



# 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 Tuesday, 7th November, 2023 at 7.00 pm

<b>PRESENT:</b>	Councillor N Begy (Chair)	Councillor K Corby
	Councillor S McRobb	Councillor K Payne
	Councillor R Payne	Councillor T Smith
	Councillor A West	Councillor D Wilby
	Councillor H Zollinger-Ball	
<b>ABSENT:</b>	Councillor A Brown	Councillor G Clifton
	Councillor C Wise	
<b>OFFICERS PRESENT:</b>	Justin Johnson	Development Manager
	Andrew Waskett-Burt	Principal Planning Officer
	Joe Mitson	Planning Officer
	Kylie Wesson	Planning Solicitor
	David Ebbage	Democratic Services Officer
	Julie Smith	Highways Engineer

## 1 APOLOGIES

Apologies were received from Councillor A Brown, C Wise and G Clifton.

## 2 DECLARATIONS OF INTERESTS

Councillor K Corby declared a personal interest in item 4c, Planning Applications, application 2023/0762/FUL as he sits on the Planning Team for Ryhall Parish Council, therefore, he would leave the meeting at that point.

## 3 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received on item 4, Planning Applications:

In relation to 2023/0355/FUL, Andy Howarth spoke as a member of the public opposing the application, Councillor K Heckels spoke as the Ward Member and Matt Taylor spoke as the agent.

## 4 PLANNING APPLICATIONS

Report No.164/2023 was received from the Strategic Director of Places.

Item 4a – 2022/0254/FUL – White Horse Inn, 1 Stamford Road, Morcott

Conversion of the former White Horse Inn public house to residential use including demolition of existing single storey elements and the erection of a two-storey rear extension, demolition of the existing outbuildings and the erection of 4 no. new dwellings with associated infrastructure.

(Parish: Parish; Ward: Braunston & Martinsthorpe)

Item 4b – 2023/0355/FUL - Land Adjacent to 1 Water Lane, Ashwell

Erection of no. 1 self-build dwellinghouse.

(Parish: Ashwell; Ward: Exton)

Item 4c – 2023/0762/FUL - Mr Philip & Mrs Dawn Wilkinson  
Belmesthorpe Lane, Ryhall

Retrospective change of use of a single dwelling to two separate dwellings known as The Bungalow and Meadow View.

(Parish: Ryhall; Ward: Ryhall & Casterton)

Item 4d – 2023/0862/MPO - Langton Homes Limited Land North of Cold Overton Road, Langham.

Modify Planning Obligations to change on-site affordable housing planning obligation to deliver through 'first homes' scheme in relation to application 2020/0380/OUT and 2021/1334/RES.

(Parish: Langham; Ward: Langham)

**4a**     **2022/0254/FUL**

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

The application was deferred at the Planning Committee of 18th July pending further information relating to marketing of the property. A report had been submitted setting out the marketing of the property and a viability appraisal. This concluded the public house was not viable and that no marketing would secure a viable trading pub.

Members agreed that the building was in a sorry state and that a decision was needed to be made before the building deteriorated further.

It was moved by Councillor K Payne 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, one vote against, the motion was carried.

**RESOLVED**

- a) That the application 2022/0254/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>

**4b**      **2023/0355/FUL**

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from Andy Howarth who spoke as a member of the public opposing the application, Councillor Kiloran Heckels who spoke as Ward Member and Matt Taylor who spoke as the agent. The Committee also had the opportunity to ask questions of the speakers.

Detailed discussions were had over the relocation of the badger set within the site. Ecologists for the application had advised that what was proposed within the application was acceptable. It was confirmed that the applicant would still require a licence from Natural England before they could undertake the development to move the badger set.

It was moved by Councillor H Zollinger-Ball 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, one vote against, the motion was carried.

**RESOLVED**

- a) That the application 2023/0355/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>

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At 8.07pm Councillor Corby left the meeting.  
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**4c**      **2023/0762/FUL**

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

It was confirmed through questions to officers that both properties had separate addresses.

Members had no objections with the proposed application.

It was moved by Councillor A West 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 2023/0762/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>

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At 8.14pm Councillor Corby rejoined the meeting.

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## **4d 2023/0862/MPO**

Andrew Waskett-Burt, Principal Planning Officer introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

It was confirmed to Members that modifying the S106 agreement to 'First Homes' would result in these units having a 30% discount and would be legally binding going forward for any subsequent sales.

It was considered to be a reasonable change to the S106 agreement, and it would also being the S106 up to date with the Council's adopted First Homes Informal Planning Guidance.

Members welcomed the modification, and it would help local people to get onto the property ladder.

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

## **RESOLVED**

- a) That the application 2023/0862/MPO 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>

**5 DATE OF NEXT MEETING**

Tuesday, 21<sup>st</sup> November 2023.

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**The Chairman declared the meeting closed at 8.20pm.**

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