



Rutland County Council

Catmose Oakham Rutland LE15 6HP.

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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, 19th July, 2022 at 7.00 pm

PRESENT: Councillor E Baines (Chair) Councillor P Browne (Vice Chair)
Councillor N Begy Councillor D Blanksby
Councillor K Bool Councillor J Dale
Councillor A MacCartney Councillor R Wilson
Councillor R Payne

ABSENT: Councillor A Brown Councillor G Brown
Councillor W Cross

OFFICERS PRESENT: Justin Johnson Development Manager
David Ebbage Governance Officer
Sherrie Grant Planning Solicitor

1 **APOLOGIES**

Apologies for absence were received from Councillor A Brown, G Brown and Cross.

2 **MINUTES**

Consideration was given to the minutes of the meeting held on 21st June 2022.

RESOLVED

a) That the minutes of the meeting on 21st June be **APPROVED**.

3 **DECLARATIONS OF INTERESTS**

There were no declarations of interest.

4 **PETITIONS, DEPUTATIONS AND QUESTIONS**

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

In relation to Item 5a – Planning Applications, application 2022/0469/FUL, Amanda Wright-Kluger would be speaking as a member of the public opposed to the recommendation and Jenny Dodman would be speaking as the applicant.

5 PLANNING APPLICATIONS

Report No.137/2022 was received from the Strategic Director of Places.

Item 5a – 2022/0469/FUL - Two storey side and rear extension and associated works to existing dwelling. Detached garage.

(Parish: Langham; Ward: Langham)

6 2022/0469/FUL

Justin Johnson, Development Manager, addressed the Committee and gave an executive summary of the application and additional information set out in the addendum, recommending approval.

Prior to the debate the Committee received deputations from Amanda Wright-Kluger as member of the public opposed to the recommendation and Jenny Dodman as the applicant.

During debate several Members expressed concern with the size of the proposed recommendations and the encroachment it would have on the neighbouring properties. The impact would be the two-storey extension which would run the length of the garden at the rear of the dwelling.

It was pointed out that the approved ridge height and the size of the proposed extension was in line with the surrounding properties and with it being set back, it was well screened from public vantage points.

Members agreed that the applicant was enlarging their existing property to be more of a size to the new builds which surrounded the dwelling.

Several Members did think a loss of light would occur to the neighbouring property with the two-storey element. Members sympathised with the applicant with their expanding family but felt there were better ways of achieving an extra bedroom than the proposed extension.

The highways report did recommend refusal as the proposal did not provide adequate parking and turning which was contrary to Policy SP15 of the Rutland Local Plan Site and Allocations DPD 2014. The applicant did indicate that they would do away with the garage to facilitate that aspect and if deferred, Members wanted that aspect to be considered in the deferral.

Members felt a site visit would be more appropriate and defer rather than refuse as there was a previous approval on this particular site.

The Committee raised concerns around the materials that were proposed for the extension. They felt the applicant should be pushed towards using more traditional building materials to match the surrounding area.

It was moved by Councillor Baines and seconded that the application be deferred and for it to be brought back to a future meeting. The reasons for deferral were:

- To negotiate with the applicant for a reduced scheme for the increase in the ridge height but to have the extent of the rear projection, an element of that to be single storey only
- To look at the materials being used
- The parking at the front of the property

Upon being put to the vote, the motion was unanimously agreed.

RESOLVED

- a) That planning application 2022/0469/FUL be **DEFERRED** to a future meeting.

7 APPEALS REPORT

Report No. 138/2022 was received from the Strategic Director for Places. Justin Johnson, Development Manager, presented the report which listed for Members' information the appeals received since the last ordinary meeting of the Planning & Licensing Committee and summarised the decisions made.

RESOLVED

- a) That the contents of the report be **NOTED**.

8 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

9 DATE OF NEXT MEETING

23rd August 2022

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The Chairman declared the meeting closed at 8.02pm

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