a sustainable location in accordance with paragraphs 194 and 196 of the National Planning Policy Framework (NPPF 2021).
130. The Local Authority consider that this proposal is sustainable development in accordance with the NPPF and that it is unlikely to have an adverse impact on the surrounding environment or character of the area that would significantly and demonstrably outweigh the benefits of the application, when assessed against the policies of the NPPF as a whole.
131. There are no technical issues that cannot be overcome so the development can be approved. It is recommended that the application be approved subject to the completion of the legal agreement.

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Ordnance Survey [100018056]



**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2021/0855/FUL</b>	<b>ITEM 3</b>	
Proposal:	<b>The refurbishment and conversion of the Victoria Hall to a 2 Screen digitally equipped cinema with a cafe bar, foyers, multi-use 'lounge' and ancillary facilities.</b>		
Address:	<b>Victoria Hall 39A High Street Oakham Rutland LE15 6AH</b>		
Applicant:	<b>Rutland Kino</b>	Parish	<b>Oakham Town Council</b>
Agent:	<b>Philip Meadowcroft Architects</b>	Ward	<b>Oakham NE Ward</b>
Reason for presenting to Committee:	<b>Locally significant application</b>		
Date of Committee:	<b>2 November 2021</b>		
Determination Date:	<b>3 November 2021</b>		
Agreed Extension of Time Date:	<b>3 November 2021</b>		

## EXECUTIVE SUMMARY

The proposed development of a cinema within the Primary Shopping Frontage of Oakham High Street would be in general accord with the requirements of CS1, CS7, CS17, SP1 and SP12 given that Oakham town centre is considered to be a sustainable location where such leisure facilities are actively encouraged. Whilst concern has been raised about the loss of a public facility the proposal would still maintain a public facility appropriate to the town centre location and the loss of the dance hall and exhibition space is not considered sufficient reason to warrant refusal of the application. The proposed development would preserve the character and appearance of the Conservation Area and the host listed building. The proposed development is therefore considered acceptable and policy compliant.

## RECOMMENDATION

### APPROVAL,

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 in the following listed documents or on the submitted plans listed below:  
  
Heritage statement dated July 2021  
Noise Impact Assessment dated 30.6.2021  
drawing No 2102-122  
drawing No 2102-102 REV B



drawing No 2102-103 REV B  
drawing No 2102-105 REV A  
drawing No 2102-107 REV B  
drawing No 2102-000A  
drawing No 210157-X-SK-C-0003  
drawing No 2102-08  
drawing No 2102-106 REV A  
drawing No 2102-108  
drawing No 2102-112 REV A  
drawing No 2102-113 REV A  
drawing No 2102-114  
drawing No 2102-115 REV A  
drawing No 2102-116  
drawing No 2102-117 REV A  
drawing No 2102-118  
drawing No 2102-119  
drawing No 2102-120  
drawing No 2102-121  
drawing No 2102-130  
drawing No 2102-131  
drawing No SK-001 REV P1  
drawing No SK-002 REV P2  
drawing No 2102-104A  
drawing No  
drawing No  
drawing No

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

3. Before any works hereby approved commence large scale details of the following items shall be submitted to and approved in writing by the Local Planning Authority:

- Large scale details of proposed glazed entrance lobby (including fixings).
- Large scale details of proposed handrails to the step at the front entrance (including fixings).
- Large scale details of proposed film poster display boxes (including fixings).
- Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
- Large scale details of the proposed signage to be installed on the existing canopy (including fixings)
  
- A schedule and annotated plans/drawings to a scale of not less than 1:20 showing the full extent of the works shall be submitted to and approved in writing by the Local Planning Authority and no works shall be undertaken except in accordance with these details.

Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

4. Prior to any works commencing precise details of the location for the careful storage of any doors to be removed as part of the works hereby approved shall be submitted to and agreed in writing by the local planning authority. The doors shall be carefully stored and made available for inspection on request by the Local Planning Authority. The doors shall be stored in perpetuity unless

reinstalled in the Hall or as otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

5. Before the use of the cinema commences the noise mitigation measures set out in the Noise Impact Assessment shall be fully implemented and the noise rating at noise-sensitive-receptors: NSR1 is 41dBLAr and NSR2 is 52 dBLAr (in accordance with section 4.7 External Plant Noise Emissions Limits set out in the submitted Noise Impact Assessment) once installed a verification test shall be undertaken and the results submitted to and approved in writing by the Local Planning Authority to show that the insulation has achieved the acceptable sound level (in accordance with British Standard BS8233:2014 (Guidance on sound insulation and noise reduction for buildings). The insulation shall then be retained in perpetuity.

Reason: To ensure that an acceptable sound level for units above the site is achieved and retained, in the interest of their amenity.

6. The uses hereby approved shall not take place other than between the hours of 07:00 and 23:00 on any day.

Reason: In order to protect the residential amenity of the occupiers of properties in close proximity to the site.

## Site & Surroundings

1. The application site relates to the Victoria Hall which is a Grade II Listed Building located in the centre of Oakham town centre on High Street. The building is two storey hall constructed from ashlar stone.
2. The site is surrounded by commercial, retail, recreation and residential land uses. The closest residential properties include Oakham School boarding flats to the rear of the hall and the residential flats located in the internal courtyard accessed via High Street to the east of the hall.
3. The application site is located within Oakham Conservation Area

## Proposal

4. The application proposes to convert the Victoria Hall into a boutique cinema. It is proposed to install 2 screens with 89 seats in one auditorium and 30 in the other. It is also proposed to have two further spaces which can be used to complement other community activities. The two screens will show the latest films as well as more specialised content including independent, classic and world cinema releases, and live screenings of theatre, music and opera productions. The smaller auditorium can cater to parents/carers and babies; retired persons; kids clubs and will be available for private hire. Both screens will be fully accessible and will be serviced by a lift.
5. Complementing the cinema will be a café seating 40 which will offer locally sourced meals and drinks throughout the day: coffees and pastries, sharing boards, small plates and a range of wines, beers and soft drinks.
6. The applicants have indicated that the proposal is to provide a new space for the community to enjoy films, lectures (working with U3A and Arts Society) or simply

time with friends. Throughout the day, the space can cater to different audiences from parents and babies in the mornings, pensioners at lunch and working families in the evenings. At weekends, kids clubs and films for teenagers can also make up the programme. The versatile lounge space can be reconfigured for different groups such as film or book clubs, knitting groups or simply private hire.

7. The proposed works to the building include the following:

- Limited change to the High Street frontage
- Main entrance doors are retained with a glazed screen with automatic doors installed in the entrance hall
- Black metal hand rails will be installed to both sides of the existing steps
- There is also a step free access from Church Street for wheelchair users
- The existing canopy is retained and adapted
- The existing display boards will be replaced with two double quad film poster display boxes
- There are no proposed changes to the ground and first floor windows
- Internal acoustic upgrading is proposed along with additional secondary glazing
- A number of internal alterations are also proposed including the removal of several doorways. The majority of the alterations are reversible.
- Installation of two new screens within the existing hall

## **Relevant Planning History**

No relevant planning history

## **Planning Guidance and Policy**

### **National Planning Policy Framework (NPPF) 2019**

Chapter 2 - Achieving sustainable development  
Chapter 4 - Decision-making  
Chapter 6 - Building a strong, competitive economy  
Chapter 7 - Ensuring the vitality of town centres  
Chapter 9 - Promoting sustainable transport  
Chapter 12 - Achieving well-designed places  
Chapter 16 - Conserving and enhancing the historic environment

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

SP1 - Presumption in Favour of Sustainable Development  
SP12 - Town Centre Area, Primary and Secondary Shopping Frontages  
SP15 - Design and Amenity  
SP20 - The Historic Environment

### **Core Strategy DPD (2011)**

CS01 - Sustainable Development Principles  
CS02 - The Spatial Strategy  
CS04 - The Location of Development  
CS07 - Delivering Socially Inclusive Communities  
CS13 - Employment & Economic Development  
CS17 - Town Centres & Retailing  
CS18 - Sustainable Transport & Accessibility  
CS19 - Promoting Good Design

**Consultee Comments**

8. **Parish Consultation** the application be refused on the grounds that the town would be losing a significant local facility
9. **Ecology Unit** LRERC Bat Protocol JAN 2021\_draft.pdf
10. **Ecology Unit** The development site is located in the centre of Oakham on a busy road lit by street lighting. There is limited bat foraging habitat in the vicinity of the development site. It is therefore unlikely the building would support roosting bats. In addition it appears from the plans that the roof space and the roofline of the existing building will be unaffected by the works. On this occasion a bat survey is not required, however I recommend the applicant reviews the information provided in the Bat Protocol I have uploaded as a separate document, and the following note to applicant is added to any planning permission granted:
- 'The property may be suitable for roosting bats, which are protected by law from harm. The applicant should ensure that all contractors and individuals working on the property are aware of this possibility, as works must cease if bats are found during the course of the works whilst expert advice from a bat ecologist is obtained. Bats are particularly associated with the roof structure of buildings, including lofts, rafters, beams, gables, eaves, soffits, flashing, ridge-tile, chimneys, the under-tile area, etc. but may also be present in crevices in stone or brickwork and in cavity walls'.
- The site is in a 'Swift Alert Area' where swift have been recorded in the recent past; as a planning condition I recommend installation of 1 group of 3 boxes/bricks in a suitable position. Further guidance on this can be found here [https://www.swift-conservation.org/Leaflet\\_1\\_Swifts\\_Nest-boxes\\_at\\_Your\\_Home-small.pdf](https://www.swift-conservation.org/Leaflet_1_Swifts_Nest-boxes_at_Your_Home-small.pdf) The locations of these should be marked on the plans, details of box specification provided, and photographs submitted after they have been installed to enable the condition to be discharged.
- Please let me know if you require any further information.
- Kind regards  
Donna
- Donna Oxbrough  
Senior Planning Ecologist  
Leicestershire County Council  
County Hall  
Leicester  
LE3 8RA
- 0116 305 0577 / 0116 305 1087  
[donna.oxbrough@leics.gov.uk](mailto:donna.oxbrough@leics.gov.uk)
11. **Highways** Thank you for the additional information, which I have now read through, and can confirm that the LHA are now satisfied that the development will not result in a

severe impact when comparing with the existing use of the site. The LHA therefore withdraw our holding objection and request for further information.

If you are minded to approve the application, please could you append the following informatives:-

Penalty for Depositing on the Highway - Section 148, Sub-Sec C Highways Act 1980

It is an offence to deposit anything including building materials or debris on a highway which may cause interruption to any user of the highway (including footways and verges). In the event that a person is found guilty of this offence, a penalty may be imposed in the form of a fine. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

Removal of Deposits on the Highway - Section 149 Highways Act 1980

If anything is so deposited on a highway as to constitute a nuisance, the Local Highway Authority may by notice require the person who deposited it there to remove it forthwith and if he fails to comply the Local Highway Authority may make a complaint to a Magistrates Court for a Removal and Disposal Order. In the event that the deposit is considered to constitute a danger, the Local Highway Authority may remove the deposit forthwith and recover reasonable expenses from the person who made the deposit. It is the responsibility of the developer and contractor(s) to ensure that no building materials or debris are placed on or remain within the highway during or after the construction period.

12. **Public Protection**

Initial holding objection subject to clarification on noise assessment, however as the information has been provided public protection are now satisfied and have removed their holding objection.

Additional comments:

The two main source of sound that had the potential to have a significant adverse impact to nearby noise sensitive receptors from the proposed development were from the new mechanical plant and noise break-out from the cinema. The first step was to calculate an acceptable sound rating for the new mechanical plant required to operate the cinema, such as air conditioning units and kitchen extract fans. These rating levels would be calculated for the noise sensitive receptors likely to be adversely affected by the sound. There are noise sensitive receptors very close to the development. These were correctly identified as noise-sensitive-receptors (NSR): NSR-1 Oakham School Multi-storey accommodation and NSR-2 a residential flat. In order to assess the potential impact of the development on the noise sensitive receptors, we asked the developer to provide a BS:4142:2014 noise assessment. The assessment measures the current sound levels (such as the current background noise levels) in the area from which suitable noise ratings can be calculated that ensure the amenity of the closest residential properties are not significantly adversely affected. The sound levels recorded reflect the fact the location of the development is on the High Street of Oakham and there are a number of other commercial establishments in the vicinity.

The following noise rating of at noise-sensitive-receptors: NSR1 is 41dB(L)Ar and NSR2 is 52 dB(L)Ar. These should be conditioned and once the work is completed a verification sound test is undertaken to verify that the noise rating levels have not been exceeded. The sometime test should be reported to the Local Planning

Authority for approval, prior to the commencement of the new use, please condition this. There is older existing plant at the Victoria Hall and it is expected the new plant will be quieter than the existing leading to an improvement in the soundscape.

The calculation of impact on the neighbourhood was based on the operating times of the cinema (including plant operate) of between 07:00-23:00 and it being closed between 23:00 to 07:00. We therefore, recommend in order to protect amenity of the area, that these hours of operation are specified in a condition.

The second potential noise issue was the noise break-out from the cinema itself. The cinema proposed sound insulation works contained in the report to prevent noise-break in, including upgrades to the windows this would be sufficient as long as these are undertaken. If the insulation work is undertaken as specified, the calculation show that noise break-out will be below the Day-Time (07:00 – 23:00) background noise and therefore this will have a low impact on nearby properties. I would advise a condition is attached requiring that the upgrades to sound insulation are documented and confirmed in writing for the local planning authority's approval prior to commencement of the new use. On this basis we remove our holding objection to this development.

13. **Conservation Officer**

Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street. It is within the Oakham Conservation Area.

It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. It's name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.

Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events

Whilst I have no objection in principle to the proposal, I am concerned that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. I would have expected such an analysis (including photos) as part of the HIA and, if Consent were to be granted for their removal, details of where they are to be "*carefully stored*".

Subject to the submission of satisfactory further information on the doors it is proposed to remove, I can see no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.

I suggest that conditions relating to the following should be imposed:

- Large scale details of proposed glazed entrance lobby (including fixings).
- Large scale details of proposed handrails to the step at the front entrance (including fixings).
- Large scale details of proposed film poster display boxes (including fixings).
- Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
- Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.

The existing planters on the front of the building do not appear to have Consent and should therefore be removed.

## **Neighbour Comments**

14. The application has been advertised in accordance with the Council's adopted Statement of Community Involvement and 59 letters of support have been received and these are summarised below:

- Positive facility for Oakham Town Centre
- Great new facility for the community
- Would provide a much needed attraction
- Vital if Oakham is going to develop
- Would bring people to the town and support the economy
- Would reduce the distance people have to travel to see films
- The proposal will not have a significant impact on the listed building

In addition 27 letters of objection have been received and can be summarised as below:

- Loss of existing facility
- Loss of dance hall and exhibition area
- Enough coffee shops in the town already
- One of the few remaining multi use facilities in the town
- This building is an important part of the community
- Health and safety grounds as stairs are difficult for older customers
- Impact on heritage asset (Listed Building)

The full neighbour comments are attached at the end of this report.

## **Officer Evaluation**

### Neighbourhood Plan

15. Oakham & Barleythorpe has been designated as a Neighbourhood Plan area and an Independent Examiner has been appointed to examine the plan; it does not carry any material planning weight at this stage.

### Principle of the use

16. Policy CS2 of the Core Strategy seeks to support sustainable development that helps to create safe and healthy communities and meet the needs of the local economy. The policy seeks to encourage new development in the most sustainable locations, primarily in the towns and local service centres. The policy also supports the enhancement of the role of Oakham as the main service centre serving the villages in Rutland for shopping, employment and local services.

17. Policy SP1 also indicates that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

18. Policy CS7 supports development proposals and activities that protect, retain or enhance the provision, quality or accessibility of existing community, education, leisure and cultural facilities that meet the diverse needs of all members of the community.
19. Proposals involving the loss of services and facilities, such as schools, nurseries, village halls, village shops, post offices, public houses, places of worship and health services will not be supported unless an alternative facility to meet local needs is available that is both equally accessible and of benefit to the community or all options for continued use have been fully explored and none remain that would be financially viable.
20. Policy CS7 also states that development should take account of the needs and requirements of all people in the community, including people with disabilities or special needs, elderly people, and young people. Appropriate measures or adaptations should be included where necessary.
21. Policy CS13 supports amongst other things the provision of a greater range of employment opportunities focused on high skilled, knowledge based, leisure and tourism industries in the county.
22. Policy CS17 states that the vitality and viability of the town centres will be maintained and enhanced so they continue to provide a range of retail, leisure and business uses. This will be achieved by amongst other things:
  - a) supporting the following hierarchy of town centres: Oakham: Main Town Centre – serving the whole of Rutland
  - b) focussing main town centre uses in the defined town centres.
  - c) supporting suitable proposals for the development of the ‘evening economy’ and complementary leisure uses
23. Policy SP12 seeks to protect primary shopping frontages and indicates that proposals for non A1 uses in the primary shopping frontages will only be permitted where it is demonstrated that the proposal: a) will not result in an adverse cluster of non-retail A1 uses in the primary shopping frontage; b) will retain a ‘shop-like’ appearance with an active frontage; c) will not harm the predominantly retail character of the primary shopping frontage, and d) will provide a direct service to the public
24. The proposed development would not result in any significant impact on the Primary Shopping Frontage as the building would maintain its appearance and use as a public leisure facility appropriate to a town centre location.
25. The proposed development would be located within the Primary Shopping Frontage of Oakham High Street and would therefore be in general accord with the requirements of CS1, CS7, CS17, SP1 and SP12 given that Oakham town centre is considered to be a sustainable location where such leisure facilities are actively encouraged. Whilst concern has been raised about the loss of a public facility the proposal would still maintain a public facility appropriate to the town centre location and the loss of the dance hall and exhibition space is not considered sufficient reason to warrant refusal of the application.

Impact of the use on the character of the area



26. Policy CS19 sets out the criteria against which the design quality of new developments will be assessed against and states that all new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities.
27. Policy SP15 sets out additional criteria against which new developments designs are assessed.
28. The proposed external alterations are relatively minor and will not have any significant impact on the character and appearance of the street scene or on the host listed building. It is therefore considered that the design of the proposed alterations complies with the requirements of policies CS19 and SP15.

#### Heritage

29. The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
30. The Local Planning Authority is required to ensure that with respect to any buildings or other land in a conservation area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area, through the Planning (Listed Buildings and Conservation Areas) Act 1990 at Section 72.
31. Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF 2021). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
32. Policy CS22 and SP20 seek to ensure that the quality and character of the built and historic environment is conserved and enhanced. All developments, projects and activities are expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.
33. Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street, within the Oakham Conservation Area.
34. It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. It's name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.
35. Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events

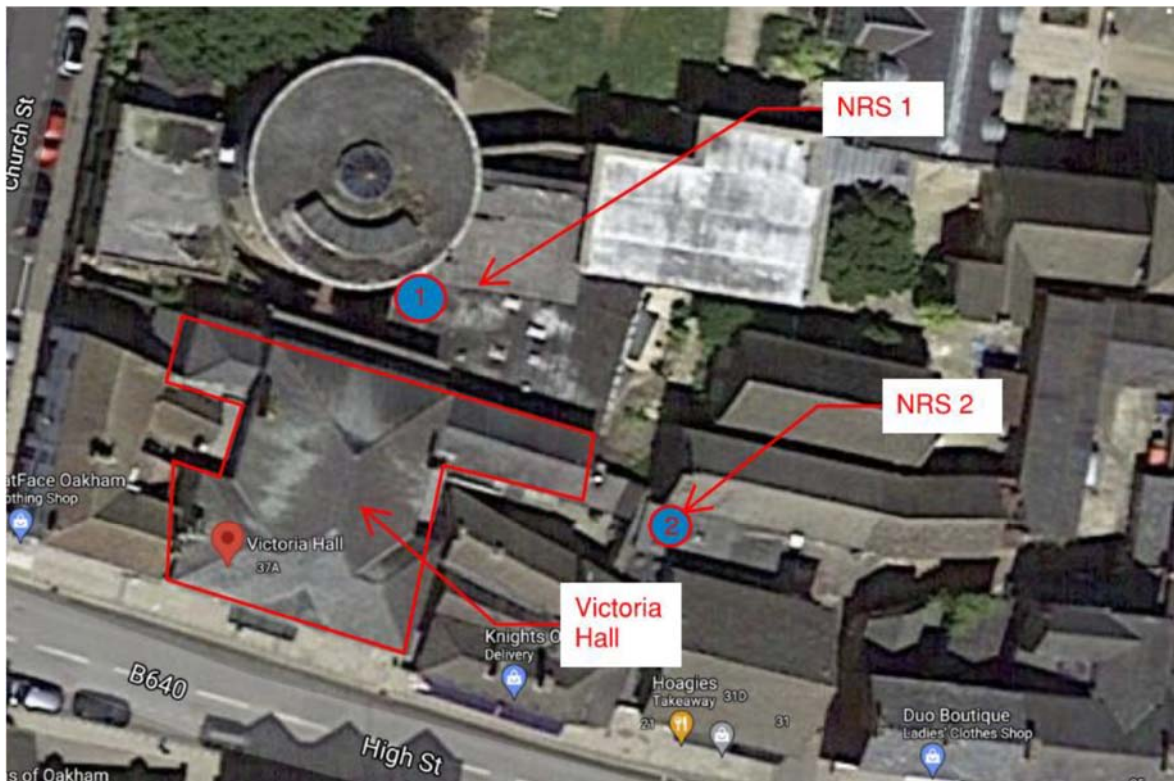
36. The Council's Conservation Officer has advised that whilst he has no objection in principle to the proposal, he has raised concerns that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. It is therefore recommended that if Consent were to be granted for their removal, details of where they are to be "*carefully stored*" will need to be secured via condition.
37. Subject to the submission of satisfactory further information on the doors it is proposed to remove, the Conservation Officer has raised no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.
38. The following conditions will need to be imposed on any consent:
- Large scale details of proposed glazed entrance lobby (including fixings).
  - Large scale details of proposed handrails to the step at the front entrance (including fixings).
  - Large scale details of proposed film poster display boxes (including fixings).
  - Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
  - Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.
39. By virtue of the design, scale and materials to be used, the proposal would be in keeping with the host building, streetscene and surrounding context. The development would not cause harm to historic character and appearance of the host listed building or the conservation area in accordance with Sections 12 and Section 16 of the NPPF (2021), 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).

#### Highway issues

40. Policy CS18 seeks to ensure that developments are suitably accessible and that proposals do not have a detrimental impact on highway safety.
41. The proposal would result in adequate access, parking and turning facilities and would not have an unacceptable adverse impact on highway safety in accordance with the Section 9 of the NPPF (2021).

#### Noise

42. The application is supported by a Noise Impact Assessment which assesses the potential impacts of the development on the nearby noise sensitive properties.
43. The nearest noise sensitive residential receivers are Oakham School boarding flats to the rear of the hall (NSR1) and the residential flats located in the internal courtyard accessed via the High Street (NSR2). These are shown in the Google map image below.



44. The council's Environmental Health Officer has considered the findings of the report and has advised that subject to conditions there will be no significant adverse impact from the proposed development as a result of noise outbreak from the proposed use. It should also be remembered that the building is already used as a public venue and that the existing authorised use could also generate the potential for noise and disturbance. The proposed conditions will ensure that any risk is suitably mitigated and controlled.
45. Taking into account the nature of the proposal, and adequate separation distances and the finding of the Council's Environmental Health Officer, it is considered that there would be no unacceptable adverse impact on the residential amenities of the occupiers of adjacent properties in accordance with the Section 12 of the NPPF (2021), Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

#### Crime and Disorder

46. It is considered that the proposal would not result in any significant crime and disorder implications.

#### Human Rights Implications

47. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
48. It is considered that no relevant Article of that act will be breached.

## Conclusion

49. The proposed development would be located within the Primary Shopping Frontage of Oakham High Street and would therefore be in general accord with the requirements of CS1, CS7, CS17, SP1 and SP12 given that Oakham town centre is considered to be a sustainable location where such leisure facilities are actively encouraged. Whilst concern has been raised about the loss of a public facility the proposal would still maintain a public facility appropriate to the town centre location and the loss of the dance hall and exhibition space is not considered sufficient reason to warrant refusal of the application. The proposed development would preserve the character and appearance of the Conservation Area and the host listed building. The proposed development is therefore considered acceptable and policy compliant.

## 50. Neighbour Representations

Mr Jason Allen      The Discover Rutland Management Committee are in full support of the plans submitted by Rutland Kino and believe it will provide an attractive new offering to the county and boost footfall to the town. It is also believed the facility will provide a much needed year round attraction to Rutland's night time economy and support Oakham's existing businesses.

It is hoped that the plans come to fruition as we believe it would be a great asset for the town and the wider county, supporting the local businesses and appealing to residents and visitors alike.

Mrs Davina Cotton      This would be a fantastic asset for the town

Lady Kelly Bright      Fabulous idea as a mother to a 12 year old daughter this would be the only way I'd allow her to visit a cinema with friends without me there is very little for children to do in Oakham so I'm definitely excited at the news this could be coming.

Mr Stuart Maris      I believe this is of interest to the community, create local jobs and help our carbon footprint.

Mr Philip Henderson      I wish to say I wholeheartedly support this planning application for a cinema in Oakham. As a resident living in the nearby town of Uppingham with a young daughter, I feel the cinema would be a fantastic addition to Oakham and the surrounding area. It would bring a much needed amenity to Rutland and I would certainly use it regularly!

Mrs Julie Hitchcock      This will be a wonderful addition to Oakham and will encourage people to stay local and spend their money locally.

Ms Andrea Headley      From a personal perspective, as an artist I use the Victoria Hall regularly to exhibit my work and have been part of many exhibitions over the years. It would be a great detriment to me if the hall was to go. As a Lindy Hop

dancer I use the hall weekly to enjoy keeping fit and socialising with other dancers. The Victoria Hall is a beautiful building and helps to retain the character and charm of Oakham.

Mr Stephen  
Baines

Enough coffee shops in town already, and cinema in museum underused and underfunded.

Mr David  
Maughan

Projects like this are absolutely vital if Oakham is to transform itself from a sleepy, steadily declining market town. One that is currently dominated by estate agents, hairdressers, charity shops and empty shop premises. It currently has a Saturday market of less than 10 stalls. Nearby Stamford has more than 30 on a Friday.

This facility will bring many more visitors to the town which in turn will support local shops, businesses, restaurants, bars and pubs. It will generate a virtuous circle of growth. And has to be centrally located for this to happen.

There are plenty of underused alternative locations to which existing users of the Victoria Hall can be relocated. There is little logic in the majority of those users being located centrally as now where parking is an issue.

Mr Leslie  
Moverley

The proposed cinema would be a major benefit for the community. It would maximise the use of the Victoria Hall from the very intermittent use it has today.

A cinema would bring people into the town especially at night thereby supporting other businesses in the town

The failure of this application would be a distinct lack of foresight and business acumen by councillors, which would be to the detriment of the town

Mrs Sarah  
Boumphrey

I think this is a great idea. The town, indeed the entire county, is lacking in cultural facilities. It will provide somewhere for all age groups to socialise, bring employment opportunities and hopefully provide a boost to other venues in the town.

Mr Gerry  
Robinson

Victoria Hall is already a major asset to Rutland however it is underused and the current funding model will in the long-term fail to cover the costs of maintaining a building of its age. I understand that this situation was exacerbated by the departure of the Town Council and the loss of their rent payments.

Having a cinema return to the centre of Oakham, with proper seating and showing current releases as well as a programme of films aimed at different sections of the community will draw people right into the heart of Oakham instead of losing that footfall to Melton or Peterborough and revitalise that part of town. The planned concurrent activities / offerings will go a long way towards replacing those that some objectors have claimed will be lost.

Finally, those activities that can't be held in the remodelled building could move a short way up the road to the Voluntary Action Rutland buildings with VARs three function rooms which would be a welcome increase in footfall there too.

I see only positives with this proposal.

- Mr Paul Mills  
I support the conversion of the Victoria Hall to a cinema 100%.  
The town is crying out for such a facility as there is so little entertainment in the town.  
There are plenty of good quality halls and facilities for small groups and associations to use.
- Mrs Christine Fairs  
This application should be approved. Oakham is sadly lacking in so many amenities. Something as simple as this would be so beneficial to the town centre and the residents of this really rather boring town
- Mrs Sally Ann Mullins  
I have read many sides for this application in both amusement and dismay.
- One of the issues regarding the recent planning issues in Rutland was concerns relating to the lack of amenities not only in Oakham but in the County. Indeed if you go to one of the private schools and can afford the benefits and trappings that Rutland has to offer it is a great place to live but many of the public are not able to have this luxury.
- I have read that a community asset will be lost. I am sure that those behind the Cinema will have the foresight to organise exhibitions in the Foyer to coincide with important Film release dates - indeed the artists may find their art gets far more of an audience than it might have had from passers by.
- Meanwhile the arrival of the cinema will help the economy - you only have to look at Stamford - meals out are combined with a trip to a restaurant or pre film drink - or shopping for parents taking a break from the children who are watching a film or partaking in a gaming session.
- Given the location - many families who live in Oakham can walk from their house to the town and the cinema cutting down on the carbon footprint in Rutland - there will be no requirement to drive to other urban areas with a similar facility.
- For these many reasons I urge the Council to approve this community asset.
- Mrs Jayne Williams  
The hall has the best dance floor for size and quality in the county. Local groups of all ages rely on this facility for lessons and social dances and if lost, due to the cinema refurbishment, it will never be replaced.
- There are many other community groups that use the hall for meetings, exhibitions and run their fledgling local businesses from the building. Where will they go if the cinema goes ahead? This will be another community space sacrificed to commercial gain. If the business proposal fails, what then?
- Mrs Lynne Jones  
I strongly support this Kino application.  
The Victoria Hall is looking sorry for itself and requires investment as a central community hub in Oakham. Many meetings of societies and other forums will still be able to meet at the Hall, otherwise there are many other suitable venues in the town with accessible parking... Many school rooms

and halls, Quaker Friends Meeting House, the Rutland Museum, the Rutland County Council building, the library amongst others. What there are not are sufficient vibrant cultural facilities for all age groups in Oakham..a growing town. Oakham desperately needs more to do for all ages and bring more footfall to the town. Kino offers the opportunity to sustain the difficult building which needs investment and income, and create an even more vibrant cultural centre. Please look to do all you can support this proposal.

Karen Mellor

See letter online.

Mr Michael Westrup

I support the Victoria Hall becoming a cinema. Currently to see a film requires a 40 mile round trip to Leicester or Peterborough. We have recently lost the swimming pool in Oakham so the rate payers have no local entertainment venues. Oakham cinema closed down in 1988 and I believe the people of Rutland are being denied this opportunity by people who are adverse to change. Why do people who do not live locally have a say on this matter? I have seen that people from as far away as Leeds have objected, what has it got to do with them?

Miss Andrew Swift

This is a splendid idea for a tired underused building. There are plenty of other venues for Yoga classes etc. Oakham having its own cinema again is a brilliant idea and should be encouraged by the Council.

Ms Cornelia Friedrich

The narrative, that the Victoria Hall NEEDS this due to financial pressures (DESIGN & ACCESS STATEMENT) is strictly not true. The former OTC offices have been rented out again, and currently Victoria Hall is providing work and office space to 5 local (all Oakham residents) businesses - 4 downstairs and one upstairs. The proposed conversion will displace all those businesses.

The Allman Gallery and Foyer are used for exhibitions, craft fayres and sales events, many of them featuring predominantly local makers and artists. The proposed conversion will take away that facility for those Oakham residents.

The Ball Room is used by a number of local people for yoga, dancing, kick boxing, it is also used for weddings, wakes and venue hire for a number of local community groups (Oakham in Bloom, Oakham Late Night Shopping, Oakham Food Festival, Rutland Home Education Group). The proposed conversion will take away affordable venue hire for those Oakham residents and groups.

Opposite the Hall Otters's Fine Foods are running a successful café and deli. The proposed conversation will be in direct competition to this local business run by Oakham residents.

This is the only multi-purpose not-for-profit flexible use space in Oakham. By its own admission RCC has no funds to even fix the swimming pool, let alone support the replication of a similar space like that in a different place in town. By rejecting the proposed conversion RCC is safeguarding

against the loss of this essential community space for the next 25 years at least - if not forever. For this town and its population Rutland Kino is a 'nice to have'; the Victoria Hall in its current use, however, a 'need to have'

Mr Paul Westrup A great idea. Oakham is severely lacking in entertainment facilities. It would be nice to be able to see a film without having to drive to Peterborough/Leicester

Miss Melanie Leithead I consider this proposal would result in a facility that is there for the benefit of all, becoming only available to a few with specific interests and income. I think better and wider use of the facility could be made, but this is not it.

Mrs Katie Wilkins-Moverley This is such a wonderful use of the space. The town desperately needs this kind of service and will be fantastic for the local families. It is such a shame that the largest public building in Oakham is barely used and to have a cinema as the heart of the town would add value to the community and help local business. I support this whole heartedly

Mrs Deborah Alderman

Mrs Paula Brunt Great idea Oakham needs more facilities ¿

Mr Jonathan Glick Having a cinema will be a great asset to Oakham. We have three children who will benefit enormously from this. Currently there is very little for children and teenagers to do in the town in the evening. I believe it upholds the traditions of the town.

Mrs Patricia Munro The Victoria is the only public amenity of any size left in Oakham, run by trustees and used by many groups. To loose this facility would be detrimental to the town now and in the future. Suggest trustees find other ways of raising a bigger income. Oakham and district is not big enough to sustain a cinema, most people happily travel to Melton or Stamford for this form of entertainment.

Ms Simone Apel This building has been an important hall for the community, for community events. Build a commercial cinema somewhere else, NOT in this lovely listed public space. It's not the right building for this use.

Mrs Kim Snell I object to the Kino proposal on the grounds of, firstly lack of car parking space, the town, in the evening it is overflowing with cars parked on yellow lines already how bad could it be with another 40 to 50 cars looking to park.

Secondly this would be the end of 125 years of the this community space available to the the people of Oakham and Rutland to stage their own events. The closure of community activity groups using the hall could well be lost for the future wellbeing of local citizens.



Finally would a cinema not be better located out of town with plenty of parking space in a purpose built unit, surely this would be cheaper than the 2 million pound price tag and far better suited.

Mrs Valerie Pike

Victoria Hall is a multi-function Hall for the residents of Rutland. It is not a single use premises. And do we want another cafe and bar in Oakham? I think not!

Miss Blaize Jones-White

Fantastic idea!!!

Mr Richard Horner

I support this application. It's a very positive move to promote a night-time economy in Oakham, as apart from the pubs and a sparse number of restaurants, it is largely dead at night and doesn't reach its potential as a growing county town.

Ms Hanri Van Wyk

Ms Imelda Dunlop

As an Oakham resident I am extremely supportive of this planning application. I believe that the town would benefit hugely from an investment which will add vibrancy, events and enjoyment to what is in danger of becoming an emptying community high street.

Mr Stuart Taylor

The Cinema will destroy the existing community space. At present we have art, dancing, yoga, pottery, gatherings, social events all happening in the Victoria Hall. This space is home to more than 5 local businesses operating with local people, all of which benefit the local community. Everyone who goes in comes out with a smile and a very positive view on the space. Being used for something different, not a charity shop, estate agent or betting shop, but something different, something that gives life to the high street. Let's not give way to a cinema with a pie in the sky, and unsustainable .business plan, let's stick with what we have have, local, meaningful and useful. We must have something that is great for the community, let's not lose what we have, we build on what we have. I say no to the proposed development.

Miss Emilie Gharbi

Bringing more culture to Oakham through a cinema screen is an absolute necessity! Oakham is a town of history and of arts, of artisan and homemade shops. It would just fit right in and allow people not to drive miles to go to see a movie.

Mr Tim Hart

I am the owner of local businesses Hambleton Hall and Hambleton Bakery. I strongly support the Kino project because  
It will secure the future of a fine building in the centre of Oakham.  
It will bring much needed life and prosperity to the high street which is currently at risk.

Mr Allan Goodwin

I think that the addition of a cinema to Oakham is an absolutely fantastic Idea

Mr Martin Brookes

Has anyone actually read the deed for Victoria to lease this property?  
The exclusive use by this cinema would be a breach of the deed.

I think it would be fair to say for many years the Trustees have not really worked in accordance with what the deed requires of them. The Building is meant to be used by members of the agricultural community. To fund the running costs and maintenance costs the trustees registered with the charity commission and state the funds they hold are for Maintenance of the Victoria Hall in Oakham for use by the public and local organisations for recreation, public functions, weddings and parties. Which is true and the loss of the use of this venue would be a great loss to Oakham. The Trustees don't even follow the requirement for them to appoint more than one councillor from Oakham and Rutland Council as official trustees. So it does not surprise be they think they can ignore the deed and agree to support leasing out the entire building to a business depriving residents of a great venue and also a art gallery would be lost. There is a legal procedure that the trustees could follow to revoke Victoria Halls deed. They cant just ignore it and ignore the main purpose of the hall. I am no planning expert but I assume Rutland County Council Planning will consider the deed when determining this application. It also disappoints me that pre covid the Trustees appear to be happy to keep the doors closed for most of the year. Over the years a lot of money has been awarded by the lottery for various projects because Victoria Hall Trustees claim the hall is for community use. One of my biggest fears is the ceiling upstairs which is very fine will be boxed in again this should not happen I am aware people have visited the town in the past just to see this construction.

Mrs Jackie Vecqueray

I object on health and safety grounds! The stairs are very difficult for older people unsteady on their feet Also for mums and toddlers! I know there's a lift but it 's very slow with limited capacity! This could n't be used in the event of a fire emergency!

Mr Martin Cox

I fully support the proposal for a cinema in Victoria Hall. It will bring much needed footfall and business to the town centre.

Mr Matthew Edge

What a brilliant proposal. Oakham needs facilities like this. The town will die without such changes. Look to the future, not be stuck in the past please Oakham.

Mr Bryan Steele

The Victoria Hall is the only large hall that is available for hire as a public facility.

The loss of this facility will have an adverse impact on the ability of groups to hire space for larger events.

Mr James Darrall

Fully support this idea, can only bring more footfall to the high street and provide a desperately need leisure activity for the whole county.

Mrs Jackie Piper

This is a much needed recreational addition to the high street & would bring more life to Oakham. Families in the area desperately need local entertainment & this seems the perfect fit. Whilst I appreciate there are some local businesses who currently use the site surely there are options of empty shops & premises that with council support these businesses could relocate to which may in fact give another dimension to shops in the High Street. It would be great to see RCC support this application.

Ms  
Maggie  
Robinson

As a newcomer to Oakham I'm finding the town council's view on progress more and more puzzling. The first reason a cinema in the town, particularly one which is going to offer more than one film screen and a cafe/bar, is clearly a great asset is it will discourage people of all ages from getting in their cars whenever they want to see a film and driving to Melton, to Stamford, to Leicester. Stay in our town, eat in our town, drink in our town, use our businesses, do not take our spending power out for another town's benefit. This town will die if the council do not look around them and see how it needs to improve facilities to give the residents who want more than just housing estates what is needed to stop them from moving on. We need a progressive Town Council not one which refuses to move forward.

Mr Paul Stocker

I support this application, not least because:  
- it will broaden the range of cultural offerings in Rutland  
- it will bring life to the middle of a town which otherwise only has pubs and restaurants  
- it sensitively and creatively re-purposes an old building  
- no new green-site buildings or car-parks are needed  
- it's a long time since Rutland had a cinema!

Mr Paul Beech

Let us first of all say that we are NOT against a cinema in Rutland per se. What we do oppose to, is its location - as being suggested by the group behind the proposal to change the use of the Victoria Hall from a community focussed amenity to a profit orientated single use facility that will require the virtual internal demolition of the ground and upper hall's floors. The Trustees are fully aware that the upper dance hall, bar and fully functioning upgraded kitchen is for people to book and use as a multi-function area with the general public in mind, including people from outside the area to book for receptions, meetings, exhibitions, exercise/fitness classes, dance classes, big band concerts and even Christmas Fair's. Not to put too fine a point on it we think the idea is crazy. Why?

If we were so inclined and we had raised £2.4m to open a local cinema I'm sure our investors would be looking for a return on their investment, sooner rather than later, based on local research and a more than favourable business model. Not some whim or fantastical idea that has a lot of hurdles to get over - even before the 'bulldozers' move in.

Here's a suggestion for you to consider:

With that sort of funding, you could construct a purpose-built cinema on the outskirts of town where there is growing investment by businesses, pubs and restaurants with the chance of open land for parking and even a popcorn stand in the entrance.

Costs - There are large buildings being erected right now that are costing nowhere near that sort of money. It wouldn't surprise us if you could build a fully functioning cinema for £1m when you consider how big you would need the build to be. I'm sure that, for that sum, it would be fully functioning, easy to get at, plenty of parking space and other facilities looking to attract people from around the region. Ask around and see what other business developers have set aside to fund their future plans around MacDonald's, Aldi, C&M Tractors and Moore's Estate Agents. We

did just that and honestly, you'd be surprised what you'd find out and could get for your money.

So, let's look again at the Victoria Hall. It's a Grade 11 listed building for a start. What is English Heritage's opinion likely to be? Our conservation officer may well have a big say in what is to be done and it won't be a simple 'Dot & Dab' solution either. This is major reconstruction of a building that has been part of the fabric of the town centre since 1858 and in the past was designed to be a meeting place for the Agricultural Society and even a library at one stage, but it seems they, the trustees, have lost interest and the ability to market the place to its full potential. Why is it not used more? You have to ask the Trustees. They are the people that should be planning, prospecting for custom and creating an environment for The Victoria Hall to be successful. I can't believe that all the trustees are in favour of this venture and certainly, on the single cinema issue, that all county councillors are either.

How are people and in particular children, going to be managed while queuing outside the cinema, most likely transported by parents, or grandparents, on the busiest shopping days into the town with no parking available and probably blocking the pavements while waiting for entry into the theatre and probably vying for space inside with the other exhibitions, and the like, that are being proposed by the investors.

If this cinema doesn't work out then there must be a contingency plan in place to put all the alterations they have made back to where they were before they took over. In particular the sprung dance floor. The tenants must be held responsible for the costs..

One final thing - what will they, the cinema planners, do if/when a major screen group get the idea that it might be a good business model to build a 2/3 screen cinema on the outskirts of Oakham? The idea is already out there.

From.

Carol & Paul Beech

Mrs Fiona  
Calder

This would be great!!! The museum cinema has been well supported demonstrating a desire for film. Will also bring more business to eateries in town helping to revitalise the town. I feel strongly that this is needed.

Mr & Mrs Paul  
Dowse

Fully support the conversion of Victoria Hall for use as a cinema. It's little used for other events and activities.

Mr & Mrs Jan  
And Graham  
Lucraft

We regularly attend this building for dance classes, it's a great space for social events and it would be a great blow to many peoples physical and mental health if it was gone. Surely it would be more cost effective to put a cinema in a newer industrial build than destroying a victorian building that is already used by the community.

Mrs  
Antoinette  
Robertson

I think taking a great local & well supported amenity away from Oakham would be detrimental to the local community. Changing a facility which is currently used by local arts groups, older people for exercise etc & committing to a corporate funded project is not in the best interest for the town or Victoria Hall's long term viability.

Oakham would lose a great & affordable community space. I would also be concerned for the future of the hall, should such a facility not be viable in future years.

Mr Michael  
Robertson

I object to this proposal.  
The Victoria Hall is available for all of the community for a wide variety of uses and is the only space of this size in the town. Converting it to a private business will rob the town of this valuable resource and expose the hall to a risk for its future should the proposed business fail.

Mr & Mrs Jillian &  
Richard Harris

Oakham and Rutland residents of all ages need more entertainment opportunities. This project will fill a big and long overdue gap AND save expensive and non-green journeys to other towns and cities. It will also bring in people from adjoining areas. In addition the incorporation of art gallery space downstairs makes it much more than "just another coffee shop". When the cinemas are not showing films, (of all genre we hope), the raked seating and professional projection in the auditoria will be ideal for monthly Arts Society lectures and we feel sure other organisations will want to rent the spaces for meetings too, in a very central location. This new, modern facility could offer the town and the extended community multiple benefits 7 days a week. It deserves the go ahead.

Mr Mike  
Boumphrey

I think it's a great idea. Oakham has needed a proper cinema for years. This will be a great addition to the town, bringing employment and a focal point for entertainment. This will give particularly (but not only) young people something to do.

Mrs Marie  
Shelton

This would provide a facility that would potentially attract all age groups and add greatly to the community.

I am writing on behalf of the Rutland Access Group to make comment on the access issues associated with the above applications

The Rutland Access Group has had long standing issues with the wheelchair access to the Victoria Hall in Oakham, and I am disappointed to see that the current applications do not address these issues.

The current wheelchair access is via a side entrance directly off Church Street. There is a slope up to a pair of double doors which open outwards. There is no level platform for a wheelchair user to position themselves safely to be able to open one of the double doors. That is assuming that the doors are even unlocked. Currently there is no bell on this door so if locked there is no access at all. Whilst the front entrance of the proposed cinema shows that the existing double front doors will be kept open when the building is in use there is no indication that this will happen at the back door. To be accessible the back doors need to be open, but this will then pose a security risk. This is not mentioned or discussed in the design and access statement.

By scaling 1:200 plans it is difficult to see if the door widths are adequate or not for wheelchair access.

Once in the building access to the front of the building to the ticket desk is via another set of double doors that would open towards the wheelchair user. For these to be fully accessible both of these doors should be maintained open, though for fire reasons I suspect that they will be kept shut. There is no mention of this problem in the design and access statement, or how this is to be overcome.

It is noted that a wheelchair accessible toilet is proposed on the ground floor to replace the existing one on the ground floor. The existing wheelchair accessible toilet on the first floor is being retained. This is improved by the removal of a cupboard to provide an adequate turning circle for a wheelchair but given the money that is proposed to be spent on this development, it would have been better if the access door was changed to an outward opening door as is required by current standards. With the first floor toilet having left hand access it would also be better if the proposed toilet on the ground floor offered a right hand access as the present disabled toilet on the ground floor, which is proposed to be removed.

It is noted that baby changing facilities are included within the accessible toilet on the ground floor. Whilst the thought is good, this is contrary to the building regulations part M section 5.5. The design and access statement also mentions an accessible toilet for ambulant disabled. This does not appear on the drawings as it will require an outward opening door.

Mention is made of colour and textural contrast. There is no indication of this on the plans and the only internal photograph in the design and access statement does not support this statement.

It is noted in the design and access statement that the objective is to go beyond statutory requirement as set out in the building regulations and British standards. The designs as presented do not fully conform to these standards, so this is not an accurate description of the proposals.

The proposed additional handrails to the front entrance and the staircase are an improvement and are welcomed.

Yours faithfully  
Karen Mellor  
Chairman Rutland Access Group

Mr Jon Hudson      What a brilliant idea, would be an asset to the town for sure.

Mr & Mrs Tim & Joy Clough      Letter emailed to Planning 17/09/21

16th September 2021

Dear Sirs

Planning applications 2021/0855/FUL and 0856/LBA - Refurbishment and Conversion of the Victoria Hall to a ... cinema, &c

We are pleased to write in full support of this project which we believe to be a very worthwhile enterprise. We are aware that the applicants, having carefully developed and researched a sound and detailed business plan,

have been searching for some time for premises suitable for conversion to a small cinema which would fulfil the needs of the population of Oakham and surrounding villages. We are also aware that the Trustees of the Victoria Hall have found themselves considerably challenged, particularly following the decision of Oakham Town Council to terminate their lease of part of the premises, with regard to the future viability of the Hall.

The Victoria Hall is a Grade II Listed Building dating from the mid 19th century, erected by the Rutland Agricultural Society to provide facilities for the farming community and otherwise for the benefit of the community as a whole, as set out in the Trustees' Scheme of Governance. There would not seem to be anything in the current proposals which would be incompatible with that scheme given that the purpose of the application is to provide a self-sustaining community facility on the basis of a lease (not that any incompatibility would be a material consideration in the planning process).

Given its Listed status and its location within the Oakham Conservation Area, the impact of the proposals on the building and on its setting must be considered. The applicants' Heritage Statement of 6th June 2021 makes it clear that they have given careful thought to this matter. Apart from changes to signage, any changes to the exterior and thus to the setting of the building are minimal, whilst changes to the interior which will be visible from the exterior have been sympathetically specified and raise nothing of concern. As to the interior, clearly more substantial changes will be required as shown on the detailed plans accompanying the application. Some of these will improve on the existing layout and appearance of the interior, whilst the architectural specifications make it clear that in the event of the cinema and its attendant facilities ceasing to operate virtually all of the changes would be reversible. There is thus no permanent harm to the building; those few internal features which may be of interest such as the dance floor will be protected, and evidently the internal roof structure will largely remain on view. Although at the time of writing there appears to have been no response from Historic England or from the appropriate national amenity societies regarding the application, there seem to us to be no grounds for refusal of the application on the basis of its Listed Building status.

With regard to the proposed detailed layout of the new facilities, with its twin cinemas, lounge and café-bar provision, we make no specific comment, save to note the concerns of the Rutland Access Group in their representation of 25th August. We would anticipate that the architects' plans might be subject to some modification in order to meet those concerns as far as possible, and thus that those in themselves would not be sufficient to justify refusal.

There have been many expressions both of support for and of opposition to this proposal. Those who have objected seem to have done so largely on the basis of the loss of meeting facilities used by particular groups. Those in support point out that such meeting facilities can be found to a greater or lesser extent elsewhere in the town. Some are worried about the impact of another catering facility on existing similar enterprises, but this is aimed primarily at those patronising the cinema and to us does not seem to be a significant concern. Others suggest that the applicants should be looking for a site on the edge of town, but this would defeat the whole purpose of providing the cinema in the town centre, something which would help to sustain and revitalise the core of the town including its night-time economy. Like small towns everywhere, Oakham is more and more challenged by

social and commercial change, and any development like this will help to bring people into town, not just to use the cinema but with a spin-off to other businesses too. To attempt to site a small boutique cinema on the outskirts of town in areas mainly dedicated to industrial and commercial use would be quite inappropriate and to us such a suggestion simply does not hold water. Beyond that, it seems environmentally irresponsible to encourage people to drive to Melton, Peterborough, Leicester or Corby for cinema visits when here there is a wonderful opportunity to provide that facility locally and to support the local economy. Many of those supporting the application are firm in their belief that there is a need and a demand for an Oakham cinema of a high standard, which is what this application is intended to provide.

We believe that this application is absolutely in line with the recommendations of the County Council's Oakham Town Task and Finish Group regarding the future of the town which were accepted by Rutland County Council. The recent decision of Oakham Town Council to recommend refusal of the cinema project runs counter to policies and ambitions outlined by the Task & Finish Group, but the town council made a minimal contribution to its researches and, as others have commented, this latest decision reflects a continuing negativity on the part of the town council when it should be making better efforts to support the parish for which it is responsible; to us, therefore, that recommendation carries but little weight. The town needs the benefit of every facility which will draw people into the centre in order to support existing and new high street businesses. Approval of the application would secure the future of the Victoria Hall, which is a valuable community asset, and would enable the applicants to fulfil their long-held desire to meet the undoubted demand for a modern well-appointed and appropriately scaled cinema in Oakham town centre. We see nothing either in the detail of the application or in the objections raised to date which would justify its refusal on social, economic or planning grounds. We are therefore entirely in accord with those who have expressed their support for the application.

Yours faithfully,

T H McK Clough FSA  
Joyce I Clough

Ms C  
Taylorson

My family would love to have a cinema in Oakham Fully support the planning application

The sooner the better!!

Ms Christine  
Jeffer

Surely there are other venues for this project without using Victoria Hall. Who wants another café, there's a different one for each day of the week as it is. I feel very sorry for the small businesses who are using the Hall, will they get any compensation???

DEFINITELY A NO FROM ME

Mr Keith Radley

To reject this application is to deny the people of Oakham a much needed community resource. It is an opportunity to develop a neglected and decrepit building, at no cost to the town, into a multi-purpose facility serving people of all ages. It will be a resource that will bring income to the town



from Rutland and further afield. The success of similar resources in Melton and Stamford should indicate that to reject this application is wrong for Oakham and Rutland.

If you care about a community facility that will benefit the people of Rutland you must support this planning application.

Mr Tony Mathias I completely support this application for a change to a building that is grossly underused, underfunded and is probably a thorn in the side of the trustees.

A very positive move for rejuvenation of Oakham town centre.

Mr Neil Moverley Oakham is a town that is growing in size and with changing demographics it is vital that the amenities of the town grow with the population. A cinema would be a vital addition to a mixed town centre economy which is recognised as a key way to revitalising town centres. A cinema will provide a community hub for a range of ages and tastes, from childrens /family activities during the day and films for teenagers and above in the evening, this is sorely lacking in the town and will attract residents and visitors into the town centre with a knock on effect for local retailers who are largely independent shop owners and the night time economy.

Cllr Ian Razzell Having reviewed the application and most importantly, listened to the growing number of voices across my ward and the community regarding infrastructure and opportunity for local (not requiring a 20 mile round trip) entertainment that suits the whole family, I support the application in principle

It is of course, easy to view an historical building with historic eyes but in order to reach out to an evolving and younger demographic, Rutland and Oakham do need to consider entertainment for those who are not fortunate enough to be able to travel widely for that purpose and equally, said entertainment needs to captivate the most, not the few.

At some point, Rutland needs to consider how it can accommodate a new demographic and perhaps, this opportunity is one of those that need to be considered.

My only reservation is that of break-clauses. I do believe that the lease needs to be robust enough to support the venture but it should also, protect the asset from applications for a change of use within the agreed lease term or allow the tenant / trustees to terminate at periods within the longer lease.

Conditions must also apply (and be secured) to return the building to its original state at the conclusion of any agreed lease.

Mr Barnaby Staniland I think this would be great for the town, it will give local people something to do and provide jobs - on top of this, town centre businesses will benefit from more footfall.

Mrs Diahann Berridge We visit the Victoria Hall for many of the events held there especially the Arts & craft fairs, food festivals, Ball events and many more.

I set up Oakham Swing Dance in 2018 and use the Hall weekly and for weekend events as it has the most beautiful Ballroom floor which is the only one for miles. These dance events and the many other events bring people into the town which is great for the economy especially after the difficult last 18 months.

The town uses the Hall for so many things throughout the year and this seems a shame to put a cinema here with little parking when there are numerous other places which can be used instead.

Mr & Mrs  
Catherine  
Gardiner

This is a valuable multi- purpose space . This change will impact on dancing sessions., art exhibitions and other activities all of which enrich the lives of the community. Changing it to a single use venue will deprive a wide range of the community of many activities and opportunities to socialise.

Mrs Stephanie de  
Vries

It would be such a shame to loose this beautiful dance hall. I have attended many classes and dances here, there is no other space in Oakham where dancing can be facilitated.

Whereas, the cinema could be built either near the new development on the ring road nr McDonald's or could the council offices be turned into a town cinema with onsite parking?

Mr Robert Miller

For a number of years, I have attended the thriving Oakham Lindy Hop dancing classes held by Diahann and Mark Berridge on Thursday evenings in the ballroom of the Victoria Hall. This space is a fantastic amenity for the people of Oakham and Rutland to gather in with its large sprung dancefloor and elegant Victorian atmosphere.

I believe it would be a tragedy to convert this space into a cinema. A modern cinema would be much more suited to a single-story building on the periphery of the town where adequate parking provision and access could be assured.

Rutland Kino's ambitious business plan, though marketed as a public service changes the Victoria Hall from its current public amenity status to a business premises, where the due to the risky nature of the enterprise the future of the Hall is also at risk.

Rutland Kino plans a significant revenue stream from the ground floor café service that will be open during the day and evening, it will be possible for them to cross finance the two areas of their business or run a loss-leader campaign to unfairly compete with the business that already provides the food and beverage market in the town centre. Their business plan also requires significant attendance for daytime showings which must exacerbate the already difficult parking situation in Oakham.

I therefore wish to register my objection to the application for change of use of the Victoria Hall.

Mr Garth Delikan I think this a fabulous idea and give it my 100% support

Mr Garth Delikan I think it's a fabulous idea and 100% support it

Mrs Wendy Dalton

Mr Ian Duckering

I fully support this investment. Victoria Hall is in much need of a refurbishment and this investment will deliver this and bring a much needed boost for the hospitality industry in Oakham for all generations to enjoy in the future.

Ms Zelda Durrance

As a child I loved coming into Oakham whilst my parents went shopping my sister and I got to go and watch a film at the old cinema. A new cinema in Oakham would be an asset to the local area.

Mrs Frances Port

This is a fabulous proposal. I frequently visit Melton Cinema with my family, but having a local and independent cinema so close to us would be ideal! It is a beautiful building which will lend itself as a centre for the arts. It would only enhance the high Street and give people a reason to visit oakham, particularly from surrounding villages.

I can't think of any reason why this should be opposed!

Mr & Mrs Alison Carver

It is our opinion that the Victoria Hall is a valuable resource for the local community. We have travelled into Oakham for several years to attend a variety of events held at the Victoria Hall, from fashion shows to community social events, dance classes and dances. We don't know of another venue as beautiful as this in the area that could replace it in terms of accessibility, versatility and affordability. We have taught numerous dance classes at this venue and at many other venues across neighbouring counties and count the dance floor as one of the best and, once destroyed, would cost an exorbitant amount of money to replace. We feel a cinema, if there is a demand for one, would be successful housed anywhere, even on an industrial estate or retail park and, as such, shouldn't be the cause of the desecration of such a beautiful and iconic building.

Ms Kirsteen McVeigh

This would be a great asset to oakham. Both myself and my family wholeheartedly support this application.

Mrs Alexandra Eager

A fantastic idea! A really good addition to Oakham and the whole of Rutland

Mrs Susan Young I fully support this application.

Dr H Crowden

revitalize an underused community asset

Mr Andrew Forbes

I think this is an excellent idea. Rutland does not have a cinema or theatre. At the moment Corby and Melton are the options for cinema. Corby and Stamford are the options for theatre. I believe that this amenity would benefit the whole community. It would be a valuable addition to Oakham High Street.

Miss Anastasia Morris I am commenting to support the case of turning the Victoria hall into a small cinema. I think this would definitely benefit not just Oakham, but the whole of Rutland. It would encourage more visitors and tourists too.

Mr Harro de Vries Dear Sir/Madam,  
Victoria hall has an unique position within Oakham as a multi purpose building. If there is a requirement and a positive case for a cinema in Oakham, I would argue there are better places available for these such as ex Oakham prison site or on the outskirts of the village near Aldi/McDonalds. These sites would have ample space for parking and keep disruption to the town centre to a minimum. Oakham town centre has sufficient pubs and restaurants that do not require the competition of a further cafe/restaurant within a cinema in the town centre. If there is an idea that the Victoria hall is failing, which I do not believe it is, the town would be better off by promoting Victoria hall better and to the wider community.

Mr Andrew Bennett Will destroy a listed, historic community amenity. There is already a good, independent cinema in Melton, and should one really be needed in Oakham surely another space could be found that would not deprive numerous other groups of a convenient venue.

There is certainly no need for yet another cafe/bar in central Oakham.

Jocelyn Orr It was such a delight to go into The Victoria Hall today and find the 'Artistic Collective' displaying their work.  
What a lot of 'Talent' in Oakham under one roof. It was with dismay that I learnt about the Cinema project that is being proposed to refurbish the Victoria Hall as a cinema at a horrendous cost circa £2M.  
If I recall the cinema within the Museum was not a great success.

How much more needed is an Art Centre combining café/restaurant and Dance Hall which previously was a well utilised venue - Remember the Rugby Club Dances, Tea Dances and other activities. I quote from a newspaper Rutland & Stamford Mercury 10 November 2019  
Peter Jones, chairman of trustees, said: "The Victoria Hall is a real asset to Oakham, and a great benefit to the local community. The main function room can accommodate up to 200 guests and the Allman Gallery downstairs provides local artists the opportunity to display their work and host exhibitions. There is no facility quite like it!"

Now I understand that Peter Jones is wanting it turned into a Cinema - this seems to be a change of tune.  
I suspect there is an attractive sum of cash behind his decision.....?

Recently I had the wonderful experience of AlfrescoFilm of viewing cinema outside at the Blue Pool in Dorset.  
Whilst there I thought how wonderful an opportunity to link Rutland Water and offer outdoor cinema to Rutland.  
This could even be located at the Castle or Cutts Close.

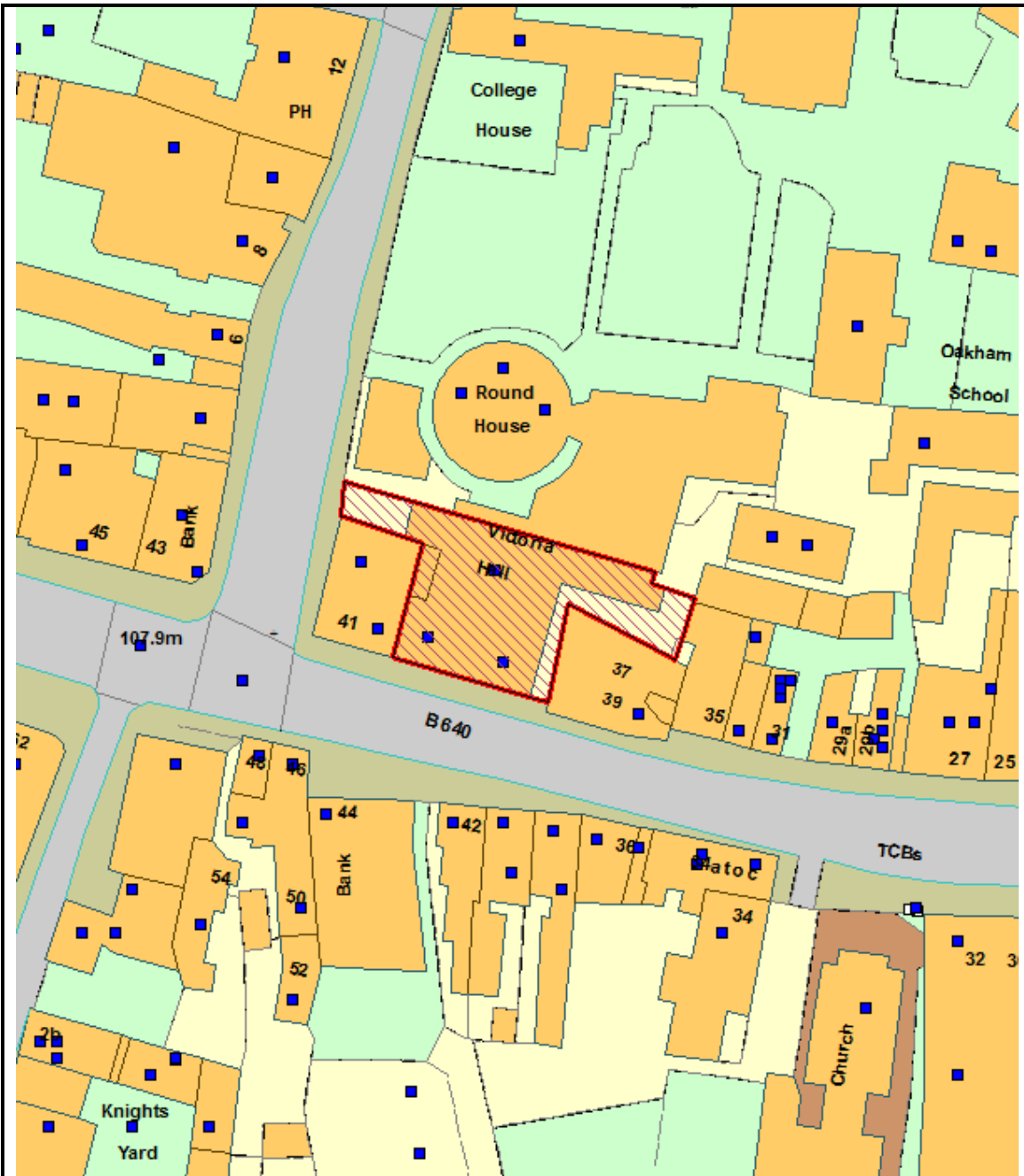
The attraction to me of the 'Artistic Collective' is it has reminded me just how important stimulating imagination is for Mental Health.  
We need more Live Art & Music not cinematic screening which we can see on our widescreen T.V's of Films at home.  
How more joyous to see real Art projects being created.

Please do not bend to the pressure of Andrew Robinson and Genevieve Margrett wanting to bring this change to Victoria Hall at a ludicrous expense. We do not need this type of 'Joy of social interaction's. We need encouraging to use our artistic skills and recreating some Jolly old times with dancing, debates, and banquets.

Mrs Jacqueline  
Young

This County needs a place for entertainment it would be great to have a cinema .Without having to go outside the County spending money in this County is surely better than spending outside gaining others like Corby or Peterborough Councils more income.?

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**Rutland County Council**

Catmose,  
Oakham,  
Rutland  
LE15 6HP

Application:	<b>2021/0856/LBA</b>	<b>ITEM 4</b>	
Proposal:	<b>The refurbishment and conversion of the Victoria Hall to a 2 Screen digitally equipped cinema with a cafe bar, foyers, multi-use 'lounge' and ancillary facilities.</b>		
Address:	<b>Victoria Hall 39A High Street Oakham Rutland LE15 6AH</b>		
Applicant:	<b>Rutland Kino</b>	Parish	<b>Oakham Town Council</b>
Agent:	<b>Philip Meadowcroft Architects</b>	Ward	<b>Oakham NE Ward</b>
Reason for presenting to Committee:	<b>Locally significant application</b>		
Date of Committee:	<b>2 November 2021</b>		
Determination Date:	<b>3 November 2021</b>		
Agreed Extension of Time Date:	<b>3 November 2021</b>		

## EXECUTIVE SUMMARY

The proposed works to the Victoria Hall are acceptable with most of the works being reversible. It is therefore considered that the development would not have any adverse impact on the character and appearance of the listed building subject to the conditions listed below.

## RECOMMENDATION

### APPROVAL,

1. The works shall begin before the expiration of 3 years from the date of this consent. Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. Before any works hereby approved commence large scale details of the following items shall be submitted to and approved in writing by the Local Planning Authority:
  - Large scale details of proposed glazed entrance lobby (including fixings).
  - Large scale details of proposed handrails to the step at the front entrance (including fixings).
  - Large scale details of proposed film poster display boxes (including fixings).
  - Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
  - Large scale details of the proposed signage to be installed on the existing canopy (including fixings)
  - A schedule and annotated plans/drawings to a scale of not less than 1:20 showing the full extent of the works shall be submitted to and approved in writing by the Local Planning Authority and no works shall be undertaken except in accordance with these details.



Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

3. Prior to any works commencing precise details of the location for the careful storage of any doors to be removed as part of the works hereby approved shall be submitted to and agreed in writing by the local planning authority. The doors shall be carefully stored and made available for inspection on request by the Local Planning Authority. The doors shall be stored in perpetuity unless reinstalled in the Hall or as otherwise agreed in writing by the Local Planning Authority.

Reason: in the interests of preserving the historic character of the listed building in accordance with Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

## Site & Surroundings

1. The application site relates to the Victoria Hall which is a Grade II Listed Building located in the centre of Oakham town centre on High Street. The building is two storey hall constructed from ashlar stone.
2. The site is surrounded by commercial, retail, recreation and residential land uses. The closest residential properties include Oakham School boarding flats to the rear of the hall and the residential flats located in the internal courtyard accessed via High Street to the east of the hall.
3. The application site is located within Oakham Conservation Area

## Proposal

4. The application proposes works to convert the Victoria Hall into a boutique cinema. It is proposed to install 2 screens with 89 seats in one auditorium and 30 in the other. It is also proposed to have two further spaces which can be used to complement other community activities. The two screens will show the latest films as well as more specialised content including independent, classic and world cinema releases, and live screenings of theatre, music and opera productions. The smaller auditorium can cater to parents/carers and babies; retired persons; kids clubs and will be available for private hire. Both screens will be fully accessible and will be serviced by a lift.
5. Complementing the cinema will be a café seating 40 which will offer locally sourced meals and drinks throughout the day: coffees and pastries, sharing boards, small plates and a range of wines, beers and soft drinks.
6. The applicants have indicated that the proposal is to provide a new space for the community to enjoy films, lectures (working with U3A and Arts Society) or simply time with friends. Throughout the day, the space can cater to different audiences from parents and babies in the mornings, pensioners at lunch and working families in the evenings. At weekends, kids clubs and films for teenagers can also make up the programme. The versatile lounge space can be reconfigured for different groups such as film or book clubs, knitting groups or simply private hire.
7. The proposed works to the building include the following:
  - Limited change to the High Street frontage
  - Main entrance doors are retained with a glazed screen with automatic doors installed in the entrance hall

- Black metal hand rails will be installed to both sides of the existing steps
- There is also a step free access from Church Street for wheelchair users
- The existing canopy is retained and adapted
- The existing display boards will be replaced with two double quad film poster display boxes
- There are no proposed changes to the ground and first floor windows
- Internal acoustic upgrading is proposed along with additional secondary glazing
- A number of internal alterations are also proposed including the removal of several doorways. The majority of the alterations are reversible.
- Installation of two new screens within the existing hall

## Relevant Planning History

No relevant planning history

## Planning Guidance and Policy

### National Planning Policy Framework (NPPF) 2019

Chapter 16 - Conserving and enhancing the historic environment

### Site Allocations and Policies DPD (2014)

SP20 - The Historic Environment

### Core Strategy DPD (2011)

CS22 - The Historic and Cultural Environment

## Consultee Comments

### 8. Conservation Officer

Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street. It is within the Oakham Conservation Area.

It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. Its name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.

Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events

Whilst I have no objection in principle to the proposal, I am concerned that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. I would have expected such an analysis (including photos) as part of the HIA and, if Consent were to granted for their removal, details of where they are to be "*carefully stored*".

Subject to the submission of satisfactory further information on the doors it is proposed to remove, I can see no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.

I suggest that conditions relating to the following should be imposed:

- Large scale details of proposed glazed entrance lobby (including fixings).
- Large scale details of proposed handrails to the step at the front entrance (including fixings).
- Large scale details of proposed film poster display boxes (including fixings).
- Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
- Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.

The existing planters on the front of the building do not appear to have Consent and should therefore be removed.

#### 9. **Historic England - 07.09.2021**

Thank you for your letter of 12 August 2021 regarding the above application for listed building consent. On the basis of the information available to date, we do not wish to offer any comments. We suggest that you seek the views of your specialist conservation adviser.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. However, if you would like detailed advice from us, please contact us to explain your request.

#### 10. **Parish Consultation – 11.10.2021**

That the application be refused on the grounds that a major change would have the potential to irreversibly change the character of a historical building

#### **Neighbour Comments**

11. The application has been advertised in accordance with the Council's adopted Statement of Community Involvement and 123 letters of support have been received and these are summarised below:

- Positive facility for Oakham Town Centre
- Great new facility for the community
- Would provide a much needed attraction
- Vital if Oakham is going to develop
- Would bring people to the town and support the economy
- Would reduce the distance people have to travel to see films
- The proposal will not have a significant impact on the listed building

In addition 17 letters of objection have been received and can be summarised as below:

- Loss of existing facility
- Loss of dance hall and exhibition area
- Enough coffee shops in the town already
- One of the few remaining multi use facilities in the town
- This building is an important part of the community
- Health and safety grounds as stairs are difficult for older customers
- Impact on heritage asset (Listed Building)

The full neighbour comments are attached at the end of this report.

## Officer Evaluation

### Neighbourhood Plan

12. Oakham & Barleythorpe has been designated as a Neighbourhood Plan area and an Independent Examiner has been appointed to examine the plan; it does not carry any material planning weight at this stage.

### Heritage

13. The Local Planning Authority is required to ensure that special regard to preserving the Listed Buildings and their settings in relation to Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act').
14. Furthermore, the importance of considering the impact of development on the significance of designated heritage assets is expressed in the National Planning Policy Framework (NPPF 2021). The NPPF advises that development and alterations to designated assets and their settings can cause harm. These policies ensure the protection and enhancement of the historic buildings and environments. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance should be treated favourably.
15. Policy CS22 and SP20 seek to ensure that the quality and character of the built and historic environment is conserved and enhanced. All developments, projects and activities are expected to protect and where possible enhance historic assets and their settings, maintain local distinctiveness and the character of identified features. Development should respect the historic landscape character and contribute to its conservation, enhancement or restoration, or the creation of appropriate new features.
16. Victoria Hall is an early C19, Grade II Listed building fronting the north side of High Street, within the Oakham Conservation Area.
17. It was originally known as The Agricultural Hall, its purpose to serve as a meeting place and library for Rutland's farming community. Its name was changed in to the current Victoria Hall. It has since been used as a multi-purpose venue for various events.
18. Consent is now sought for alterations to accommodate two cinema screens, one with 80 seats the other with 30, on the first floor of the building. The remainder of the building will continue to host other, non-cinema, related events
19. The Council's Conservation Officer has advised that whilst he has no objection in principle to the proposed works, he has raised concerns that several doors are to be removed and no assessment has been provided to confirm they are of historic significance or not. It is therefore recommended that if Consent were to be granted for their removal, details of where they are to be "*carefully stored*" *will need to be secured via condition*.
20. Subject to the submission of satisfactory further information on the doors that are proposed to be remove, the Conservation Officer has raised no objection to the proposal from a Conservation point of view as the proposed alterations will not harm the historic significance of the building and the character and appearance of this part of the Conservation Area will be preserved.
21. Historic England has also been consulted and raised no objections to the proposed development.

22. The following conditions will need to be imposed on any consent:
- Large scale details of proposed glazed entrance lobby (including fixings).
  - Large scale details of proposed handrails to the step at the front entrance (including fixings).
  - Large scale details of proposed film poster display boxes (including fixings).
  - Large scale details of proposed high level LEDs to be affixed to underside of cornice (including fixings).
  - Large scale details of the proposed signage to be installed on the existing canopy (including fixings). The illuminated sign would also require Advertisement Consent.
23. By virtue of the design, scale and materials to be used, the proposed works would be in keeping with the host building. The development would not cause harm to historic character and appearance of the host listed building in accordance with Section 16 of the NPPF (2021), Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

Crime and Disorder

24. It is considered that the proposal would not result in any significant crime and disorder implications.

Human Rights Implications

25. Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation.
26. It is considered that no relevant Article of that act will be breached.

**Conclusion**

27. The proposed works would preserve the character and appearance of the host listed building and would therefore comply with the requirements of Section 16 of the NPPF (2021), Policy CS22 of the Rutland Core Strategy (2011) and Policy SP20 of the Site Allocations and Policies Development Plan Document (2014).

**28. Neighbour Representations**

- |                                      |   |
|--------------------------------------|---|
| Mrs Susannah<br>Fish -<br>09.09.2021 | Much needed facility and a boost for the town   |
| Mrs Amy Bishop<br>-09.09.2021        | I have recently moved to this area and feel this would be a great idea and is something the area is lacking. It would certainly be something that my family and I would make use of as I'm sure would many others.                          |
| Dr Chris<br>Chapman -<br>09.09.2021  | Fantastic idea which is long overdue.<br>Would be a great asset for the town.   |
| Mr John<br>Tomalin -<br>24.09.2021   | Strongly object to this application. It will deprive the people Of Oakham and numeRous organisations the use of a community facility. It is not clear what the charitable object I've are of the Trustees are and this should be taken into |

consideration. It seems to me that the establishment of an upmarket cinema is an exclusive plan.

Also of concern is the fact that considerable alterations will be made to a grade 2 listed building will take place on which considerable funds have previously been spent.

If the Victoria Hall had marketed themselves effectively and attracted more clients then they would not be in financial difficulties. Are they in fact in financial difficulties?

Mrs Marilyn Tomalin -  
17.08.2021

I have used the upstairs facilities at VH since 2008 for Yoga classes (108 p.a. for 80+ students), and for Church functions for 200+ on many occasions. Currently ventilation (big windows don't open well), heating boiler unreliable, fire escape wobbly and slippery, fire doors don't shut properly. So yes, an upgrade is due. cinema? no.

My main concern is fire risks. New plans propose upper rooms for much electric installations for the cinema, but positioned next to the fire escape. New kitchen to be located at the foot of the fire escape. Current assembly point (130+ folk) for the event of fire is opposite the main door where Nat West bank used to be. In the event of fire, the lift should not be used, which had been used to accommodate elderly and partially handicapped customers to the cinema, and probably mothers with babes in arms. Where are the prams and other paraphernalia to be stored? Main staircase is poorly lit and with only one handrail.

If this project goes ahead, who will pick up the bill to return the building to previous accessibility for all the community if the cinema fails? How is additional day/evening parking to be provided? The original mandate for the building was for access to all community needs, not just cinema-goers who already have a well-planned and popular facility in the museum, and how is the infrastructure (e.g. ceiling) to be protected? too many questions!

Mrs Jo Harley -  
01.09.2021

I love the idea of Oakham having a cinema again. But let's get realistic. There's a reason why it failed so many years ago. Since then, the cinema industry is struggling to recover from a pandemic and compete with streaming services. Look at the royalties actors are losing by streaming services airing films before the box office income rewards come in. The industry is in a state of flux with an uncertain future.

So why will Oakham buck the trend? For those wanting a cinematic experience there's the Regal Cinema in Melton, the Savoy in Corby, The Stamford Arts center and of course Showcase Cinema in Peterborough. All within a 30 minute drive or less. What makes having a cinema in Oakham, in addition to all these options mentioned, viable?

But most importantly is the cost to the town if this application goes ahead. Park for one moment the economic argument as to the viability of the 'cinematic dream' and look at the purpose and legacy the Victoria Hall building is there to provide.

Other objectors have listed very viable and concerning points. All of which I agree with. The Victoria Hall is there to serve it's community, not the dream from an old Oakhamian. Dance classes, yoga classes, wedding celebrations, wakes, community meetings, town events, church events, exhibitions of the arts, all for our community and towns people.

Where do these people go? How is permitting this space for a cinema supporting your community? What happens if you let the cinema go ahead and it fails. How does the Victoria Hall come back from that?

Protect the Hall and keep it for the community, to be used by the community for the benefit of the community.

- Mrs Diahann Berridge - 23.08.2021 We visit the Victoria Hall for many of the events held there especially the Arts & craft fairs, food festivals, Ball events and many more.  
I set up Oakham Swing Dance in 2018 and use the Hall weekly and for weekend events as it has the most beautiful Ballroom floor which is the only one for miles. These dance events and the many other events bring people into the town which is great for the economy especially after the difficult last 18 months.  
The town uses the Hall for so many things throughout the year and this seems a shame to put a cinema here with little parking when there are numerous other places which can be used instead.
- Mr & Mrs Marilyn and Graham Stapleton - 09.09.2021 What a great idea, I have been waiting for this ever since it was first mentioned about 3 years back - might even be longer. Well done for keeping on with this, it is going to be a great asset. I hope this won't do the Museum out of their films too, as that is also nice to go to. I know the Museum is often old films, so perhaps there will be no competition. I assume this cinema will be current films, I hope so. I am so looking forward to being able to amble into town to watch a film. Brilliant.
- Mr Stuart Rowland - 08.09.2021 Having read on next door Langham where one was being told it was a monstrous idea , I read the other comments and all were in favour of adding this to Oakham much needed facelift and give us rutlanders something to go out and do I don't suppose all the other people in favour with fill this in but on behalf of the ordinary man I do hope this gets the go ahead
- Mr nick waring - 08.09.2021 I think it's a great idea, give people a reason to go into town. Makes good use of a building which doesn't reach its potential
- Mr Colin Miller - 08.09.2021 Fantastic idea. Just what we need at this time.
- Mrs Bettina Hill - 08.09.2021 Good use of an existing building to provide local entertainment
- Mr Ralph Avery -08.09.2021 The Victoria Hall is an important community asset, that is used and enjoyed regularly by a wide range of organisations. It's use must not be allowed to be limited to that of a cinema, who's viability is unknown. The hall has an enviable quality dance floor, that people travel to our town to enjoy.  
  
You only have to read the Victoria Hall's own website, [www.victoriahall.org](http://www.victoriahall.org) ,to be presented with all the reasons why this application should not be approved.  
  
I'm not against having a cinema in Oakham, I just feel that the Victoria Hall shouldn't be sacrificed for it.  
  
I would suggest that the museum is under utilised, and would be a better site, with the benefit of adjacent parking, or the old Post Office  
  
Oakham is fortunate enough to have many good quality coffee shops and bars, and doesn't need another one. New ventures like this, to our town centre should compliment the existing ones.

I'm surprised that the trustee's have supported this proposal and have in effect given up on the Victoria Hall. This is a big transition for the property, so much will be lost if this venture closes in the future.

Mrs Sophie Dawson - 08.09.2021

I support the proposed plans and believe a cinema would be of great benefit to the local area, especially one with disabled access to the screens.

Mrs Leanne Wrentmore - 09.09.2021

I fully support this project. It's amazing to see someone thing positive going ahead for leisure activities in Oakham for everyone. Much needed.

Mr Paul & Mrs Pam Stocker - 09.09.2021

We are entirely in support of this project. It will be a great local amenity, safeguard the future of an important building, and offer something that Rutland really will be able to use. It will also support other local businesses, such as cafes and restaurants. It will also give a venue for young people, families and those in need to social support, such as the lonely and elderly. I understand that most funding is already raised. This is a huge achievement, and deserves to be supported. It indicates that there are people and funding organisations who are willing, if they are able, to put their money where their mouth is. It deserves to succeed. Please approve it.

Mrs Diane Ahern - 09.09.2021

This is a fantastic idea bringing jobs to Oakham and bring people into our town to support our local attractions and businesses.  
The idea is brilliant!

Mrs Carol Cuckson Beech -02.09.2021

The Victoria Hall serves many different activities in the local community. It is the only space in Oakham that is large enough to accommodate events for more than 100 people. Turning it into a cinema will deprive the community of the facility the hall was originally meant for also if the project does not succeed who will fund returning the Victoria Hall to its original state including the dance floor. We have enough cafe/bars in Oakham now do we really require another one

Mrs Julie Roythorne - 08.09.2021

What a great idea, this is definitely what Rutland needs - we lost the cinema year's ago and to have one back to give the kids and older generation somewhere to go without having to travel to Melton and beyond would be fantastic!!

Mr Colin Miller - 09.09.2021

I did not object to this I am in support as you can tell by the comments that I made. Please remove my previous link which states that I objected. I clearly clicked the support tab and have a screen shot of the comments.

Mr Tony Howard -10.10.2021

The plans look great. It will be a great asset to the town that will bring people into Oakham where they will also support other businesses. A real win - win.

Mr Garth Delikan - 09.09.2021

I think it's a fabulous idea and really looking forward to using the facility once it's opened.

Be such a fabulous use of such a lovely underused building right in a prime location.



Can't wait!

Mr Paul Beech -  
09.09.2021

The first point of objection is to ask why is it proposed that an established facility should be closed and replaced by another? This has always been a facility for the community, as it was first established to be such, and it means that the building will then be a business of profit and unknown viability in Oakham.

It is the ONLY sprung dance floor in Rutland and as such has accommodated many functions, of varying types and sizes, for many years. The public will be deprived of this Grade 11 listed amenity.

It begs the question as to what if this new venture doesn't work? Will there be guarantees made by RCC that it must be returned to its former condition or left to be another White Elephant in the town?

The proposed spend simply doesn't make economic sense in a town like Oakham and its population. The claim it will bring more footfall into the town is complete nonsense. Parking will be a major issue especially on Saturday morning for 'children's matinees' when there will be little available parking. Footfall for businesses will not be helped at all as movies will be, in the main, shown in the evenings when shops will be shut.

Finally, for now, the business model doesn't stand up with so many 'private' investors being sort to fund the project. If they are so confident then why don't they fund it themselves instead of doing the 'Big Sell' to local/national wealthy parties who should be telling them it needs to be out of town to secure their investments. You could build a brand new facility near the bypass for the money they say they need to establish the cinema in what is a local facility currently used by the people of Rutland.

Mr Richard  
Smith -  
09.09.2021

Mr Neil Grant -  
09.09.2021

Fully support the plan for Victoria Hall Cinema. Oakham needs a boost for many reasons and I cannot see why the council should not allow this fantastic project to proceed.

Mr Duane  
Rawlings -  
09.09.2021

Very good idea, exactly what Oakham needs if the high street is to survive

Mrs Jennifer  
Perryman -  
09.09.2021

I fully support this application. I think the plan will be an asset to the town and provide a much needed entertainment venue. Having such a venue in town could bring in more visitors offering greater support for current businesses such as local restaurants.

Mrs Annie  
Pettigrew -  
10.09.2021

This is a brilliant plan that will provide an entertainment facility in Oakham. There will be an opportunity to watch current films and socialise which has been sadly lacking before in Rutland. It also makes use of a distinguished building giving it a new purpose and vitality which will enhance Oakham's high street.

This is an opportunity for Oakham to have a creative centre in its heart and be a focus for the Arts.

Mrs Helen Harris - 10.09.2021	A much need facility for the residents of Rutand.
Mr Terry Powell -09.09.2021	<p>Oakham needs a place where families can go to enjoy an outing together. The cinema offers a night out in the town that does not mean going to a Restaurant / Bar .</p> <p>Other places in the town will benefit from people coming in to town. Children will be able to join a Children's cinema group on a Saturday morning and watch a variety of films. The cinema in Stamford is very successful and always has a variety of films etc.</p>
Mr Christopher Clark - 09.09.2021	<p>I think that this is a an excellent idea and it has my full support.</p> <p>I know that there will be those who say we already have a cinema Oakham. Well, we don't really, do we? The 'cinema' at the museum is really not a proper cinema whereas the plan being promoted here would provide Oakham with an excellent entertainment centre akin to the cinema in Melton Mowbray.</p> <p>There are many other places in Oakham that can host the events that currently take place in the Victoria Hall and vacant retail premises in the town centre for the businesses in the hall to move to.</p> <p>A properly equipped cinema here would attract many visitors to the town centre which is something that the retailers would welcome, I'm sure.</p> <p>Please grant the planning permission.</p>
Mr Stephen Roberts - 09.09.2021	Great idea and a facility my wife and I will definitely use.
Mrs Sue Webb - 09.09.2021	I fully support this application and believe it will enhance Oakham.
Mr Michael Piper - 13.09.2021	<p>The success of this application would bring a much needed facility to Oakham. It would bring people who would otherwise travel to Grantham, Peterborough or Leicester to the town. Those people would not come in great numbers at a time due to the capacity, but once there would spend time and money in the town.</p> <p>Within Oakham there is a large community who would use the cinema and happily walk to do so.</p>
Mrs Karen Rutter - 13.09.2021	This is a wonderful idea and will work well for the town.
Mr Andrew Wallace - 09.09.2021	Fantastic use of a lovely building; be good for Oakham.
Karen Mellor - 17.09.2021	See letter online.

Mrs Susan Scopes - 11.09.2021	I think this plan is excellent. Oakham needs more things to do and a cinema would be a huge asset to the town.
Mr Jamie Fisher -11.09.2021	I fully support this innovative and tasteful project. It has been well thought-out to preserve the style and tradition of the town and yet to provide much-needed entertainment and social space for people of all ages. The project will bring employment opportunities into the community and provide social and mental health benefits for all. It will also rejuvenate a space that is currently not enjoyed to its full potential.
Mrs Mary Price - 11.09.2021	I think this would be a huge asset to Oakham, bringing people into town and reinvigorating both the building itself and the town centre. Huge scope for use by all members of the community throughout the day. A great idea for a great facility.
Mrs MELANIE Palmer - 11.09.2021	Long overdue absolutely need this in the town centre!
Mrs Julieanne Charles - 09.09.2021	What a wonderful idea. Just what Oakham and Rutland need to improve the social and economic situation for the area.  Not only will it provide another form of entertainment but it will add jobs, hopefully create more trade for local businesses and ensure one of the towns buildings is maintained and utilised.
Miss Christine Wright - 10.09.2021	It would be silly for this not to go ahead. Cinema is a benefit to all ages.
Mr Christopher Heygate Goddard - 13.09.2021	I strongly support this application, a Cinema would be a most welcome asset to the county town of Rutland. At present, residents have to travel to either Melton Mowbray, Leicester, Peterborough or Nottingham in order to visit a Cinema. Oakham most definitely needs such an entertainment facility and we have waited a very long time for a Cinema in this town. I urge Rutland County Council to vote in favour of this most worthy project.
Miss Sophie Harris - 10.09.2021	I would like to express my complete support for the proposal for the refurbishment and conversion of Victoria Hall in Oakham to a cinema. I think this is an excellent proposal and would benefit the town greatly. The town is in need of facilities such as this and will provide jobs, prevent people from having to travel outside of the county to watch films, which will reduce their carbon footprints and also encourage them to use other existing facilities within the town such as shops, restaurants and cafes. With Oakham's population growing rapidly it is crucial that its services and facilities keep up.
Mr Robert Bond -14.09.2021	Sounds like a great idea to me. The town needs more facilities for the residents to use otherwise the High Street will die. This facility will also generate extra revenue for nearby businesses.

Ms Joyce Wells -14.09.2021 I would welcome this development. Currently Victoria Hall attracts very little footfall. It is drab and unwelcoming. It is not a central hub of the town. A cinema and arts centre would be very welcome. It would revitalise the town centre which is looking tired with all the empty shops. It would attract people into the town centre and could provide entertainment for all ages. The success of the showings in the museum indicates the need. Victoria Hall stages very few public events

Mrs Eva de Laya - 16.09.2021 This is a great opportunity to provide meeting place and entertainment to all age groups in our growing town with lack of facilities. Not everyone likes pubs or restaurants.

Ms Amanda Fairbairn - 10.09.2021

Miss Joanne Soulsby - 09.09.2021 Completely support the introduction of a cinema to Oakham . Its concept appears to be well thought out and in keeping with the area and town.

Mr Paul Collins - 11.09.2021 Living in the centre of the town I think that this is a fantastic idea. The high street would benefit from this proposal. I can't wait for it to happen.

Mrs Vivien Bohling - 11.09.2021 A cinema would be a great asset to Oakham, it would bring revenue to the town and bring the town to life in the evenings. I'm very much in favour of this because currently we have to go to Melton, Peterborough or Leicester to see a good film.

Mrs Sarah Haywood - 11.09.2021 The town needs a new Entertainment venue, whole heartedly support this venture. Too often do we have to travel out of county to access anything!

Mrs Lizzi Notley -11.09.2021

Mr Chris Inman-Hall -11.09.2021 I sincerely hope this idea comes to fruition. Oakham desperately needs a cultural hub. Cinema is a great unifier and I feel the Kino project would be a wonderful asset to be enjoyed by all ages.

Mr & Mrs Carole Tindall - 12.09.2021

Miss Stephanie Ross - 12.09.2021 I think this is a great idea. Absolutely, 100%, in favour of it. Really looking forward to seeing this open, and the Victoria Hall being used for such good purpose.

Mrs Fiona Brown - 23.09.2021 I think this is a fantastic proposal and would be a great asset to both the town and the county as a whole. I strongly support this application.

Mrs Alison Springate - 09.09.2021	The high street in Oakham is in desperate need of a facility that will encourage people to come out in the evening. A fabulous idea and long overdue.
Miss Gemma French - 10.09.2021	Brilliant idea. This will create more jobs, more footfall in Oakham Town, and since most people mix going to the cinema with eating out, more money going into our local restaurants and takeaways, as well as more shopping in our stores while people wait or after they've finished their movie.
Mrs Hannah Williams - 16.09.2021	I think this is an excellent idea, and know that there is plenty of support on social media too. It will allow for Victoria Hall to be regularly used, and of course act as a draw to ensure people are attracted to our town centre. There is also public transport available reasonably close by - which is something that is important. I appreciate there will be some businesses or clubs that may have to relocate, but I feel this is not an insurmountable challenge.
Mr Christopher Elmer - 11.10.2021	This is a fabulous idea, Rutland is absolutely the type of place that could support a small cinema like this and help it to thrive. We have such dreadful public transport links with nearby cinemas that this is just what our young people and less mobile community members need.  I have experienced small art-house cinemas and the diversity of film and cultural experience that they can bring is to be encouraged. Not just movies but live performances of theatre, opera and sport. The sense of community that comes with a small cinema is to be encouraged. Yes, Yes, Yes. (and hello Jason Isaacs).
Ms Kerstin Hartmann - 01.10.2021	I object to the planning application to refurbish and convert Victoria Hall into a cinema Victoria Hall is a Grade II listed building and of particular interest to the community as it has a very rare Victorian ballroom on the first floor. The raised roof has only recently been re-instated financed with public funds. There is no other function room like this one in the area. The downstairs exhibition space and other rooms have provided valuable community space which cannot be found anywhere else in Oakham. I have used the exhibition space myself and made many friends not only during my own exhibitions but as a visitor of the numerous other artists' exhibitions leading to partnership projects and working together beyond Victoria Hall in the wider community. Turning Victoria Hall into a cinema not only takes away an important community space but clearly would require a change of the Victoria Hall Trust constitution and its purpose. This raises serious questions about the conduct of the Trust. Looking at pre-covid submitted financial figures there is no need for this change. Victoria Hall used to make a surplus which used to be donated to Shelter. These figures are publicly available and for everyone to check via the internet. I understand that some people in Oakham would like to see a cinema in town, though looking at the detailed business plan this cinema clearly aims to compete (aiming at a 15-mile radius for customers) with the one in Melton Mowbray, the one in Stamford, the one in Grantham and all the nearby village halls who regularly show movies organised through the Phoenix cinema in Leicester. As these existing cinema ventures are already struggling to keep going, I cannot support this plan. At a time when many have big screens at home and stream latest releases into their living rooms having film nights with friends at home it is worth the risk destroying such valuable community space as Victoria Hall has proven to be over many decades?

Mr Stephen Baines -  
25.08.2021

Museum cinema not used enough and more than sufficient number of coffee shops in the town

Mr Frank Brett -  
08.09.2021

I support this application. Oakham is in need of a permanent cinema. At present we have to travel to Melton, Stamford or even further afield.

There is, of course, a question about an alternative space for exhibitions, fayres and other events but I feel that is simply an opportunity for another enterprise rather than a reason to object to this proposal.

Mr David Barfoot -  
09.09.2021

This will be a great asset for the town. Every one I know agrees.

Mr Philip Crewe -  
03.10.2021

An absolutely wonderful idea. Would bring Oakham to life, and it needs it. Would love to be able to walk down the road to watch James Bond rather than drive elsewhere!

Mrs Wendy Hamel-Cooke -  
04.10.2021

Think it's a wonderful idea.

Mrs Pat Ticehurst -  
09.09.2021

A great asset for the town.

Dr Ben Lashbrooke -  
09.09.2021

Thanks goodness we have developers who are willing to help bring some life and soul into Oakham and drag it into the 21st century. I fully support this application. The town centre is crying out for innovation. I sincerely hope this application is approved and the development goes ahead and is not blocked by those fearful of change.

Mr Alan Eager -  
09.09.2021

What a fantastic idea! What great and sensible use of a lovely old building

Miss Poppy Coleclough -  
10.09.2021

support this application 100%

Mrs Christine Taylor -  
15.08.2021

I would like to object to the planning application to turn Victoria Hall into a cinema with all current facilities becoming unavailable for use by others. I know there are some rooms now free since the Town Council relocated to Long Row, but there are many other users of the space and rooms there. Not to mention the plant and flower seller who uses the facade on market days to sell wares.

What is going to happen to the art exhibitions which frequently take place? What about the pop up shops which have used Victoria Hall in recent years. Where are U3A going to meet? I always thought that Victoria Hall was a community space, centrally recognised by many people across the county. Everyone knows where Victoria Hall is.

I think the Cinema would be better suited to the Old Post Office Building. Has that been considered at all?

Mr & Mrs  
Michael Higham  
-04.09.2021

The idea that somewhere of the size of Oakham can support a cinema is wildly optimistic. The Victoria Hall as presently configured is a community facility used by a diverse range of people and societies who will not be accommodated in the new proposals.

If in the unlikely event that the cinema succeeds where are the alternative facilities for the current users of the Victoria Hall to go which are as central and convenient as the present facilities?

In the more likely outcome of the commercial failure of this pipe-dream the town will then be left with a facility which has very little ongoing use without extensive cost to re-instate the current state of the building.

In short the Victoria Hall should be retained as a vital community facility and if a cinema is considered a viable proposition by the proposers they should consider an alternative site, possibly on the by-pass.

Mr John Hughes  
-09.09.2021

Fully support this application. Oakham needs innovative projects like this to rejuvenate the town centre and create jobs.

Mr & Mrs Kevin  
and Emma  
Smith -  
09.09.2021

I feel this would be a great addition to Oakham. It would create job opportunities and encourage people to use the existing facilities in the town, which can only be a benefit to the shops and restaurants. The community is growing but the facilities are not. The consume in Melton is thriving which shows there is a demand for this service.

Mrs Wendy  
Wilkinson -  
12.09.2021

Dr Sach Hirani -  
12.09.2021

Ms Clare  
Quinlan -  
09.09.2021

What a great idea to bring something to the community that the whole family will enjoy. It will save rutlanders having to travel elsewhere and boost the economy

Mrs Lorna  
Turner -  
12.09.2021

I fully support this application and think that it will be a great addition to Oakham, in a good location in the centre of town and easily accessible to all.

Mr Andrew  
McCombe -  
08.09.2021

Any use of the building to offer more amenities for the town is an excellent idea.  
Fully supported

Mr & Mrs  
Graham &  
Janine Meyer -  
08.09.2021

This application sounds like a wonderful idea. The town needs its own permanent cinema, thus providing more entertainment facilities for residents and visitors without the need to travel out of county.

Ms Lisa  
Hamilton -  
09.09.2021

I would greatly welcome this proposal. Having lived in Oakham since childhood, (and remember the old cinema which I was able to enjoy as a child and young teenager before it disappeared) I believe this would be an extremely positive addition for the town.

Evening showings in particular would mean people could easily park and may well come into the town and spend money in local bars or restaurants 'making a night of it'.

This would be so wonderful for everyone, but in particular our youngsters who currently have few leisure activities available to them in Oakham (with the exception of some wonderful sports clubs and holiday clubs).

Miss Christine  
Hambrook -  
09.09.2021

Great idea

Mrs F Gibson -  
12.09.2021

Mrs Kate Barrett  
-12.09.2021

I think this cinema is a fantastic idea and feel our town would truly benefit from its presence. Not only would we each benefit from being able to view films new and old without travelling further afield, but I believe it will also have a positive effect on the other businesses within the town eg pubs and restaurants, as well as job creation. Our town is beautiful one, but it doesn't really offer anything to do outside of outdoor sports/interests and meals out - this cinema would be a great step in the right direction.

Miss Tia  
Matchett -  
13.09.2021

I believe the cinema is a great idea for Oakham, it gives the current residents and younger generation access to entertainment that they may not be able to travel to elsewhere, the younger generation will be able to go with their friends instead of hanging around on the street. Melton Mowbray did a similar thing recently and it has been a great initiative and provided local entertainment for the residents and people from outside of Oakham may travel to use it and then eat in one of our local residents. Great way to support local shop owners and restaurants.

Ms Jane  
Greenhalgh -  
14.09.2021

I believe this is a great opportunity to revitalise the centre of the town and to develop a venue which will cater for a wide range of individuals and groups within the County. Currently the building is used infrequently, but I recognise the need for some activities eg yoga to be relocated.  
I strongly support the plans

Mr Paul Carroll -  
15.09.2021

Would absolutely love a cinema to open in oakham. Would attract me to the town centre more, to spend money in oakham supporting local businesses instead of Driving to Peterborough or Leicester for films. what a great idea and wonderful to see investment in Oakham!

Mrs Tania  
Simnor -  
18.09.2021

This cinema would be very welcome in Oakham and we strongly support converting Victoria Hall for this project. If it will be anything like the beautiful cinema in Melton then it will be a credit to the county. There is very little to do in Oakham and Rutland for younger people. I would say this is essential development.



Miss Debbie Williamson - 09.09.2021	What a fantastic initiative and a great opportunity for the community to have their own little cinema on their door step.
Mrs Sara Rawlins - 09.09.2021	Great idea.
Mr Jason Smith -09.09.2021	Fully support this. Will be great for Oakham
Mrs Louise Clark - 10.09.2021	
Mrs Lynsey Payne - 11.09.2021	I fully support any new business/venture that comes to our little town. Something to create jobs for local people. It would be great to have this on our doorstep and save us driving out of town. I remember the old cinema in oakham and have always wished for one to return.
Mrs Lucy Lindley - 11.09.2021	This is definitely one of many leisure facilities missing from the town. Completely behind this project and hope the application is successful.
Mrs Pauline Morgan - 11.09.2021	I think this is a great idea and much needed in town - it has been years since we had a cinema and I for one have missed having one
Mr Sam Dewhurst - 11.09.2021	It would be a wonderful for Rutland to have its own small cinema; it will provide entertainment but will also attract visitors to Oakham from the surrounding area.
Mr Jonathan Fisher - 23.09.2021	I fully support this venture, what a fantastic idea, creating some much needed entertainment for all ages, without the need to change the character of the town. The fact that the people hopeful of getting the funds for this idea have already raised significant funds for the project just shows how much actual support has been shown. Please let this happen for the good of the majority of Oakham not a select view
Ms Sara-lee McCall - 27.09.2021	As a drama writer, I applaud this fantastic community project that will support a broader culture of film to all and enhance the evening appeal of Oakham. My favourite Arts cinema/brasserie in Newlyn has done nothing but good for the town. Don't waste this opportunity to bring an interesting and educational business plus an important refurbishment and enhancement of a beautiful building into reality. And jobs. Macdonald's happened. Time to redress the balance I feel . I fully support this project .
Mr James Norton - 08.09.2021	I believe that permission should be granted because it will a new much needed facility to Oakham. It will be used by a range of ages. Oakham is desperately short of places that provide entertainment and social interaction

Mrs Sarah Thomson -  
08.09.2021

It sounds a super idea and will bring Victoria Hall up a level in usage and no doubt looks. Just what the regular people of Oakham actually need. It will also assist with more trade for other local businesses as will keep spenders in town on the evenings films are shown/events happen.

Have lived in other locations (Ely) where a cinema was poo poed by certain powers, it was built eventually and is a great success and enjoyment for the people there - same for Oakham please.

Mrs Elaine Norton -  
08.09.2021

I fully support this application and believe it will revitalise Oakham and bring jobs to the area.

Mrs Felicity Brewster -  
09.09.2021

I believe this would be an asset for the wider community. Melton cinema does not have spare tickets for screenings as it is very well supported. We need to grow our community facilities and re-establish the town as a vibrant, interesting, independent centre. The films shown at the museum are only once a month and are films that have been on general release for some time. This 2 screen facility could show new films and allow re-showings of older popular films. There are many living in Rutland who don't wish to or unable to travel to Melton or Stamford, Peterborough or Leicester or who do not like driving in the dark or poor weather. The hall desperately needs investment if as a building it is going to be able to stay as a building on interest in the town. It is under used and has significant limitations. As some say, the lift is slow, I am sure this planned refurbishment could install a modernised lift function - something that limits access at Melton Cinema that has no lift and is only accessible by steep stairs. The museum could become a venue for art/ craft exhibitions or possibly the new owners could negotiate a viewing space to enable local artists to continue to exhibit. Let's all be positive than think about the past, life moves on and town centres are changing, Oakham can and should be innovative!

Ms Karen Payter -  
09.09.2021

Great idea

Ms Karen Mellor  
-10.09.2021

I am writing on behalf of the Rutland Access Group to make comment on the access issues associated with the above applications

The Rutland Access Group has had long standing issues with the wheelchair access to the Victoria Hall in Oakham, and I am disappointed to see that the current applications do not address these issues.

The current wheelchair access is via a side entrance directly off Church Street. There is a slope up to a pair of double doors which open outwards. There is no level platform for a wheelchair user to position themselves safely to be able to open one of the double doors. That is assuming that the doors are even unlocked. Currently there is no bell on this door so if locked there is no access at all. Whilst the front entrance of the proposed cinema shows that the existing double front doors will be kept open when the building is in use there is no indication that this will happen at the back door. To be accessible the back doors need to be open, but this will then pose a security risk. This is not mentioned or discussed in the design and access statement.

By scaling 1:200 plans it is difficult to see if the door widths are adequate or not for wheelchair access.

Once in the building access to the front of the building to the ticket desk is via another set of double doors that would open towards the wheelchair user. For these to be fully accessible both of these doors should be maintained open, though for fire reasons I suspect that they will be kept shut. There is no mention of this problem in the design and access statement, or how this is to be overcome.

It is noted that a wheelchair accessible toilet is proposed on the ground floor to replace the existing one on the ground floor. The existing wheelchair accessible toilet on the first floor is being retained. This is improved by the removal of a cupboard to provide an adequate turning circle for a wheelchair but given the money that is proposed to be spent on this development, it would have been better if the access door was changed to an outward opening door as is required by current standards. With the first floor toilet having left hand access it would also be better if the proposed toilet on the ground floor offered a right hand access as the present disabled toilet on the ground floor, which is proposed to be removed. It is noted that baby changing facilities are included within the accessible toilet on the ground floor. Whilst the thought is good, this is contrary to the building regulations part M section 5.5. The design and access statement also mentions an accessible toilet for ambulant disabled. This does not appear on the drawings as it will require an outward opening door.

Mention is made of colour and textural contrast. There is no indication of this on the plans and the only internal photograph in the design and access statement does not support this statement.

It is noted in the design and access statement that the objective is to go beyond statutory requirement as set out in the building regulations and British standards. The designs as presented do not fully conform to these standards, so this is not an accurate description of the proposals.

The proposed additional handrails to the front entrance and the staircase are an improvement and are welcomed.

Yours faithfully

Karen Mellor  
Chairman Rutland Access Group

Mrs Madeline  
Flynn -  
11.09.2021

Will be perfect for Oakham and a real boost to the town. My family will certainly use it. Oakham is desperate to come alive again. With hardly any shops and facilities. This could be the start of something good.

Mr Liam  
Bardwell -  
11.09.2021

I think this will be a great asset to Oakham.

Ms Linda Burton -11.09.2021 Would love to see a cinema in Oakham. Fully support this application

Mrs Maggie Robinson - 11.09.2021 I can't tell you how excited we are about having an independent cinema in Oakham. We have recently moved here and very much miss our regular visits to a wide range of film, something which Rutland Kino is going to offer. Thank you!

Mrs Kate Waterton - 12.09.2021 This will provide a much needed, adaptable community asset for the heart of Oakham with subsequent increased footfall which can only be advantageous to local traders and businesses. I therefore fully support this application.

Mr Steven Lesiakowski - 12.09.2021 I fully support this application. I believe its a fantastic concept and will help enhance the town centre.  
I hope this application is granted approval and look forward to a new exciting business venture being brought to the area.

Mrs Jane Robins - 13.09.2021 Sounds like a fabulous use of a centrally located and historic building. It's great to see repurposing of under-utilised space like this. It will bring jobs to Oakham and more life into the town at night. Fully support this innovative idea.

Mr Gerry Robinson - 13.09.2021 Victoria Hall is already a major asset to Rutland however it is underused and the current funding model will in the long-term fail to cover the costs of maintaining a building of its age. I understand that this situation was exacerbated by the departure of the Town Council and and the loss of their rent payments.

Having a cinema return to the centre of Oakham, with proper seating and showing current releases as well as a programme of films aimed at different sections of the community will draw people right into the heart of Oakham instead of losing that footfall to Melton or Peterborough and revitalise that part of town. The planned concurrent activities / offerings will go a long way towards replacing those that some objectors have claimed will be lost.

Finally, those activities that can't be held in the remodelled building could move a short way up the road to the Voluntary Action Rutland buildings with VARs three function rooms which would be a welcome increase in footfall there too.

I see only positives with this proposal.

Mr & Mrs Sue Hickey - 13.09.2021 Wholly support this development- much needed entertainment that is suitable for all ages.

Miss Estelle Jeffs - 15.09.2021 I feel this is a great move for the town.

Mrs Pat Bulmer -09.09.2021 I think this project is very good idea. It will renovate Victoria Halls, provide a local entertainment venue and employment. The town centre needs reviving and this could contribute to bringing people into Oakham also helping other businesses such as restaurants.

The population of the area is growing but the facilities are not. I fully support the proposal.

Mrs Dianne  
Norwood -  
17.09.2021

Yes yes yes. It is what Oakham & area near. This will benefit the young & the elderly. A wonderful idea & will create more night life in the town as well. But please make sure that bus services timetables are updated to allow cinema goers to use the cinema by going by bus. Give plenty of time to allow from walking from the cinema to the bus station remember a lot of elderly cannot walk face. A wonderful idea & OAKHAM NEEDS IT.

THANKS

Mrs Elaine  
Norton -  
16.09.2021

I fully support this application for the following reasons:  
Oakham requires entertainment  
Comments on social media express a desire for more entertainment in Oakham.  
The development is tasteful and will not diminish the character of the market town  
Oakham requires something for the young (other than pubs)  
Oakham needs to attract visitors who will spend money and support the night time economy.

The town Council and Rcc should be forward thinking and imaginative on behalf of its residents. An example is Market Harborough, which is thriving and bustling but has managed to retain its character.

Oakham is becoming a laughing stock and not the quaint market town some believe it to be. Many outsiders persevere Oakham to be fudfy Duffy and behind the times ( not in a good way). Sadly the local councillors are considered, by many, to be corrupt and lacking vision

Mrs Polly  
Moverley -  
17.09.2021

The cinema was a big part of children's and teenagers' lives in the 50's and 60's. I was one of those young people and want to see the young given a place to go to today. The age structure of the town is changing so we should provide entertainment for young people.

I am one of the older generation who can afford to travel to Melton, Stamford and Leicester to see a film. This use of the Victoria Hall would bring income into the town and help the businesses that have suffered during lockdown. My generation has plenty of opportunities for clubs. I myself use the Methodist Hall, the HUB( VAR) and the Showground for meetings as well as the Museum and the Dance Studio.

Our generation should not only think of themselves but of other younger people.

Mrs Jill Stacey -  
17.09.2021

As a resident of Oakham I fully support a cinema in town. It will bring people into town who may use the local coffee shops and restaurants. Whilst I attend u3a and Oakham Arts meetings at the halls, it feels like an under utilised resource. On the days meetings are held there there are more people in town using local businesses.

Mrs Molly  
Roberts -  
21.09.2021

The proposed cinema would enhance the High Street, bringing locals and visitors to the town centre. It is project of high quality and deserves the support of the Council.

Mr Ian Bird -  
10.09.2021

We are a dying town..Where is there any evening entertainment...if you don't go to the pub what is there...all the charity shops are shut....RCC do not seem to have a clue...

Mr Robert Miller  
-26.08.2021

In my view, the Victoria Hall ballroom is equally as deserving for the listed building status as the façade of the building, there is nothing else like this space in Rutland. To wreck this space with the inertia of a modern "clone" cinema would be a travesty.

In the impact document Rutland Kino makes repeated statements that materials will be stored on site, so in the likely event this business venture fails (statistics say more than 60% of small / medium enterprises fail in the first three years, with the biggest cause of failure being overestimation of available market), the hall could be restored to its former state.

Where exactly on the plan is this storage space?

How do they plan to protect these materials in storage?

How do they plan to record what has been removed from where and identify the locations and items?

If Rutland Kino does fail how would the Victoria Hall be restored to its former state? It is likely their creditors would remove all of value from the site and the trustees would be left with the MDF shell of their conversion and no funds to perform any restoration.

Will Rutland Kino be required to lodge a bond in escrow to cover the cost of restoration if they fail?

Rutland Kino state they will minimise damage to the Hall, who ensures that this is the case, the current submission contains no detail of how they intend to achieve this. Has anyone considered the loading of all the flooring, insulation, large seats plus the 120 viewers on the sprung ballroom floor?

Why has a much more comprehensive report of what is really going to have to be done to make this conversion viable not been submitted with the application?

In my view, the Victoria Hall is a viable asset to the town in its current form, the narrative that it is failing and the Rutland Kino is the only way forward is simply not correct.

I therefore wish to register my objection to the application to convert the Victoria Hall into a cinema on the grounds of the irrevocable damage this would do to the building.

Mr Chris Ward -  
15.10.2021

Sir Paul Denton  
-08.09.2021

Great plan, Oakham needs innovative projects like this to liven up the town centre

Mrs Helen Outen - 08.09.2021  
 I am sad and cross to hear of the potential conversion of this wonderful amenity for a 2 screen cinema etc. Melton Mowbray, and Stamford have brilliant cinema access, and the museum screens films too.  
 We do NOT need this, but we do need Victoria Hall as it stands. It currently provides a great space for functions etc .....nowhere else is as accessible in town with such great facilities.  
 It is a town landmark. Also great to see the downstairs space used by a local potter, and there is space for local artists to display their wares.....great.  
 What we do need , is a functional and up to date swimming pool and sports facility. ....such a shame that youngsters in particular, and older people too, don't have local access to a decent pool.

Mrs Jacqueline Swain - 09.09.2021  
 Fully support this. Hopefully you have no hidden agendas with this. I came from a market town in West Sussex where the same thing happened. People were very happy until they stripped the whole building down and also slipped a small nightclub in the bar area.  
 Now you have a more or less glass structure that looks terrible situated in a 1600's market town. After a few years of countless drunken fights on a Saturday and Friday nights the police closed it down. If it had stayed as a cinema there would have been no problems.

Mr COLIN DONOVAN - 09.09.2021  
 What a great idea, It has my full support. I can't understand why anyone would comment against it.

Ms Val Wiggins -09.09.2021  
 This would be a good facility for our town

Mrs Linda Payne - 09.09.2021  
 I think this is much needed in Oakham. My only hope is they retain the appearance of the frontage for historical purposes.

Mr & Mrs Graham Croft - 09.09.2021

Mrs Christine Smith - 23.08.2021  
 Victoria Hall historically has and should continue to be a central space within the town available for hire and use by clubs, organisations and the community. That is what it was built for and is still as relevant today - in fact after the events of the pandemic probably even more so. We hear so much about the effects of mental health issues and wellbeing that surely the community building has a very important part to play in the future of the Town's 'health'.  
 A cinema in the area should be, if the community as a whole wishes to have one, a purpose built carbon neutral building with all of the advantages that gives as far as modern laws require. As well as safe and adequate access for vehicles, whether that is for deliveries or customers of the venue. Also the inevitable question of adequate parking.  
 The proposed change of use and development of Victoria Hall would effectively change this lovely building from a town treasure, with all of its internal history and interest, available to bring people together for shared interests of a wide variety. Being inclusive of the whole community. Into a place of limited usage, limited interest and most of all limited concern for the building itself.

As a Community based LISTED BUILDING surely it is in the communities best interest to maintain and keep the Victoria Hall intact for the generations who are to follow.

Mr Allan  
Goodwin -  
09.09.2021

Good idea

Mr & Mrs S Little  
-10.09.2021

Brilliant repurpose of an existing building, which will not only boost the local economy and give the whole population another activity but also start to bring Oakham into the 21st century.

We fully support this application.

Mr Iain  
Thompson -  
10.09.2021

I fully support this proposal as it would benefit the local community by having a local cinema, reduce carbon footprint of travelling to other cinema location & generally add a bit of colour to the centre of town

Ms Karen Evans  
-10.09.2021

I totally support this application. It is a much needed community facility in Rutland that will provide jobs for our young people as well as entertainment and recreation more locally. We need much more like this in Rutland. Let's get Oakham moving with the times!

Mr Martin  
Imison -  
10.09.2021

Great idea that would benefit local people of all ages. Strikes me that this lovely is very much underused

Mrs Alison  
Ingram -  
11.09.2021

I thoroughly support the planning application for the above address to become a cinema as it will appeal to all age groups and will generate new jobs and entertainment for Oakham. Maybe a classical cinema interior as our grandparents would of known it to look like.

Tim & Joy  
Clough -  
19.10.2021

Letter emailed to Planning 17/09/21

16th September 2021

Dear Sirs

Planning applications 2021/0855/FUL and 0856/LBA - Refurbishment and Conversion of the Victoria Hall to a ... cinema, &c

We are pleased to write in full support of this project which we believe to be a very worthwhile enterprise. We are aware that the applicants, having carefully developed and researched a sound and detailed business plan, have been searching for some time for premises suitable for conversion to a small cinema which would fulfil the needs of the population of Oakham and surrounding villages. We are also aware that the Trustees of the Victoria Hall have found themselves considerably challenged, particularly following the decision of Oakham Town Council to terminate their lease of part of the premises, with regard to the future viability of the Hall.



The Victoria Hall is a Grade II Listed Building dating from the mid 19th century, erected by the Rutland Agricultural Society to provide facilities for the farming community and otherwise for the benefit of the community as a whole, as set out in the Trustees' Scheme of Governance. There would not seem to be anything in the current proposals which would be incompatible with that scheme given that the purpose of the application is to provide a self-sustaining community facility on the basis of a lease (not that any incompatibility would be a material consideration in the planning process).

Given its Listed status and its location within the Oakham Conservation Area, the impact of the proposals on the building and on its setting must be considered. The applicants' Heritage Statement of 6th June 2021 makes it clear that they have given careful thought to this matter. Apart from changes to signage, any changes to the exterior and thus to the setting of the building are minimal, whilst changes to the interior which will be visible from the exterior have been sympathetically specified and raise nothing of concern. As to the interior, clearly more substantial changes will be required as shown on the detailed plans accompanying the application. Some of these will improve on the existing layout and appearance of the interior, whilst the architectural specifications make it clear that in the event of the cinema and its attendant facilities ceasing to operate virtually all of the changes would be reversible. There is thus no permanent harm to the building; those few internal features which may be of interest such as the dance floor will be protected, and evidently the internal roof structure will largely remain on view. Although at the time of writing there appears to have been no response from Historic England or from the appropriate national amenity societies regarding the application, there seem to us to be no grounds for refusal of the application on the basis of its Listed Building status.

With regard to the proposed detailed layout of the new facilities, with its twin cinemas, lounge and café-bar provision, we make no specific comment, save to note the concerns of the Rutland Access Group in their representation of 25th August. We would anticipate that the architects' plans might be subject to some modification in order to meet those concerns as far as possible, and thus that those in themselves would not be sufficient to justify refusal.

There have been many expressions both of support for and of opposition to this proposal. Those who have objected seem to have done so largely on the basis of the loss of meeting facilities used by particular groups. Those in support point out that such meeting facilities can be found to a greater or lesser extent elsewhere in the town. Some are worried about the impact of another catering facility on existing similar enterprises, but this is aimed primarily at those patronising the cinema and to us does not seem to be a significant concern. Others suggest that the applicants should be looking for a site on the edge of town, but this would defeat the whole purpose of providing the cinema in the town centre, something which would help to sustain and revitalise the core of the town including its night-time economy. Like small towns everywhere, Oakham is more and more challenged by social and commercial change, and any development like this will help to bring people into town, not just to use the cinema but with a spin-off to other businesses too. To attempt to site a small boutique cinema on the outskirts of town in areas mainly dedicated to industrial and commercial use would be quite inappropriate and to us such a suggestion simply does not hold water. Beyond that, it seems environmentally irresponsible to encourage people to drive to Melton, Peterborough, Leicester or Corby for cinema visits when here there is a wonderful opportunity to provide that facility locally and to support the local economy. Many of those supporting the application are firm in their belief that there is a need and a demand for an Oakham cinema of a high standard, which is what this application is intended to provide.

We believe that this application is absolutely in line with the recommendations of the County Council's Oakham Town Task and Finish Group regarding the future of the town which were accepted by Rutland County Council. The recent decision of Oakham Town Council to recommend refusal of the cinema project runs counter to policies and ambitions outlined by the Task & Finish Group, but the town council made a minimal contribution to its researches and, as others have commented, this latest decision reflects a continuing negativity on the part of the town council when it should be making better efforts to support the parish for which it is responsible; to us, therefore, that recommendation carries but little weight. The town needs the benefit of every facility which will draw people into the centre in order to support existing and new high street businesses. Approval of the application would secure the future of the Victoria Hall, which is a valuable community asset, and would enable the applicants to fulfil their long-held desire to meet the undoubted demand for a modern well-appointed and appropriately scaled cinema in Oakham town centre. We see nothing either in the detail of the application or in the objections raised to date which would justify its refusal on social, economic or planning grounds. We are therefore entirely in accord with those who have expressed their support for the application.

Yours faithfully,

T H McK Clough FSA  
Joyce I Clough

Jocelyn Orr -  
19.10.2021

It was such a delight to go into The Victoria Hall today and find the 'Artistic Collective' displaying their work.

What a lot of 'Talent' in Oakham under one roof. It was with dismay that I learnt about the Cinema project that is being proposed to refurbish the Victoria Hall as a cinema at a horrendous cost circa £2M.

If I recall the cinema within the Museum was not a great success.

How much more needed is an Art Centre combining café/restaurant and Dance Hall which previously was a well utilised venue - Remember the Rugby Club Dances, Tea Dances and other activities. I quote from a newspaper Rutland & Stamford Mercury 10 November 2019

Peter Jones, chairman of trustees, said: "The Victoria Hall is a real asset to Oakham, and a great benefit to the local community. The main function room can accommodate up to 200 guests and the Allman Gallery downstairs provides local artists the opportunity to display their work and host exhibitions. There is no facility quite like it!"

Now I understand that Peter Jones is wanting it turned into a Cinema - this seems to be a change of tune.

I suspect there is an attractive sum of cash behind his decision.....?

Recently I had the wonderful experience of AlfrescoFilm of viewing cinema outside at the Blue Pool in Dorset.

Whilst there I thought how wonderful an opportunity to link Rutland Water and offer outdoor cinema to Rutland.

This could even be located at the Castle or Cutts Close.

The attraction to me of the 'Artistic Collective' is it has reminded me just how important stimulating imagination is for Mental Health.  
We need more Live Art & Music not cinematic screening which we can see on our widescreen T.V's of Films at home.  
How more joyous to see real Art projects being created.

Please do not bend to the pressure of Andrew Robinson and Genevieve Margrett wanting to bring this change to Victoria Hall at a ludicrous expense. We do not need this type of 'Joy of social interaction's. We need encouraging to use our artistic skills and recreating some Jolly old times with dancing, debates, and banquets.

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