



Rutland County Council

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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, 24th October, 2023 at 6.00 pm

PRESENT:

Councillor N Begy (Chair)	Councillor A Brown (Vice-Chair)
Councillor G Clifton	Councillor K Corby
Councillor S McRobb	Councillor R Payne
Councillor T Smith	Councillor A West
Councillor D Wilby	Councillor C Wise
Councillor H Zollinger-Ball	

ABSENT: Councillor K Payne

OFFICERS	Justin Johnson	Development Manager
PRESENT:	Jacqui Harvey	Peterborough City Council
	Nicholas Thrower	Principal Planning Officer
	Joe Mitson	Planning Officer
	Sherrie Grant	Planning Solicitor
	David Ebbage	Democratic Services Officer

1 WELCOME & APOLOGIES

Apologies were received from Councillor K Payne.

2 MINUTES

Consideration was given to the minutes of the meetings held on 19th September 2023.

RESOLVED

- a) That the minutes of the meeting on the 19th September 2023 be **APPROVED**.

3 DECLARATIONS OF INTERESTS

Councillor N Begy declared a personal interest in item 6b, Planning Applications, application 2023/0532/MIN as he was the Ward Member, therefore, he would step down as Chair and step away from the Committee at that point but would still speak as Ward Member on the application.

4 PETITIONS, DEPUTATIONS AND QUESTIONS

In accordance with the Planning and Licensing Committee Public Speaking Scheme, the following deputations were received on item 6, Planning Applications:

In relation to 2022/0619/FUL, Richard Clerk spoke as a member of the public opposing the application, Gordon Brown spoke as a member of Barrowden Parish Council and Matt Hubbard spoke as the agent.

In relation to 2023/0532/MIN, Jon Gough spoke as the applicant and Councillor Nick Begy spoke as the Ward Member.

In relation to 2023/0613/FUL, David Coop spoke as a member of Seaton Parish Council.

5 APPROVAL OF THE HACKNEY CARRIAGE AND PRIVATE HIRE LICENSING POLICY

Report No.162/2023 was introduced by Jacqui Harvey, Head of Operations Environmental Health, Licensing & Trading Standards at Peterborough City Council.

The report was for Council to approve the Hackney Carriage and Private Hire Licensing Policy following the recent policy development and public consultation exercise.

A new policy had been developed under the shared service arrangement with Peterborough City Council. The new policy provided guidance and information regarding the general approach taken by Rutland County Council when administering its functions within the legislative framework of The Town and Police Clauses Act 1847 and the provisions within The Local Government (Miscellaneous Provisions) Act 1976.

The Committee also had the opportunity to ask questions of the officers who presented the report.

It was moved by Councillor C Wise and seconded that the recommendations of Report No. 162/2023 be approved. Upon being put to the vote, with ten votes in favour the motion was unanimously carried.

RESOLVED

That Committee **RECOMMENDED** to Council:

- a) To approve the Hackney Carriage and Private Hire Licensing Policy

6 PLANNING APPLICATIONS

Report No.156/2023 was received from the Strategic Director of Places.

Item 6a – 2022/1219/FUL – Pridmores Haulage 1 Tippings Lane Barrowden

The demolition of commercial buildings and the erection of a detached dwelling with associated access.

(Parish: Barrowden; Ward: Ketton)

Item 6b – 2023/0532/MIN - Mick George Ltd, Greetham Quarry, Stretton Road, Greetham

Temporary permission to amend the initial extraction operations already approved under planning permission ref: 2020/0297/MIN.

(Parish: Greetham; Ward: Greetham)

Item 6c – 2023/0613/FUL - Land to the West of Uppingham Road, Seaton

Change of use of land from agricultural to equestrian use and the erection of a stable building.

(Parish: Seaton; Ward: Lyddington)

The Chair agreed to hear Planning Application 6b 2023/0532/MIN first to assist colleagues who had attended from Peterborough who were in attendance to assist with that application.

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At 6.21pm Councillor Begy stepped down as Chair.

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At 6.21pm Councillor Brown became the Chair of the meeting.

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6b **2023/0532/MIN**

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 Jon Gough who spoke as the applicant and Councillor Nick Begy who spoke as Ward Member. The Committee also had the opportunity to ask questions of the speakers.

Councillor Begy confirmed that he had spoken with the Parish of Greetham and there was no material reason for them to refuse the amendment. Concerns from the village would be covered off in the serious matters of the conditions around dust management planning but that would be a debate for another meeting.

Councillor C Wise proposed an additional condition to add additional fencing along the Sutton Lane boundary to ensure no access could be gained to where the crusher was located. This was seconded and upon being put to the vote, with 8 votes in favour and one abstention, the motion was carried.

It was moved by Councillor K Corby and seconded that the application be approved subject to the conditions in the report and the additional condition requested during

debate. Upon being put to the vote with nine votes in favour, the motion was unanimously carried.

RESOLVED

- a) That the application 2023/0532/MIN be **APPROVED** subject to the conditions outlined by the Planning Officer and additional condition requested by Members during 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/planning-building-control/planning/search-planning-applications-decisions>

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At 6.45pm Councillor Brown stepped down as Chair.

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At 6.45pm Councillor Begy rejoined the meeting as Chair.

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6a 2022/1219/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 Richard Clerk who spoke as a member of the public opposing the application, Gordan Grown who spoke as a member of Barrowden Parish Council and Matthew Hubbard who spoke as the agent. The Committee also had the opportunity to ask questions of the speakers.

Members had concerns over the height of the proposed development, officers confirmed the ridge height was almost identical to neighbouring properties. The applicant confirmed that within the plans it showed the floor levels proposed had been lowered to below ground level.

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At 6.50pm Councillor McRobb joined the meeting and was advised that he would not be able to take part or vote in application 2022/1219/FUL .

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Conditions 13 and 14 within the report set out the noise levels that would need to be complied with regarding the heat pump. Those noise levels align with the levels that were approved under permitted development.

Councillor Begy proposed an additional condition for the construction management plan to be in conjunction with the Barrowden Parish Council and Councillor West also proposed an additional condition to replace the metal fence on the southern boundary with a stone wall construction. These were seconded and upon being put to the vote,

with five votes in favour, four votes against and one abstention, the motion was carried.

It was moved by Councillor Begy and seconded that the application be approved subject to the conditions in the report and the additional conditions requested during debate. Upon being put to the vote with ten votes in favour, the motion was unanimously carried.

RESOLVED

- a) That the application 2022/1219/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer and additional conditions requested by Members during debate.
- b) The full list of reasons can be found on the planning application page of the Council's website.

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6c 2023/0613/FUL

Joe Mitson, 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 David Coop who spoke as a member of Seaton Parish Council. The Committee also had the opportunity to ask questions of the speaker.

It was moved by Councillor West and seconded that the application be approved subject to the conditions in the report and the additional condition requested during debate for additional planting and the species of that planting to the boundary be agreed between the Chair and the Ward Member. Upon being put to the vote with nine votes in favour, one against and one abstention, the motion was carried.

RESOLVED

- a) That the application 2023/0613/FUL be **APPROVED** subject to the conditions outlined by the Planning Officer and additional condition requested by Members during 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/planning-building-control/planning/search-planning-applications-decisions>

7 APPEALS REPORT

Report No.157/2023 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 NEXT MEETING

Tuesday, 7th November 2023 at 7pm.

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The Chairman declared the meeting closed at 8.45pm.

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