

PLANNING & LICENSING COMMITTEE

07.11.23

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
164/2023	1	2022/0254/FUL	SIMON BOON	MORCOTT

Consultee Comments:

Morcott Parish Council stated their comment have previously been reported.

Neighbour Comments:

One resident submitted comments in support of the proposal stating as nearest neighbours the replacement of the derelict buildings with good quality housing would greatly enhance the entrance into the village and the surrounding area.

Officer Comments:

Additional resident and Parish Council comments noted.

Comments from Cllr Johnson:

Justin

I would have liked to speak to the Planning Committee this evening about this application but have been advised to write to you as procedure rules preclude me from speaking.

There is great concern in the village about this application. This is not just because of the issues with the PLD that were raised at the previous Planning Committee in July.

1. The Marketing Plan requested specifically by the Committee has not been provided. The document sent by the application does not contain a marketing plan, it only details why a marketing campaign was not appropriate. The reasons given do not hold up to challenge.
2. The main reason given is that the pub would not be viable. However the figures provided are not a complete business plan and do not justify the removal of a village asset. In 2016/17/18 I was involved in a concerted effort by the village to reopen the pub. As part of this exercise I wrote a very detailed 3 Year Business Plan for the pub. This Business Plan was the result of careful research with several parties involved in the trade, including CAMRA, the Plunkett Foundation, Greene King, and the BBPA. The reason the figures provided by the applicant do not show a viable plan is that they ignore the contribution from accommodation. When I wrote the 3 Year Business Plan the assumption was that The White Horse would have 5

bedrooms providing accommodation. The applicant's plan does not include accommodation because they wish to pull down all the stables and outbuildings which could provide the basis for bedrooms. If accommodation bedrooms are included then the Business Plan would demonstrate sufficient turnover to provide an adequate income for the operator.

3. The current application will remove any possibility of the White Horse reopening. This is a great pity as it goes against the wishes of the majority of the village. In 2017 I organised a Parish Poll, managed by RCC Electoral Services, which demonstrated that a significant majority of residents of the village supported the reopening of the pub and the associated development on The Paddock required to allow this to happen. This result was ignored by RCC and the development was prevented from getting beyond pre application stage. We are only in the current situation because of the failure of RCC to realise the consequences of its stance.
4. Once this application is approved the consequences are clear: There will be a follow up application to develop the remainder of The Paddock. This will be very ironic. The village is also concerned that there will be a subsequent application to demolish The White Horse on the grounds that it is in such a poor condition that it is uneconomical to preserve it. If the White Horse main building was to be demolished then this would completely alter the aspect of the entrance to the village in a Conservation Area. If approved, the current application should contain a condition that the White Horse main building is preserved without being substantially altered.

I trust that you will take these arguments into account and provide this information to the Planning Committee this evening.

PLANNING & LICENSING COMMITTEE

7TH NOVEMBER 2023

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
164/2023	2	2023/355/FUL	MR M G EVENS C/O AGENT	ASHWELL

Corrections to Report

There is a typographic error within Condition 2

This should read

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbered P001 Rev F, P010 Rev C, P011 Rev C, P020 Rev C, P021 Rev C, CP022 Rev C, P030 Rev B, P031 Rev A, P032 Rev A.
Reason - For the avoidance of doubt and in the interests of proper planning.

Additional Condition

25. The land to the rear of No 1 Water Lane and adjacent Oakham Road included in the application site area, identified for the location of an artificial badger set shown on the 'Proposed Site Location Plan' on drawing No P001 Rev B shall remain undeveloped and shall not at any time form part of the residential curtilage of the new dwelling.

Reason: For the avoidance of doubt, in the interests of the character and appearance of the surrounding area and to ensure that protected species which are legally protected under the Wildlife and Countryside Act 1981 are not compromised by the work hereby approved.

Additional Information from Applicant/Agent

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

PLANNING & LICENSING COMMITTEE

7TH NOVEMBER 2023

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
164/2023	3	2023/0762/FUL	MR PHILIP & MRS DAWN WILKINSON	RYHALL PARISH COUNCIL

Additional Information received.

Since drafting the report confirmation has been received from the applicant that they have now completed the subdivision of the lower part of the garden with the installation of a 1 metre high post and rail fence (please see photograph below). The higher-level patio area has already been subdivided by the erection of a 2 metre high close boarded fence (partly visible on the right hand side of the photograph).



Conditions were proposed to ensure the subdivision of all the garden area of the properties to ensure there was an amenity area for each dwelling. These been ;

2. The rear garden areas for The Bungalow and Meadow View shall be subdivided in accordance with details shown on Block Plan received 11 September 2023, prior to the occupation of property known as The Bungalow, Belmesthorpe lane Ryhall. Reason: To provide adequate amenity space to serve both dwellings.

3. The property known as the Bungalow shall not be occupied until details of the design and materials of rear boundary fence/wall have been submitted to and approved in writing by the Local Planning authority. The approved wall/fence shall be erected prior to the dwelling known as 'The Bungalow' being occupied and thereafter retained in the approved form. Reason: In interest of residential amenity.

These 2 No. conditions are no longer necessary.

Additional Condition

The above 2 No conditions should be replaced with the following single condition to ensure that sufficient garden space is retained to serve each dwelling.

2. The existing rear garden area shall be subdivided in accordance with details shown on Block Plan received 11 September 2023 and a photograph received 26 October 2023 and thereafter retained in the approved form to provide separate garden areas for properties known as The Bungalow and Meadow View.

Reason: To provide adequate amenity space to serve both dwellings