



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 23rd August 2022 at 7:00pm

PRESENT:

Councillor E Baines (Chair)	Councillor P Browne (Vice-Chair)
Councillor N Begy	Councillor D Blanksby
Councillor K Bool	Councillor A Brown
Councillor G Brown	Councillor W Cross
Councillor J Dale	Councillor A MacCartney
Councillor R Wilson	

ABSENT: Councillor R Payne

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

1 APOLOGIES

Apologies for absence were received from Councillor R Payne.

2 MINUTES

Consideration was given to the minutes of the meeting held on 19th July 2022.

RESOLVED

- a) That the minutes of the meeting on 19th July 2022 be **APPROVED**.

3 DECLARATIONS OF INTERESTS

Councillor W Cross declared a non-pecuniary interest in item 5b – Planning Applications, application 2021/1319/OUT having known the applicant for several years through business. Councillor Cross confirmed he came to the meeting with an open mind.

Councillor J Dale declared a personal interest in item 5b - Planning Applications, application 2021/1319/OUT as the applicant was his brother-in-law. Councillor Dale would leave the meeting at that point.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Rutland County Council Planning and Licensing Speaking Scheme, the following deputations were received on item 5, Planning Applications:

In relation to application 2021/0319/OUT, Giles Crust spoke as a member of the public supporting the recommendation, Helen Eskdale spoke as a member of the public opposed to the recommendation and Richard Jeynes spoke as the applicant.

5 PLANNING APPLICATIONS

Report No.141/2022 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.

(Parish: Langham; Ward: Langham)

Item 5b – 2021/1319/OUT - Rear Of 8A Reeves Lane Wing Rutland, Outline application for 5 no. dwellings with All Matters Reserved.

(Parish: Wing; Ward: Braunston & Martinthorpe)

5a 2022/0469/FUL

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Councillors G Brown, A Brown and W Cross left the meeting at this point as they were not able to take part in the debate due to them not being in attendance when the application originally came to Committee.

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Justin Johnson, Development Manager, addressed the Committee and gave an executive summary of the application, the recent alterations to the application since it came to the last meeting. These were set out in the addendum, recommending approval.

He updated Members on the two-storey element had been reduced and ensured that the development complied with the Design Guidelines for Rutland especially in relation to the guidance around the 45 degree rule. In view of this it was considered that the proposed development was acceptable and whilst there would be some impact on the neighbour this was within acceptable limits.

Condition 4 dealt with the issue of overlooking from first floor windows and required these to be fixed and obscure glazed where they are below 1.7m in height when measured from the internal floor of the extension.

The use of a white render was considered acceptable due to several white rendered properties in the area. He did have one amendment to condition 3, which was for the applicant to provide a sample colour of the render which would be used for the exterior.

Members were happy with the alterations that had been made and the loss of the garage to help resolve the parking situation to the front of the property.

It was moved by Councillor E Baines and seconded that the application be approved subject to the condition in the report. Upon being put to the vote the motion was unanimously agreed.

RESOLVED

- a) That the application 2022/0469/FUL be **APPROVED** subject to the conditions outlined by the Development Manager and agreed by Members within the debate.
- b) The full list of reasons 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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Councillor J Dale left the meeting and Councillors G Brown, A Brown & W Cross joined the meeting at 7.15pm

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5b 2021/0319/OUT

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 Giles Crust who spoke as a member of the public supporting the recommendation, Helen Eskdale as a member of the public opposed to the recommendation, and Richard Jeynes spoke as the applicant.

Members were concerned about the lack of information and the impact it would have on the character and appearance of the conservation area. This was contrary to the advice in the Para 194 of the NPPF, and Policy SP20 of the Site Allocations DPD.

Members agreed with the objections from highways around the safety of the proposal and the visibility issues at the potential access to the site.

Members made the applicant aware about having pre-app discussions with the Council and the Parish Council before putting in a revised scheme.

Members felt the site was not sustainable and the development would not contribute to affordable housing. This was contrary to Policies CS10 and SP9 and the advice in Paras 124 and 125 of the NPPF.

It was moved by Councillor E Baines and seconded that the application be refused subject to the conditions in the report and an additional note to the applicant that:

- Having pre-app discussions with the Council and the Parish Council before putting in a revised scheme.

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

RESOLVED

- a) That application be **REFUSED** subject to the conditions in the report and additional note that:
 - Having pre-app discussions with the Council and the Parish Council before putting in a revised scheme.
- b) The full list of conditions can be found on the Council's planning portal:
<https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/view-planningapplications-and-decisions/>

6 APPEALS REPORT

Report No. 142/2022 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**.

7 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

8 DATE OF NEXT MEETING

Tuesday 20th September 2022

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The Chairman declared the meeting closed at 8.30pm

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