

PLANNING & LICENSING COMMITTEE

24TH OCTOBER 2023

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
156/2023	1	2022/1219/FUL	KAYBEE DEVELOPMENTS LTD	BARROWDEN

Corrections to Report

Site Plan 1219/FUL

The agenda plan showing the application site area outlined red is incorrect being larger than that of the current application. The plan attached to the front of the committee report shows the site area for application No 2020/1359/FUL and the subsequent Appeal. The site area for the current application is attached.

Condition 20

This should read

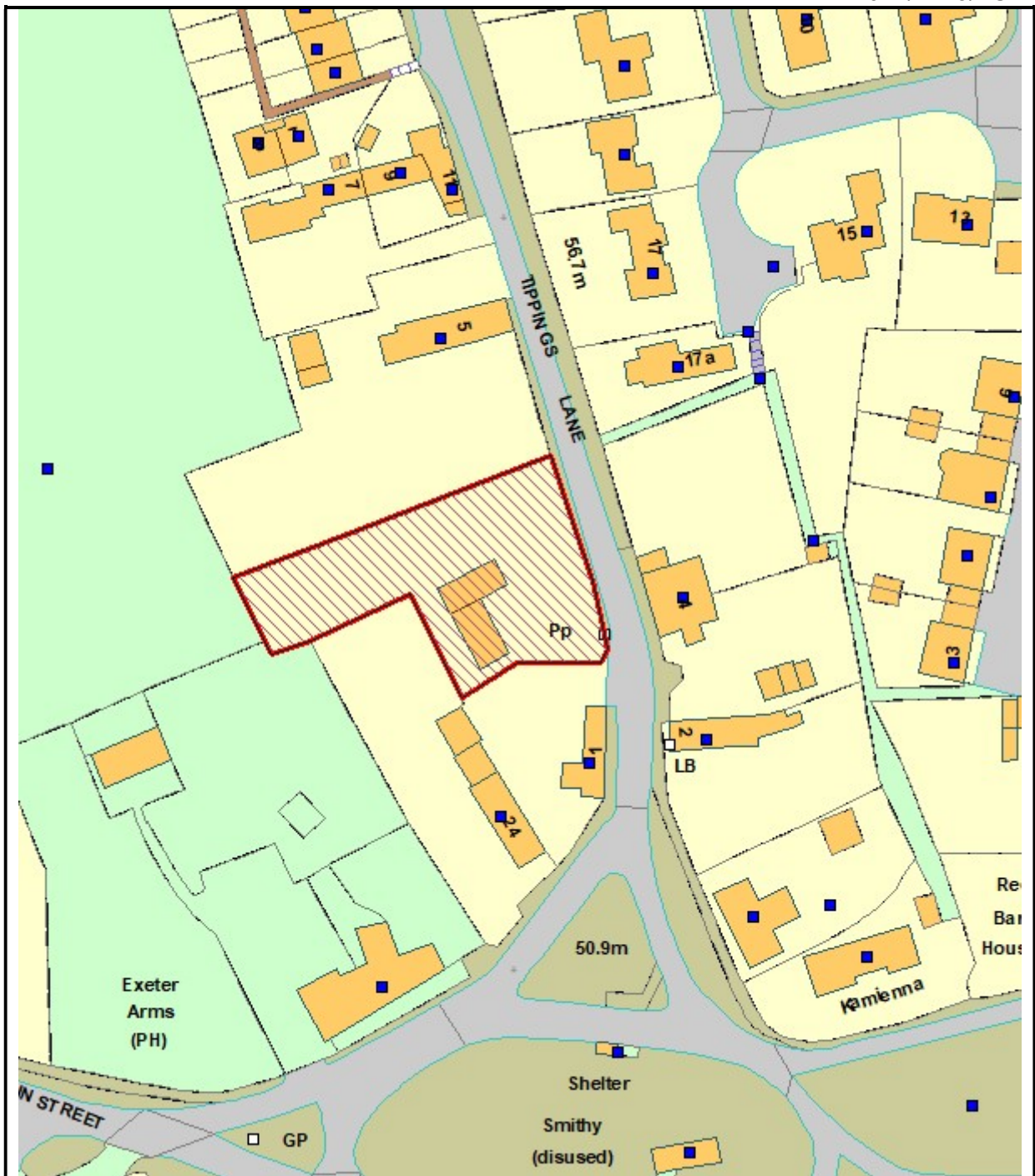
20. All changes in ground levels, hard landscaping, planting, seeding or turfing shown on the approved landscaping details and details associated with condition 19 shall be carried out during the first planting and seeding season (October - March inclusive) following the commencement of the development or in such other phased arrangement as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of 5 years of being planted die are removed or seriously damaged or seriously diseased shall be replaced in the next planting season with others of similar size and species. Reason: To ensure that the landscaping is carried out at the appropriate time and is properly maintained.

Page 135 - paragraph 13

At the Statutory level, Sections 16 (2) and 66 (1) of The Town & Country Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historic interest which it possesses. As the site is within the Barrowden Conservation Area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Act.

Additional Information from Applicant/Agent

The applicant's agent has agreed to the proposed pre commencement conditions.



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Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

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ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
156/2023	2	2023/0532/MIN	MICK GEORGE LTD	GREETHAM

Officer Comments:

Condition 7 on the main report should be replaced with the following text:

For the duration of the development hereby permitted, the scheme for the management of water resources as detailed in respect of Condition 25 of Consent No 2020/0297/MIN and in accordance with the details submitted under discharge of condition application 2023/0250/DIS shall be implemented in relation to the development hereby approved. The scheme includes for infiltration to groundwater strata, groundwater monitoring and an action plan to minimise the potential impact of upon the water environment of any fuel, oil or chemical spillage within the quarry.

Reason: To ensure that the development does not increase flood risk having regard to MDC Policy 1 - Impacts of Mineral Development, MDC Policy 7 - Water Resources and MDC Policy 8 - Flooding of the Rutland Minerals Core Strategy and Development Control Policies DPD, October 2010.

PLANNING & LICENSING COMMITTEE

24.10.23

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
156/2023	3	2023/0613/FUL	GILES GILBEY	SEATON

Consultee Comments:

Seaton Parish Council have submitted background information regarding their request for enforcement action to be taken in relation to the loss of trees in the conservation area.

Additional Comments:

A letter has been received from Howes Percival on behalf of Seaton Parish Council questioning the Council's regard to a material planning consideration i.e. the removal of trees from the site.

Officer Comments:

The issues above will be addressed at the planning committee.

Consultee Comments:

The Highway Officer has requested that Condition 10 be slightly updated to the following:

Replacement for Draft Condition 10

The existing access shall cease to be used by vehicular traffic before the new access hereby approved by this permission has been brought in use. The permanent closure (including **removal of all hard standing and replacement with subsoil and 150mm deep topsoil and grass seed at a crossfall to match the existing verge and new boundary hedgerow planting as indicated on the submitted plans**) shall be carried out prior to first use of the site, or within 3 months of the new access being brought into use, whichever is sooner.

Draft Informative 1 should also be updated to read 'The proposed development involves the creation of a new access **and removal of a redundant access** within the public highway.'