

## PLANNING & LICENSING COMMITTEE

8 AUGUST 2023

### ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
112/2023	1	2022/0861/FUL	MR MEL EVANS	COTTESMORE

#### Consultee comments:

##### Lead Local Flood Authority

The LLFA have recommended a condition which requires a full detailed drainage plan to be submitted.

It is a low-density development and therefore there is suitable land around each property to provide private drainage, rather than 1 large crate squeezed into the site. All of this can be dealt with via a condition.

##### Condition

The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation;
- e) Site investigation and test results to confirm infiltrations rates; and
- f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents'

Management Company or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

**Reason:** To ensure that the development does not result in any potential additional flood risk.

**Affordable Housing Officer:**

The price per m<sup>2</sup> GIA is £228, with April 2023 prices being used for the whole of 2023/24 under the Planning Obligations SPD 2016. This is capped at 107m<sup>2</sup> GIA (averaged across the scheme) so the price per market property for the proposal if a commuted sum is used, assuming the average GIA is 107m<sup>2</sup> or more, is  $107 \times 8 \times £228 = £195,168$  plus legal, monitoring and sealing fees.

The April 2023 figure may vary slightly over time as it is currently based on an official forecast and revised BCIS indexation figures may become available during the year.

Once any agreement is signed, indexation would apply until the site is developed. More detail on this is in the Council's Planning Obligations SPD 2016.

**Additional Comments:**

One additional email has been received from the occupier of 1 Main Street Cottesmore.

The email states:

I am writing to you following your request during our conversation on Friday to send you an Addendum to my previous letters of objection to pass on to democratic services before Monday noon.

I enclose our flooding photos and objection which I hope you will make clear to the committee and our original objection which does not appear on the Gov. Portal!

I was only informed on the 29<sup>th</sup> July of the planning meeting and, as you know, have been very disappointed that I have not been able to talk to anybody in Planning for the whole of last week. I continually received a message that 'no-one was available' or that Mr. Mitson was away from his desk. Only on Friday was I told that he was on leave!

I had been told that I could speak at the planning meeting and applied by email on Wednesday to Democratic Services. However when I rang them on Friday to check something, they said that I was too late as they had not received my email, which was quite extraordinary as they had actually replied to me!

I was very grateful to finally hear from you. I have since found out that my 2022 letter of objection to this planning application are not on the website portal, so am left wondering why they have been left out and if they have even been read?

## ADDENDUM

### **Loss of residential amenity and privacy**

I tried many times last year and again this week to ask a planner to come out and look at the site from our perspective, but to no avail. No-one has come to look or to talk with us. The proposed site occupies a significantly elevated position, much higher than adjacent houses. It would adversely affect the residential amenity of adjoining dwellings by reason of noise, disturbance and lack of privacy. The proposed backdevelopment, beyond the Permitted Limits of Development, and extent of mass so close to adjoining boundaries would have a significantly detrimental overbearing impact on neighbouring dwellings, resulting in loss of residential amenity and loss of privacy from overlooking. Our own house will be considerably overlooked by a large 3-storey house facing towards us, with no screening, (There is one deciduous tree further down the garden) and would cause us considerable lack of privacy to the rear of our house, including bedrooms and garden.

### **Flooding: the very high water table**

The aspect of flooding is extremely worrying for us and I have become very concerned that Councillors I have spoken to on the Planning Committee have no idea of the considerable extent of winter flooding here, even though I wrote about it and sent photos in 2022. I understand that this whole area was a quarry, used for the extraction of ironstone.

The problem with this new building site is NOT just dealing with run-off water after a storm, but with **the very high water table**

Our property, 1 Main Street has quite a large garden which is adjacent, at a lower level to the land proposed for development. In spite of Cottesmore's elevated position, the field adjacent to the bottom of our garden floods every year and becomes a lake from October until the following April or May. Our garden and the public footpath along the back of the village are protected from the flooding by an embankment. The water often rises right to the top of the embankment but has never flooded into our garden. ( see photo 1) Rather, the field floods into the adjacent farmer's fields.

However, due to the geology of the whole area the water table is very high in winter and we sometimes have puddles of water forming in our garden. (see photos ) I came across this level when I planted shrubs in the garden in autumn and the water level is only about 18" below the surface.

Our objection is that if the housing proposal is passed and the present equilibrium is disturbed by that whole field being developed with concrete foundations, roads and driveways for eight houses, it will prevent the dispersal of underground water and run-off water, causing flooding to surrounding properties.

This will seriously affect the other houses along Main Street, which are all considerably below the proposed development. Can anyone assure us that we will not all suddenly suffer from flooding?

Who will be responsible if the equilibrium is disturbed and we suddenly find ourselves to suffer from flooding?

I am particularly anxious that you bring this matter to the attention of the committee and show them the photos, as I think the severity of the problem it is not understood.

As I concluded last time, we residents rely on our Planning Committee to protect our future.

I must add that it is disappointing to hear that, if the proposal succeeds, young children and the elderly will not be given the protection of safe pavement to walk into the village from their new homes. .

Original objection letter:

Barnstone House  
1 Main St  
Cottesmore  
Rutland LE15 7DH  
19th August 2022

Planning Reference: 2022/0861/FUL  
Erection of 8 no. detached dwellings. Site: On land to the southeast of Main Steet, Cottesmore

Dear Sir,

I am writing in response to your letter of 2nd August 2022 requesting comments on the above planning application.

Our objections to the planning application are set out below.

1. The proposed development would constitute an extension to the existing built-up boundary of the village as it is outside of the village envelope and, not in a designated site for development. If approved, it would intensify the use of the site in a manner contrary to the existing character and form of the village.

2. The site occupies a prominent position in open countryside which is identified as 'an area that should remain open, important to the form and setting of the village'. The construction of obtrusive residential development in this location would have a significant and detrimental impact upon the rural character and appearance of the Conservation village as a whole and would detract from its attractive rural setting when viewed on the approach to Cottesmore village from the Oakham Road.

It would give rise to an unacceptable and undesirable cramped form of new development, not compatible with the design and spacious layout of existing neighbouring properties and, as such, would detract from the established character and appearance of this residential area, thus causing loss of character to this Conservation Area of the village.

3. The proposed unacceptable back development and extent of mass so close to adjoining boundaries would have a significantly detrimental overbearing impact on neighbouring dwellings, resulting in loss of residential amenity and loss of privacy from overlooking. The proposed site occupies a significantly elevated position, much higher than adjacent houses. It would further adversely affect the residential amenity of adjoining dwellings by reason of noise, disturbance and lack of privacy.

4. This proposal for residential development, if approved would seriously affect Cottesmore's well-used community complex: Village Hall and Community Centre Activity, Sports and Social Club events and Sport Facilities in the village, particularly football matches, as well as floodlit evening matches and training nights. There is already a big problem with local residents affected by the bright intense floodlights, the noise and foul language of the football games which are not suitable so close to family homes. The noise and disturbance from functions at Cottesmore Village hall and Bank holiday Caravan Rallies already affects local residents all along Main St. Residential housing should not be approved any closer to these village amenities, which are in even more demand and necessary with the increase in housing from other recent developments in the village. The proposal is contrary to objectives of the Rutland Local Plan, which seek 'To support healthy and thriving communities by protecting existing facilities and providing high quality local, accessible and diverse opportunities for leisure, recreation, sport and green space'. The Rutland Local Plan has always sought to resist development which would have an adverse impact on the community and its local environment and which would adversely affect residential amenity. This proposal conflicts with both those objectives.

5. Access to the site conflicts with the conditions of the Rutland Development Plan (backland)

Fire hazards :

At 4.8 metres (including the footpath), the narrow access/exit to the new development, which would also require pavements, is not adequate, safe, or convenient. In the event of a fire in one of the new houses the road is too narrow for a fire-engine to enter the site as cars would be escaping, causing delay. This inadequate single access/exit to the site could make escape impossible if blocked. We have recently experience our third fire in the woodland and hedges of the SW corner of the site, for which two fire-engines were required. With the direction of the wind blowing towards the proposed development, the new house in that corner would have been in danger.

Consideration should be given not only to the problems caused by the number of cars for which garaging has been applied on the site, but also service vehicles such as refuse lorries, the postman, dustman, delivery vans etc .as well as fire-engines and ambulances, trying to exit onto the main road- all of which would cause unacceptable disturbance to existing dwellings. It would also give rise to queuing on the very busy B668 when vehicles are trying to turn into the proposed site, very close to the busy and often congested centre of the village.

It would add further traffic to the already very busy B668, where traffic and speed has increased markedly since being signposted as the main route from Oakham to the A1 for heavy vehicles and night-time A1 closures. It is already difficult to access the main road from houses on Main St during busy rush hours.

The attractive green, open centre of this rural conservation village is defined as 'important frontage' in the development plan. It would be compromised by the felling of mature lime trees to afford cars exiting the site a clear sight-line of approaching vehicles. At the moment the basal growth of the limes would obstruct the view in both directions of a driver exiting the site. Any work done to the entrance to the access road would detract from the attractive, rural frontage in the centre of the village.

Poor access was one of the refusals for a previous application on the site. Now the quantity and speed of the traffic has increased immensely since that time, as the B668 is now the indicated route for heavy vehicles to and from the A1 (since other routes now have a weight restriction). The Main St is also used as a diversion for all A1 traffic when there is an accident on the A1.

The proposal, if approved, would create a precedent for further development applications off an approach road which is unsuitable in width and construction to cater for traffic. We understand that access from previous proposed developments to the Main St was considered to be too dangerous and one of the main reasons for previous applications being refused. The situation can only be worse now, with the huge increase of traffic on the B668.

It seems obvious from the road plan (with an inadequate turning circle at the end for large vehicles) that this developer, who has no interest in our village life and community, and intends further construction on this site.

6. Since the change in highway signposting, with the ensuing massive increase in traffic, especially the huge lorries that hurtle through at great speed, it has become increasingly unpleasant and dangerous to walk down the Main Street of this attractive village. The residents of this rural village need somewhere to walk in safety away from heavy traffic and noise, in a pleasant, countryside environment, and not be restricted to the paths of housing estates.

The significance of the public pathway that stretches the length of the village through the fields behind the houses and by the football pitch and community centre, has become increasingly important for recreational walkers, especially parents with children, older people and dog-walkers.

There is now only this 3' wide fenced rural footpath available to the whole of this large village stretching the length of the piece of land that is proposed for development – land which is adjacent to open countryside, has never been developed and has been untouched at least since we came to the village 20 years ago and is a haven for wild life. Owls, Great-Crested newts, badgers, squirrels, hedgehogs, butterflies, bats, snakes, rabbits, pheasants, dormice, foxes and over thirty species of birds have been observed by passers-by, enjoying their countryside.

To replace this environmentally special piece of land with yet another housing estate, further urbanising this rural village, will be contrary to the objectives of The Rutland Local Plan which 'seeks to resist development which would have an adverse impact on the community and its

local environment and which would adversely affect residential amenity'; and which seeks 'To support healthy and thriving communities by protecting existing facilities and providing high quality local, accessible and diverse opportunities for leisure, recreation, sport and green space'. To allow this development would ensure that there is no longer one single rural footpath remaining in this rural conservation village.

These reasons are the main thrust of our objections to the proposal. We are concerned that many applications have been made to develop this site which have always been refused, even at appeal. Other sites in the village have been deemed acceptable to our community for development, yet we repeatedly have to explain why this site is not suitable for development to our local community here in Cottesmore. We rely on our Planning Committee to protect our future.

Yours faithfully,

Margaret and Peter Wheeler

**Additional Comments on flood risk:**

Barnstone House  
1 Main St  
Cottesmore  
Rutland LE15 7DH  
19th August 2022

**Planning Reference: 2022/0861/FUL  
Erection of 8 no. detached dwellings. Site: On land to the southeast of Main Steet, Cottesmore**

Dear Sir,

I have already written in response to your letter of 2nd August 2022 requesting comments on the above planning application, but would like to add a further objection on the aspect of flooding, which is very worrying for us.

I have no experience of writing about flooding and its geology. I rang the planning department to ask for help, but no-one there could advise me. They said that I should write, to explain our fears and bring the matter to your attention for consideration in your decision.

Our property, 1 Main Street has quite a large garden which is adjacent, at a lower level to the land proposed for development. In spite of Cottesmore's elevated position, the field adjacent to the bottom of our garden floods every year and becomes a lake from October until the following April or May. Our garden and the public footpath along the back of the village are protected from the flooding by an embankment. The water often rises right to the top but has never flooded into our garden. ( see photo 1) Rather, the field floods into the adjacent farmer's fields.

However, due to the geology of the whole area (I have no idea if it is ironstone or sandstone), the water table is very high in winter and we sometimes have puddles of water forming in our

garden. (see photos ) I have come across this level when I have planted shrubs in the garden in winter.

Our objection is that if the housing proposal is passed and the present equilibrium is disturbed by that whole field being developed with concrete foundations, roads and driveways for eight houses, it will prevent the dispersal of underground water and run-off water, causing flooding to surrounding properties.

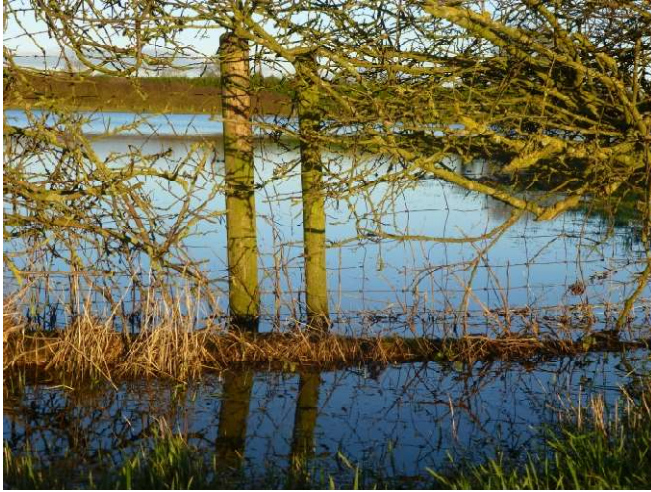
This will seriously affect the other houses along Main Street, which are all considerably below the proposed development. Can anyone assure us that we will not all suddenly suffer from flooding? If the developer tries to excavate the site to lower the height of his houses in order to avoid overlooking, how will this affect the high water-table?

We would be grateful if you would come out for a site-visit as soon as possible, so that you can see the problem for yourself.

Yours faithfully

Margaret and Peter Wheeler











An email has been received from the applicants agent in response to an objection from a neighbour's solicitor. A copy of the letter is attached:

Our Ref: MAE/Evans

Date: 3 August 2023

Tom Helliwell  
Managing Director  
Class Q  
The Grey House  
3 Broad Street  
Stamford  
PE9 1PG



Austin Moore & Partners LLP  
7 The Ropewalk  
Nottingham NG1 5DU

Tel: +44 (0)115 958 3043  
[www.austinmoore.com](http://www.austinmoore.com)  
DX: 10030 Nottingham

Dear Mr Helliwell

**Proposed development on land to the southeast of Main Street, Cottesmore  
Applicant: Mr Mel Evans Planning Application: 2022/0861/FUL**

We act on behalf of the Applicant and have been asked to respond to the objections submitted on 13 April 2023, in relation to a neighbouring property by Chattertons, Solicitors of 9 Broad Street, Stamford.

The thrust of the letter from Chattertons is that their client

*.....has an unfettered right of access at all times with or without vehicles in respect of her access to and egress from the highway and for all residential purposes regarding her home.*

The letter does not define the extent of the right of way claimed. It does however threaten injunctive proceedings on the ground that permitting the development would amount to an actionable interference. The letter states that the right "cannot be impinged, interfered with or obstructed" and that the development "would undoubtedly cause an interference of those rights". However, the test of an actionable interference is not whether what the grantee is left with is reasonable, but whether insisting on being able to use the whole of what was granted is reasonable (see *B&Q plc v Liverpool & Lancashire Properties Limited [2000] EWHC 463 (Ch)*). It follows that any grantee of a right is not entitled to use the existence of such right to deny the owner of the land over which the right exists, the right to use and occupy their own land as they reasonably choose. Furthermore, it is clear from the Report to Committee that service of the development via the existing access (para 47) "is not considered.....unduly harmful to the residential amenities of occupiers of neighbouring properties" and at (para 53) referring to the Transport and Highways Technical Note submitted in support of the Application "this provides sufficient width for a two-way traffic flow of two cars (4.1 metres) or a car and HGV (4.8 metres)" and that in consequence, there cannot be any material interference of any third party rights there are over the existing access.

Yours faithfully

A black rectangular redaction box covering the signature of Michael Elvin.

Michael Elvin

Consultant Solicitor

The above letter was sent in response to this letter sent on behalf of the occupier of 13 Main Street Cottesmore:

OUR REF : MM/CATE/2021/001  
YOUR REF :  
DATE : 13 April 2023



Councillor A MacCartney  
Rutland County Council

9 Broad Street  
Stamford  
Lincolnshire  
PE9 1PY  
T: 01780 764145  
F: 01780 766413  
www.chattertons.com

By Email Only [amaccartney@rutland.gov.uk](mailto:amaccartney@rutland.gov.uk)

Dear Madam

**Proposed development on land to the southeast of Main Street, Cottesmore**  
**Our Client: Mrs Mary Cate**  
**Planning Application: 2022/0861/FUL**

We are instructed by Mrs Cate of 13 Main Street in respect of the proposed development to the rear of her property and concerns regarding the intended access of this site.

Mrs Cate has an unfettered right of access at all times with or without vehicles in respect of her access to and egress from the highway and for all residential purposes regarding her home.

The accessway to her property which this development is seeking to utilise, is not wide enough to take a traffic flow for 8 houses to include passing traffic, deliveries, emergency vehicles and indeed construction of the site in the first instance. We note that the plans do not allow for a pedestrian footpath along the accessway. If this is the only route in and out of the development, it would seem imperative that the same is implemented. If this were the case then the vehicle access would inevitably become tighter still.

Mrs Cate's access and right of way cannot be impinged, interfered with or obstructed. The development of this site would undoubtedly cause an interference of those rights and we would therefore oppose any such development and, if appropriate, seek to injunct the land owner from commencing development on that basis. In addition, there are questions as to whether the use would be an intensification.

Further and importantly for the development, Mrs Cate's residential barn and the neighbouring property's boundary wall are the boundaries to this accessway. In the event that they require maintenance works, any structural works will require scaffolding which will block any access to and from the said development due to the restrictive width. This cannot be acceptable to anyone as those from the development will be unable to safely pass and in cases of emergency vehicles, they would not be able to obtain access in the event that such works are being carried out. It would not be possible to prevent these works as they would be required to ensure the building and boundary wall are safely maintained.

Accordingly, should the development be granted planning consent, the land owner would have some difficulty in carrying out such development given that Mrs Cate's rights will be interfered with

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We use the term "Partner" to mean a senior employee.

Page 2

and the right of way potentially be subject to an intensification of use and future restrictions for maintenance and repair.

We would therefore urge the committee to reconsider the viability of this development using this access. It must be the case that an alternative route should be sought or the plans abandoned in favour of an alternative site and we would ask that the points in this letter are noted when considering any decision as to the proposed development.

The practical aspects of this development do not work and the feasibility of such a development successfully operating on such a restrictive accessway is incredibly problematic.

We look forward to hearing from you and of course, are happy to discuss this further.

Yours faithfully  
CHATTERTONS

*Chattertons*

MICHELLE COX

A Letter from the occupier of 15 Main Street Has also been received and a copy is set out below:

The Planning Officer,  
Rutland County Council,  
Catmose,  
Oakham,  
Rutland.

Dear Sir,

Reference your letter of the 26<sup>th</sup>. July, I am unable to attend the meeting on the 8<sup>th</sup>. August as it is very short notice. However, my views are the same as in my letter of the 12<sup>th</sup>. August,2022 as nothing appears to have changed ( I enclose a copy).

Also, please note that I am a single person, having been widowed over 11 years ago but you are still addressing letters to ' Mr. & Mrs.'

12<sup>th</sup>. August, 2022

The Planning Officer,  
Case Officer Joe Mitson  
Rutland County Council,  
Catmose,  
Oakham.  
Rutland.

Dear Sir,

Ref: 2022/0861/Ful

Regarding the above planning application, my chief concern is with the inadequate access from Main Street to the land, considering the number of dwellings proposed. I understand that only three more dwellings should be accessed from the proposed track as there are already two residential buildings with right of access along the track.

The present driveway to the field in question is not wide enough for two cars to pass each other comfortably, let alone a footpath. If more dwellings are built there will be an increase of vehicles wanting to use the access from residents alone and also from delivery vans, trucks, refuse lorries etc., on a daily basis. There is likely to be congestion causing problems on what is already a very busy Main Street with an increasing amount of traffic.

Another concern is the proximity of the access to my garage and short driveway which would mean I would be reversing my car out onto a corner of the proposed driveway to the development which will cut across the access to my drive and garage.

I understand the need for more houses, though not in Cottesmore, and if access from elsewhere is possible, good use could be made of this land for no more than three residences.

Yours faithfully,

**Officer Comments:**

The Lead Local Flood Authority has fully considered the site and has raised no objections to the proposed development confirming that a satisfactory scheme of drainage can be secured by condition.

Issues relating to private rights of access are a civil matter. The Local Highway Authority has confirmed that they have no objections to the proposed access arrangements.

The other issues raised in the objection letters are covered in the main report.

**Recommendation:**

That the application is approved as per the recommendation subject to the completion of a section 106 Agreement to secure an off-site contribution towards affordable housing provision of £195/168 plus legal, monitoring and sealing fees and the addition of the drainage condition set out below:

The development hereby permitted shall not commence until details of the design, implementation, maintenance and management of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority.

Those details shall include:

- a) Information about the design storm period and intensity (1 in 30 & 1 in 100 (+30% allowance for climate change), discharge rates and volumes (both pre and post development), temporary storage facilities, means of access for maintenance, the methods employed to delay and control surface water discharged from the site, and the measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters;
- b) Any works required off-site to ensure adequate discharge of surface water without causing flooding or pollution (which should include refurbishment of existing culverts and headwalls or removal of unused culverts where relevant);
- c) Flood water exceedance routes, both on and off site;
- d) A timetable for implementation;
- e) Site investigation and test results to confirm infiltrations rates; and
- f) A management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by an appropriate public body or statutory undertaker, management and maintenance by a Residents' Management Company or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.

**Reason:** To ensure that the development does not result in any potential additional flood risk.

## PLANNING & LICENSING COMMITTEE

8<sup>TH</sup> AUGUST 2023

### ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
112/2023	2	2022/1060FUL	RUSSON CAMPBELL	EMPINGHAM

#### **The Local Flood Authority Comments in respond to flooding concern:**

*The issue on Crocket Lane is not a result of the developments being built out.*

*If a resident spots a blocked drain they can log this on fix my street.*

*The crocket lane drain was only logged on fix my street on 12<sup>th</sup> July 2023.*

*Overall we are experience periods of heavy rainfall more frequently. RCC do have a gully cleansing schedule, however can add sites adhoc if and when required.*

*Following the log on the 12<sup>th</sup> July, RCC highways added Empingham onto the jetting list to have the gullies clean and pipes jetted encase there is a blockage.*

*From time to time debris which flows into the gullies can block the pipes. There are a lot of trees on Crocket Lane which could add to the debris build up in the gullies.*

#### **Additional Comments:**

A further comment has been received in relation to the proposal sent by resident of No 22 Main Street, Empingham, regarding:

1. Appearance of the proposed exterior building materials.
2. Access to garage.

#### **Officer Comments:**

In response to these points Officers make the following comments:

1. The proposed exterior materials:
  - coursed limestone rubble with limestone ashlar detailing
  - red clay plain tiles
  - flush casement windows
  - hardwood entrance doors and French doors

are materials which will reflect the distinctiveness and character of the local area and wider surroundings.



2. The garage has been omitted in this development and the Agent advised as below:

*(...) I can confirm that the car port, which originally formed part of the resubmission in August of last year, was subsequently omitted from the scheme in January (at the request of the conservation officer) at the same time that the footprint of the proposed house was substantially reduced.*

*The footprint of the larger house and car port (as submitted in August 2022) are shown on the block plan in a dashed blue line - these have been retained on the block plan to highlight the significant reduction in size of the scheme from when it was re-submitted, to the proposal now being considered by the Committee.*

*To this end, we have also shown the first scheme (which was refused at Appeal) in a dashed orange line, again to highlight the extent to which the proposals have been scaled back.*

*As I am sure you will appreciate, the applicant has made significant and repeated concessions during the life of this application to reflect the comments received from both RCC and local residents, and we felt it was important that this was identified.(...)*

The additional comments about discrepancies in submitted plans have been clarified, and the proposal should follow plans as below:

#### Condition 2

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans numbers,  
1444-03-12A Site Plan,  
1444-03-11A Block Plan,  
1444-03-13A Hard Landscaping,  
1444-03-14A Soft Landscaping,  
1444-03-15 rev C (received 07.08.2023) Proposed Floor Plans and Elevations,  
1444-03-19 Site Sections,  
1444-03-17A Street Scene Visualisation, and relevant details specified on the application form.

Reason - For the avoidance of doubt and in the interests of proper planning