



Rutland County Council

Catmose Oakham Rutland LE15 6HP.

Telephone 01572 722577 Email: governance@rutland.gov.uk

Minutes of the **MEETING of the PLANNING AND LICENSING COMMITTEE** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Tuesday, 8th March, 2022 at 7.00 pm

PRESENT:

Councillor E Baines (Chair)	Councillor N Begy (Vice-Chair)
Councillor D Blanksby	Councillor A Brown
Councillor G Brown	Councillor J Dale
Councillor A MacCartney	Councillor M Oxley
Councillor K Payne	

OFFICERS PRESENT:

Justin Johnson	Development Manager
Nick Hodgett	Principal Planning Officer
Sherrie Grant	Planning Solicitor
Julie Smith	Interim Highways Engineer
Tom Delaney	Governance Manager

1 APOLOGIES

Apologies for absence were received from Councillors K Bool, P Browne and W Cross.

It was noted that Councillor Browne would have been unable to attend the meeting due to a previously declared interest in the application before the Committee, and that Councillor Bool had not attended the previous consideration and so would also not have been able to speak or vote on the application.

2 DECLARATIONS OF INTERESTS

Councillor N Begy declared a non-pecuniary interest in item 4 – Planning Applications, application 2021/0794/MAF as he lived in close proximity to the site of the application. Councillor Begy confirmed he came to the meeting with an open mind.

Councillor A MacCartney declared a non-pecuniary interest in item 4 - Planning Applications, application 2021/0794/MAF as she knew the farming family in the area. Councillor MacCartney confirmed she came to the meeting with an open mind.

3 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following remaining deputations from the previous meeting were received:

In relation to item 4 – Planning Applications, application 2021/0794/MAF, Councillor I Razzell would be speaking as a Ward Member, and Georgina Doyle would be speaking as the agent on behalf of the applicant.

4 **PLANNING APPLICATIONS**

Report No. 49/2022 was received from the Strategic Director for Places.

Item 1 - 2021/0794/MAF – Erection of 84 dwellings, including public open space, landscaping, a pump station and associated infrastructure.

(Parish: Oakham; Ward: Oakham South)

Nick Hodgett, Principal Planning Officer, addressed the Committee and gave an executive summary of the application including additional information set out in the addendum, recommending approval subject to the conditions set out in the report and addendum.

Prior to the debate, the Committee received deputations from the remaining speakers, Councillor I Razzell as a Ward Member, and from Georgina Doyle as the agent on behalf of the applicant. The Committee also had an opportunity to ask questions of these speakers.

In response to queries from Members regarding the phasing of the site in relation to when affordable housing would be built in the lifetime of the development and the general proximity of the affordable housing to the railway, Justin Johnson, Development Manager confirmed that this would be addressed during the agreement of a Section 106 Agreement following any decision by the Committee to approve the application.

It was confirmed following queries that the Council's highways team did not consider a 30mph speed limit to be required for the site.

It was suggested by Councillor A MacCartney that a condition be included relating to the provision of electric vehicles charging points at as many homes in the site as possible and it was noted that agent had agreed this would be agreeable. The Development Manager advised that it would be possible to add a condition requiring a certain proportion of houses to be fitted with electric vehicle charging points and it was agreed that the final wording of such a condition be agreed in consultation with the applicant, the Chair and Councillor MacCartney. It was suggested and agreed that the recently published amendments for building regulations relating to charging points, due to come into effect from June 2022, be used as the basis for such a condition.

It was moved by Councillor A MacCartney that the application to be approved subject to the conditions in the report and addendum, and an additional condition relating to the provision of electric vehicle charging points being included.

This was seconded and upon being put to the vote, with nine votes in favour the motion was unanimously carried.

RESOLVED

That application 2021/0794/MAF be **APPROVED** subject to:

- 1) The conditions set out in the officers' report and addendum.
- 2) An additional condition relating to the provision of electric vehicle charging points, with the final wording of the condition to be agreed in consultation with the applicant, Councillor MacCartney and the Chair.

The full list of conditions can be found on the planning application page of the Council's website

<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

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The Chairman declared the meeting closed at 20.06.

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