

PLANNING AND LICENSING COMMITTEE

5th June 2018

APPEALS

Report of the Strategic Director for Places

Strategic Aim:	Ensuring the impact of development is managed	
Exempt Information	No.	
Cabinet Member Responsible:	Councillor Nick Begy - Deputy Leader; Portfolio Holder for Planning Policy & Planning Operations, Highways & Transportation and Communications	
Contact Officer(s):	Steve Ingram, Strategic Director for Places	Tel: 01572 758868 singram@rutland.gov.uk
	Gary Pullan, Development Control Manager	Tel: 01572 720950 gpullan@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

1. PURPOSE OF THE REPORT

- 1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

2. APPEALS LODGED SINCE LAST MEETING

- 2.1 **APP/A2470/W/17/3194939 – Mr R Beaver – 2017/0864/FUL**
 The Bungalows, 1 Stamford Road, ESSENDINE, PE9 4LQ
 New dwelling to replace existing
Delegated Decision – refused due to design and scale having a harmful impact on visual amenity.

- 2.2 APP/A2470/W/17/3189809 – Mr Anthony Woolley – 2017/0436/FUL**
Land at Uppingham Road, PRESTON, Rutland
Change of use from horticultural to glamping/camping. Construction of No. 6 Safari Tents for holiday use and reception and the creation of a car parking area including footpaths and a drive.
Committee Decision – refused due to site being located in open countryside in an unsustainable location.
- 2.3 APP/A2470/W/17/3191731 – Mr Brian Burgoyne – 2017/0822/FUL**
Wellfield, Lyndon Road, MANTON, Rutland
Erection of a dwelling pursuant to certificate of lawfulness 2016/1152/CLE permitting permanent use of land for the stationing of a residential caravan and associated structures occupied permanently as a dwelling.
Delegated Decision – refused due to no policy or functional justification to replace mobile home with permanent dwelling; and design being incongruous and detrimental to visual amenity.
- 2.4 APP/A2470/W/18/3196368 – Mr T Fiducia – 2017/1183/AGP**
Quarry Farm, Holywell Road, CLIPSHAM, Rutland
Proposed agricultural track.
Delegated Decision – refused due to the proposed track having significant detrimental impact on character and appearance of the countryside.
- 2.5 APP/A2470/W/18/3196783 – Mr Duncan Furey – 2017/0253/FUL**
12, Chapel Lane, BARROWDEN, Rutland
Erection of two storey house
Delegated Decision – refused due to having a detrimental impact on the setting of the listed building and would fail to preserve or enhance the character and appearance of Barrowden Conservation area.
- 2.6 APP/A2470/D/18/3194014 – Mr & Mrs C Underwood – 2017/0793/FUL**
Walton House Farm, 5, Melton Road, WHISSENDINE, Rutland
Demolish existing single storey external store side elevation, re-furbish existing double garage into part of dwelling and single storey pitched roof extension. Add glazed canopy covered areas. Re-roof existing house. New double garage two storey with room over.
Delegated Decision – refused due to fact siting, scale and design would result in an unacceptable adverse impact upon residential amenities of neighbouring property.
- 2.7 APP/A2470/D/18/3197950 – Mr & Mrs Andrew Moss – 2018/0008/FUL**
32, Main Street, SEATON, Rutland
Two storey side extension to existing dwelling.
Delegated Decision – refused due to adverse impact on the character and appearance of Seaton Conservation area.

- 2.8 APP/A2470/D/18/3199393 – Mr & Mrs J Hanbury – 2017/0964/FUL**
Cow Close Farm, Exton Lane, Burley
Single storey extension to existing dwelling to provide glazed timber structure & associated works.
Delegated Decision – refused due to fact design would create a discordant feature, out of keeping with character and appearance of existing farmhouse and barn and causing visual intrusion in the open countryside.
- 2.9 APP/A2470/W/18/3198301 – Mrs W Saunders – 2017/0740/FUL**
Land East of Cemetery Lane, Manton
Erection of stable block and change of use of land to allow horses to graze.
Delegated Decision – refused due to fact its design, siting and scale would appear as an incongruous element, dominate views and thus have a harmful impact upon visual amenities.

3. DECISIONS

3.1 None

4. APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING

4.1 None

5. ENFORCEMENT DECISIONS

5.1 None

6. CONSULTATION

6.1 None.

7. ALTERNATIVE OPTIONS

7.1 Alternatives have not been considered as this is an information report

8. FINANCIAL IMPLICATIONS

8.1 None

9. LEGAL AND GOVERNANCE CONSIDERATIONS

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

10. EQUALITY IMPACT ASSESSMENT

10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

11. COMMUNITY SAFETY IMPLICATIONS

11.1 There are no such implications.

12. HEALTH AND WELLBEING IMPLICATIONS

12.1 There are no such implications

13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

13.1 This report gives details of decisions received since the last meeting for noting.

14. BACKGROUND PAPERS

14.1 There are no such implications

15. APPENDICES

15.1 None

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