



# Rutland County Council

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Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Thursday, 25th April, 2024 at 7.00 pm

**PRESENT:** Councillor N Begy (Chair) Councillor A Brown (Vice-Chair)  
Councillor G Clifton Councillor K Corby  
Councillor R Payne Councillor T Smith  
Councillor D Wilby Councillor C Wise

**ABSENT:** Councillor K Payne Councillor H Zollinger-Ball  
Councillor A West Councillor S McRobb

**OFFICERS PRESENT:** Justin Johnson Development Manager  
Nicholas Thrower Principal Planning Officer  
Joe Mitson Planning Officer  
Kylie Wesson Planning Solicitor  
David Ebbage Democratic Services Officer  
Julie Smith Highways Engineer

## 1 WELCOME & APOLOGIES

Apologies were received from Councillor H Zollinger Ball and Councillor K Payne.

## 2 MINUTES

Consideration was given to the minutes of the meetings held on 27<sup>th</sup> February and 19<sup>th</sup> March 2024.

## RESOLVED

- a) That the minutes of the meetings on the 27<sup>th</sup> February 2024 and 19<sup>th</sup> March 2024 be **APPROVED**.

## 3 DECLARATIONS OF INTERESTS

There were no declarations of interest.

## 4 PETITIONS, DEPUTATIONS AND QUESTIONS

There were no petitions, deputations or questions received.

## **5 PLANNING APPLICATIONS**

Report No.63/2024 was received from the Strategic Director of Places.

Item 5a – 2023/0822/OUT - Officers Mess 16 Regiment Royal Artillery, St George's Barracks, Welland Road, Edith Weston.

Demolition and site clearance and redevelopment of the site for residential use (Use Class C3) and 168 sqm (GIA) of Use Class E floorspace, open spaces, access, landscaping, infrastructure and associated works (Outline Application with all matters reserved save for main points of access)

(Parish: Edith Weston; Ward: Normanton)

Item 5b – 2023/1255/FUL – Mr Oliver Hemsley, Land adj to Mickley Lodge Burley Road, Langham

12 No. unheated storage units (B8).

(Parish: Langham; Ward: Langham)

### **5a 2023/0822/OUT**

Nick Thrower, Principal Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

As the application was deferred at the previous meeting, the Principal Planning Officer updated members on the responses from the applicant with regards to the deferred matters: -

Controlled Crossing – the applicant confirmed there was no technical justification for a required controlled crossing on Manton Road.

Secondary Access – the applicant confirmed there was no justification for the provision of a second general access to the site.

Reduction in the number of dwellings proposed – the applicant confirmed they sought the determination to be made on the number of dwellings originally proposed on the site and the site was proportional to that within the village.

Officers confirmed that there was no justification for refusal of the proposal on the grounds of the proposed number of dwellings.

Members asked officers what weight could be given to the emerging Edith Weston Neighbourhood Plan when the application would come back at reserved matters stage. It was confirmed to Members that the application would be considered under the policies that would be relevant at that time and the weight of those documents they gain at that point in the process.

Officers informed Members on the issue of number of proposed dwellings that the Council's adopted policy was for 30 dwellings to the hectare. The applicant had considered the density of the village, and the current proposals were 22 dwellings to

the hectare. The number of dwellings was already below what the policy would require.

It was moved by Councillor A Brown and seconded that the application be approved subject to the conditions in the report. Upon being put to the vote with eight votes in favour, the motion was unanimously carried.

#### **RESOLVED**

- a) That the application 2023/0822/OUT be **APPROVED** subject to the conditions outlined by the Planning Officer.
- b) The full list of reasons can be found on the planning application page of the Council's website.

<https://www.rutland.gov.uk/planning-building-control/planning/search-planning-applications-decisions>

#### **5b 2023/1255/FUL**

Joe Mitson, Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

It was moved by Councillor D Wilby and seconded that the application be approved subject to the conditions in the report. Upon being put to the vote with eight votes in favour, the motion was unanimously carried.

#### **RESOLVED**

- a) That the application 2023/1255/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer.
- b) The full list of reasons can be found on the planning application page of the Council's website.

<https://www.rutland.gov.uk/planning-building-control/planning/search-planning-applications-decisions>

#### **6 APPEALS REPORT**

Justin Johnson, Development Manager, presented the report which listed for Members' information the appeals received since the last ordinary meeting of the Planning & Licensing Committee and summarised the decisions made.

#### **RESOLVED**

- a) That the contents of the report be **NOTED**.

#### **7 ANY OTHER URGENT BUSINESS**

There were no items of urgent business.

**8 DATE OF NEXT MEETING**

Tuesday, 18<sup>th</sup> June (Provisional)

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**The Chairman declared the meeting closed at 7.42pm.**

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