



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, 25th October, 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 A Brown
Councillor G Brown	Councillor W Cross
Councillor J Dale	Councillor R Payne

ABSENT: Councillor A MacCartney

OFFICERS PRESENT:

Justin Johnson	Development Manager
Sherrie Grant	Planning Solicitor
Robyn Green	Highways Engineer
Nick Thrower	Principal Planning Officer
Nick Hodgett	Principal Planning Officer
David Ebbage	Governance Officer

1 WELCOME AND APOLOGIES RECEIVED

The Chair welcomed everyone to the meeting. Apologies were received from Councillor Abigail MacCartney,

2 MINUTES

Consideration was given to the minutes of the meeting held on 23rd August and 26th September 2022.

RESOLVED

a) That the minutes of the meeting on 23rd August and 26th September be **APPROVED.**

3 DECLARATIONS OF INTERESTS

Councillor A Browne declared a personal interest in item 5a- Planning Applications, application 2022/0124/FUL as the applicant was married to his niece. Councillor Browne would leave the meeting at that point.

Councillor A Browne declared a pecuniary interest in item 5c – Planning Applications, application 2022/0576/FUL as Councillor MacCartney carries out work on behalf of his business. Councillor Browne would leave the meeting at that point.

Councillors P Browne and R Payne declared a personal interest in item 5c – Planning Applications, application 2022/0576/FUL as both Councillors classed Councillor MacCartney as a close associate, therefore would not take part and leave the meeting at that point.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received on item 5, Planning Applications:

In relation to 2022/0124/FUL, Steve Sugden spoke as a member of the public supporting the recommendation, Michael Collins spoke as a member of the public opposing the recommendation, and Ryder Sugden spoke as the applicant.

In relation to 2022/0336/MAO, Richard Camp spoke as a member of the public opposing the recommendation, and Rob Snowling spoke as the agent.

5 PLANNING APPLICATIONS

Report No.171/2022 was received from the Strategic Director of Places.

Item 5a – 2022/0124/FUL - Hill Top Farm House, Oakham Road, Hambleton Single storey rear extension including internal alterations of existing farmhouse. Conversion of outbuildings within the courtyard to create a home office. Erection of new garage with car port and small stable block within the grounds of the house.

(Parish: Hambleton; Ward: Exton)

Item 5b – 2022/0336/MAO - Land off Burley Road, Oakham
Outline planning application with all matters except access reserved, for the erection of up to 213 dwellings, amenity space, allotments including parking and areas for outdoor play, landscaping, and all associated infrastructure.

(Parish: Oakham; Ward: Oakham North East)

Item 5c – 2022/0576/FUL - Workshop off America Lodge Lane, Brooke
40 No. 16kw roof mounted solar panels on roof of industrial unit. 148 No. 40 kw ground mounted solar panels, mounted in a single row. 20 No. 7 kw panels on top half of south facing vertical elevation.

(Parish: Brooke; Ward: Braunston & Martinthorpe)

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Councillor A Browne left the meeting at this point

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5a 2022/0124/FUL

Justin Johnson, Development Manager, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from Steve Sugden who spoke as a member of the public supporting the recommendation, Michael Collins spoke as a member of the public opposing the recommendation, and Ryder Sugden spoke as the applicant.

It was clarified from the applicant that the amount of vehicle movements involved with the shared access would be around once a month if the horse was moved in a trailer.

Councillor G Browne suggested to add the management of manure to the list of conditions within the application. He also suggested that with regards to the new access to the rear of the property, the new track came close to a resident tree. He asked for a condition to be added for tree protection to make sure the routes are protected. That was agreed by officers.

It was moved by Councillor W Cross and seconded that the application be approved subject to the condition in the report and the additional conditions suggested by Councillor G Browne. Upon being put to the vote the motion was unanimously agreed.

RESOLVED

- a) That the application 2022/0124/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 A Browne re-joined the meeting at this point

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5b 2022/0336/MAO

Nick Hodgett, Principal Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Prior to the debate the Committee received deputations from Richard Camp who spoke as a member of the public opposing the recommendation, and Rob Snowling spoke as the agent.

It was clarified from the applicant that the street lighting would be low level lighting to respect the context of the site and to avoid any light pollution.

Members asked the question to the applicant around the use of non fossil fuels within the properties. He responded by saying a fabric first approach and an electric only scheme would be adopted for this site. The use of solar PV and air source heat pumps would be a way to reduce the need of heating using fossil fuels in many of the properties. The smaller homes would have more of a detailed approach due to the size of the builds, so a detailed design would be included.

The question was asked from Members around the pressure the development would have on the local health facilities and what they would do to help cope with the influx of new residents. The applicant responded by saying a contribution of £1.9m would be made through CIL to help the local health facilities. The developer engaged with the Clinical Commissioning Group (CCG) to ask if a new health facility would need to be built on site and they responded saying one was not needed and preferred a financial contribution instead.

It was clarified from officers that the developer submitted a draft Section 106 agreement to the Council which went off to the Council's external legal advisors. Mr Hodgett was informed from the solicitor that it would be completed within the next month.

Mr Hodgett had amended the submission timetable with relation to getting reserved matters in sooner. It had been amended that way so when the reserved matters have been submitted and approved, it would add to the 5yhls issue sooner rather than later.

He also relayed to Members that they did request to the applicant 18 months for reserved matters condition but the applicant wished to keep it to 24 months due to the scale of the development and it to be likely a phased scheme.

Members had concerns over the width of the new access off Burley Road of 6.8m to 5.5m for over 200 houses. The highways officer reassured Members that the entrance access width of the road of 5.5m off Burley Road was acceptable. She explained that with wider accesses, vehicles could potentially turn into the residential development at higher speeds so narrowing the access would slow the vehicles down.

It was moved by Councillor J Dale and seconded that the application be approved subject to the condition in the report. With 9 votes in favour and 2 abstentions, the motion was carried.

RESOLVED

- a) That the application 2022/0336/MAO 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 A Browne, P Browne & R Payne left the meeting at this point

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5c 2022/0576/FUL

Nick Thrower, Principal Planning Officer, introduced the application and gave an executive summary, recommending approval subject to conditions outlined in the report.

Members raised concerns over the reflectiveness of the solar panels. Officers informed Members that they could include on the decision notice to ensure the panels would not produce glare or reflection and if there was then they would be amended.

An additional condition was agreed to maintain the hedge at a minimum height.

It was also agreed to clarify the maintenance of the hedge with the applicant and the precise siting of the panels due to the proximity of the hedge.

It was moved by Councillor W Cross and seconded that the application be delegated to the Chair for approval subject to the recommend conditions and the following matters being clarified with the applicant.

RESOLVED

a) That consideration of the application be **DELEGATED** to the Chair for approval subject to the recommended conditions and the following matters being clarified with the applicant:

- 1) The precise location of the panels in conjunction with the hedge.
- 2) If a problem was to be identified with regards to the glare of the panels, the applicant would be required to mitigate it.

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Councillor A Browne, P Browne & R Payne re-joined the meeting at this point

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9 APPEALS REPORT

Report No. 172/2022 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**.

10 ANY OTHER URGENT BUSINESS

There were no items of urgent business.

11 DATE OF THE NEXT MEETING

Tuesday, 22nd November 2022

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The Chairman declared the meeting closed at 9.17pm.

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