



# Rutland County Council

Catmose Oakham Rutland LE15 6HP.  
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Minutes of the **MEETING of the DEVELOPMENT CONTROL AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 24th November, 2015 at 6.00 pm

**PRESENT:**

Mr E Baines	Mr J Lammie
Mr G Conde	Mr W Cross
Mr J Dale	Mr T King
Mr A Mann	Mr T Mathias
Mr M Oxley	Mr C Parsons
Mr A Stewart	Mr D Wilby

## **OFFICERS**

**PRESENT:**

Mr P Gear	Senior Planning Officer
Ms R Green	Assistant Engineer (Development Control)
Mr G Pullan	Development Control Manager
Ms S Rodaway	Planning Officer
Mr N Tomlinson	Senior Highways Manager
Mrs H Vincent	Planning/Highways Lawyer, Peterborough City Council
Miss M Gamston	Corporate Support Officer

## **IN**

**ATTENDANCE:** Mr R Gale

## **407 MINUTES**

### **RESOLVED**

The minutes of the Development Control and Licensing Committee held on 27 October 2015 be confirmed and signed by the Chairman.

## **408 DECLARATIONS OF INTERESTS**

Mr J M Lammie	Item 1 2015/0763/FUL	Mr Lammie declared on the grounds of probity as he was the ward member and in that capacity had met with the applicant. Mr Lammie stated that he had not discussed the merits of the application
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or stated an opinion.

Mr T C King

Item 3  
2015/0899/MAJ

Mr King declared on the ground of probity as in his Portfolio Holder role he had been involved in discussions with officers regarding this application. Mr King stated that he would not take part in the discussion of this item and would leave the meeting at that point.

#### **409 PETITIONS, DEPUTATIONS AND QUESTIONS**

No petitions, deputations or questions were received.

#### **410 DEPUTATIONS RELATING TO PLANNING APPLICATIONS**

In accordance with Procedure Rule 93(4) the following deputation had been received:

- In relation to Agenda Item 5, application 1, 2015/0763/FUL, a deputation was received from Mr Simon Ainge.

#### **411 REPORT NO. 229/2015 DEVELOPMENT CONTROL APPLICATIONS**

Report No. 229/2015 from the Director for Places (Environment, Planning and Transport) was received.

#### **412 ITEM NO. 1 (2015/0763/FUL) FINESHADE, 13 MAIN STREET, SEATON, LE15 9HU**

Application for a two storey extension and new entrance porch to front (east) elevation. First floor extension to side (south) elevation and alterations to driveway and boundary wall.

(Ward: Lyddington; Parish: Seaton)

A deputation was received from Mr Simon Ainge, the content of which is included below:

My wife and I have a six month old son and before moving to Main Street last December, we lived around the corner in the village in a new development on West Lane for 5.5 years.

Our current house is in need of modernisation with a list of jobs including new windows, a new heating system, a new kitchen, additional insulation and decorating. In addition to this the layout is outdated and to become a suitable family home as intended we really need an extra bedroom and a larger kitchen.

A planning application was submitted earlier this year but refused.

Before submitting a new application, I discussed my ideas with a new architect, namely Tony Ansell from Rutland Planning, who suggested before anything was submitted he would approach the planning department with a basic sketch to ensure we were on the right track. Obviously these opinions are not to be taken as any formal indication of the final result but the meeting was encouraging.

In brief the new plans outlined a proposed extension to the first floor at the rear, an extension to the side and a removal of part of the driveway wall. It seems that there are two main issues with the proposed plan:

- 1) The size of the extension to the side (or front as it is being referred to) and the opinion that it alters the linear form of the current building.

I would ask you to consider that:

- The extension would be sympathetic to the look of the building which has been extended at least twice in its lifetime.
- The size of the extension has been reduced twice. This second application compromised the extension with a footprint reduction of 71% over the original design. A revision to this application then reduced it by a further 30%.
- The proposed ridge height of the extension is 1m lower than the existing ridge.
- The extension would be 12m back from the main highway.
- The neighbouring properties, in particular no. 11 Main Street do not assist in forming a typical linear building form so please question the significance of this point that the Conservation Officer has raised.
- The property is well screened from the highway.
- I would emphasise that all concerns have been addressed and the necessary amendments/compromises have been made to the plans in line with Patrick Gear's email dated 16/09/15 (Schedule 1). These included, removal of the parapet gable on the side extension, removal of the hipped design of the dormer windows, removal of the new porch design and of course the reduction in the size of the side extension.

- 2) What affect does the proposed removal of part of the driveway wall have on the health of the Silver Birch Tree.

I would ask you to consider that:

- The proposal of removing part of the driveway wall does not require disturbance of anything below ground level.
- The proposed driveway has worked around the RPA of all of the trees on site.
- The professional arboriculture report that I commissioned addresses in detail how all of the trees could be protected during works and where the RPA areas are for each tree in relation to the proposed plans.
- The driveway access onto the main road is uncomfortably tight and although there are traffic calming measures nearby, the concern for safety is also for pedestrians and cyclists not just oncoming motorists. When in a vehicle pulling out of the drive you are completely blind until you actually encroach on the highway. My point is that although the current access is existing, it would be more suitable to allow better vision of the traffic on what is now a busier road.

As a closing statement, my agent and I believe that all points of concern have been addressed and amended. The application and its proposed plans has been driven forward by the positive reactions in dialogue during the process of the Planning Department. Additional money has then been spent by myself on this basis revising

plans and obtaining the requested professional reports in the form of an Ecology report and an arboriculture report.

I read the definition of a conservation area of which I enjoy being a part of and it suggests that 'It is not the purpose of a conservation area to prevent development but to manage change to reflect the special character of the area.' 'It is the character of an area, rather than individual buildings which designation seeks to preserve ...'

As a note, unfortunately due to my situation having spent so much time and money on seeking planning approval, I will be forced to file for an appeal if the application is refused today.

## **RESOLVED**

**2015/0763/FUL** In accordance with the recommendations set out in Report No. 229/2015 Item 1 and the addendum to that report, that this application be **REFUSED**.

(Tied vote, the Chairman had the casting vote (Procedure Rule 78.3).)

### **413 ITEM NO. 2 (2015/0878/FUL) 1, BOWLING GREEN CLOSE, OAKHAM, LE15 6HL**

Application for a proposed single storey rear extension and hipped roof to replace existing flat roof over the existing garage.

(Ward: Oakham South East; Parish: Oakham)

## **RESOLVED**

**2015/0878/FUL** In accordance with the recommendations set out within Report No. 229/2015 Item 2 that this application be **APPROVED**.

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6.47 pm Mr King left the meeting and did not return

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### **414 ITEM NO. 3 (2015/0899/MAJ) HARINGTON SIXTH FORM, HUNTSMANS DRIVE, OAKHAM, RUTLAND, LE15 6RP**

Application for the development of a new 2-storey sixth form school (Use Class D1) for (up to 300) pupils aged between 16-19 years of age, with associated infrastructure and landscaping, including provision of car parking to replace temporary accommodation.

(Ward: Oakham North West; Parish: Oakham, Barleythorpe)

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7.00 pm Meeting adjourned (Mr Parsons left the meeting)

7.06 pm Meeting Reconvened (Mr Parsons rejoined the meeting)

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Mr Gale spoke as Ward Councillor. Mr Gale supported the idea in principle but voiced concerns regarding both parking and drainage.

A detailed discussion took place, during which Members expressed their concerns regarding this application.

The Chairman recommended that application be deferred until adequate information on drainage was available.

**RESOLVED**

**2015/0899/MAJ** That this application be **DEFERRED** until a future meeting of the Development Control and Licensing Committee.

(10 in favour; 1 abstention)

**415 REPORT NO. 228/2015 APPEALS REPORT**

Report No. 228/2015 from the Director for Places (Environment, Planning and Transport) was received.

**RESOLVED**

That the contents of Report No. 228/2015 be **NOTED**.

**416 ANY OTHER BUSINESS**

No items of urgent business had been previously notified to the person presiding.

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**The Chairman declared the meeting closed at 7.55 pm.**

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**DECISION SUMMARY, 24 NOVEMBER 2015**

**Applications approved in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
413	2015/0878/FUL	Proposed single storey rear extension and hipped roof to replace existing flat roof over the existing garage. (Ward: Oakham South East; Parish: Oakham)

**Applications approved NOT in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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**Applications refused in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
412	2015/0763/FUL	Two storey extension and new entrance porch to front (east) elevation. First floor extension to side (south) elevation and alterations to driveway and boundary wall. (Ward: Lyddington; Parish: Seaton)

**Applications refused NOT in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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**Applications deferred in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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**Applications deferred NOT in accordance with the report and addendum of the Director for Places**

<b>Minute No.</b>	<b>Application</b>	<b>Detail</b>
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414

2015/0899/MAJ

Development of a new 2-storey sixth form school (Use Class D1) for (up to 300) pupils aged between 16-19 years of age, with associated infrastructure and landscaping, including provision of car parking to replace temporary accommodation.

(Ward: Oakham North West: Parish: Oakham, Barleythorpe)

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