



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, 16th February, 2016 at 6.00 pm

PRESENT:

Mr E Baines

Mr G Conde

Mr J Dale

Mr A Mann

Mr M Oxley

Mr A Stewart

Mr J Lammie

Mr W Cross

Mr T King

Mr T Mathias

Mr C Parsons

Mr D Wilby

OFFICERS

PRESENT:

Mr P Gear

Ms R Green

Mr N Hodgett

Mrs R Lea

Mr G Pullan

Mr N Tomlinson

Miss M Gamston

Senior Planning Officer

Assistant Engineer (Development Control)

Principal Planning Officer

Senior Lawyer, Growth & Regeneration, Peterborough City Council

Development Control Manager

Senior Highways Manager

Corporate Support Officer

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A one minute silence was held in memory of Roger Begy OBE

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603 MINUTES

RESOLVED

The minutes of the Special Development Control and Licensing Committee held on 10 December 2015 be confirmed and signed by the Chairman.

The minutes of the Development Control and Licensing Committee held on 22 December 2015 be confirmed and signed by the Chairman.

604 DECLARATIONS OF INTERESTS

Mr M A Oxley

Item 1 2015/0291/FUL

Mr Oxley declared an interest on the grounds of probity as he knew someone who had previously had an allotment on

the site

Mr J M Lammie Item 1 2015/0291/FUL Mr Lammie declared an interest on the grounds of probity as the applicant's agent was a close friend. Mr Lammie stated that he would leave the meeting during the discussion on this item.

Mr Baines Item 3 2015/0829/MAJ Mr Baines declared an interest on the grounds of probity as he knew the only written objector.

605 PETITIONS, DEPUTATIONS AND QUESTIONS

No petitions, deputations or questions were received.

606 DEPUTATIONS RELATING TO PLANNING APPLICATIONS

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

- In relation to Agenda Item 6, application 4, 2015/0967/FUL, a deputation was received from Mrs Janet Wilkinson.

607 REPORT NO. 45/2016 DEVELOPMENT CONTROL APPLICATIONS

Report No. 45/2016 from the Director for Places (Environment, Planning and Transport) was received.

608 ITEM NO. 2 (2015/0393/FUL) CRICKET CLUB, LYNDON ROAD, MANTON, OAKHAM, RUTLAND, LE15 8SR

Application for the erection of 2 no. houses.
(Ward: Martinthorpe; Parish: Manton)

RESOLVED

2015/0393/FUL That this application be **DEFERRED** as requested by officers.

609 ITEM NO. 4 (2015/0967/FUL) 2-4, MAIN ROAD, GLASTON, RUTLAND

Application for 4 No. detached dwellings to be erected.
(Ward: Lyddington; Parish: Glaston)

A deputation on behalf of residents and neighbours of the proposed development was received from Janet Wilkinson, read by Mrs Ruth Lea (Senior Lawyer, Growth & Regeneration).

A detailed discussion took place, during which Members raised questions related to visibility round parking spaces, the accessibility of parking, the lack of information on the foundation of the wall and impact of the structure of the wall on the tree roots and the density of the number of dwellings on the site.

RESOLVED

2015/1967/FUL That contrary to the recommendations set out within Report No. 45/2016 Item 4 and the reasons contained therein, and the addendum to that report, that this application be **REFUSED** on the following grounds:

1. Visibility round parking.
2. Lack of information on the foundation of the wall and impact of the structure of the wall on the tree roots.
3. The density of the number of dwellings on the site.
4. Accessibility of parking.

(11 in favour; 1 abstention)

610 ITEM NO. 3 (2015/0829/MAJ) HAWKSMEAD LTD/ALDI STORES LTD, LAND WEST OF, LANDS END WAY, OAKHAM, RUTLAND

Application for proposed retail unit (A1 Use Class) with associated car parking, landscaping and servicing.

(Ward: Oakham North West; Parish: Barleythorpe/(Oakham Adjacent))

Members requested an Advisory Note on customer drop-off.

RESOLVED

2015/0829/MAJ In accordance with the recommendations set out within Report No. 45/2016 Item 3 that this application be **APPROVED**.

(12 in favour)

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7.26 pm Meeting adjourned

7.26 pm Mr Lammie left the meeting

7.32 pm Meeting reconvened

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611 ITEM NO. 1 (2015/0291/FUL) ALLOTMENT GARDENS, SOUTH VIEW, UPPINGHAM, RUTLAND

Application for a proposed new dwelling at allotments on South View in Uppingham.

(Ward: Uppingham; Parish: Uppingham)

During discussion Members requested an additional condition to retain hedge to footpath and information regarding construction traffic accessing the site.

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7.45 pm Mr King left the meeting

7.48 pm Mr King rejoined the meeting

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RESOLVED

2015/0291/FUL In accordance with the recommendations set out within Report No. 45/2016 Item 1, and the addendum to that report that this application be **APPROVED** and that delegated authority to the Director for Places to grant planning permission at the end of the consultation period be **AGREED**, subject to the following additional condition and Advisory Note:

1. That the hedge to footpath is retained.
2. Advisory Note on reinstatement of wall if removed to ease construction management.

(10 in favour; 1 abstention)

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8.08 pm Mr Lammie rejoined the meeting

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612 REPORT NO. 46/2016 APPEALS REPORT

Report No. 46/2016 from the Director for Places (Environment, Planning and Transport) was received.

RESOLVED

That the contents of Report No. 46/2016 be **NOTED**.

613 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 8.10 pm.

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DECISION SUMMARY, 16 FEBRUARY 2016

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

Minute No.	Application	Detail
610	2015/0829/MAJ	Application for proposed retail unit (A1 Use Class) with associated car parking, landscaping and servicing. (Ward: Oakham North West; Parish: Barleythorpe/(Oakham Adjacent))
611	2015/0291/FUL	Application for proposed new dwelling at allotments on South View in Uppingham. (Ward: Uppingham; Parish: Uppingham)

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

Minute No.	Application	Detail

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

Minute No.	Application	Detail

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

Minute No.	Application	Detail
609	2015/0967/FUL	Application for 4 No. detached dwellings to be erected. (Ward: Lyddington; Parish: Glaston)

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

Minute No.	Application	Detail

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

Minute No.	Application	Detail
608	2015/0393/FUL	Application for the erection of 2 no. houses. (Ward: Martinsthorpe; Parish: Manton)