

PLANNING AND LICENSING COMMITTEE

12th December 2023

APPEALS

Report of the Strategic Director of Places

Strategic Aim:	Delivering Sustainable Development	
Exempt Information	No	
Cabinet Member Responsible:	Councillor Paul Browne - Portfolio Holder for Planning and Property	
Contact Officer(s):	Penny Sharp, Strategic Director of Places	Tel: 01572 758160 psharp@rutland.gov.uk
	Justin Johnson, Development Control Manager	Tel: 01572 720950 jjohnson@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

1. PURPOSE OF THE REPORT

- 1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

2. APPEALS LODGED SINCE LAST MEETING

- 2.1 **APP/A2470/W/23/3328643 – Manor Oak Homes – 2022/0066/MAF**
Land Off Manor Green, Ketton, Rutland
Residential development of up to 41 no. dwellings including open space, allotments, improved site access including off-site highway works and ecological enhancements.

**Appeal Against Refusal – Will be dealt with as an Appeal Hearing
Delegated Decision:**

Policy CS4 of the Core Strategy sets out that development in the countryside will only be permitted where that development has an essential need to be located in the countryside and is of a development type that supports the rural economy and meets affordable housing needs. Policy SP6 of the Site Allocations and Policies Development Plan Document also identifies a restriction on new housing development in the countryside except where it meets specified exceptions.

The proposal is for open market housing with a proportion of affordable housing on the site and does not meet with the exceptions specified in either of these policies for allowing development in the countryside. The Local Planning Authority considers that it is able to demonstrate a 5-year housing land supply and that paragraph 11d of the National Planning Policy Framework is not engaged. The scheme is therefore contrary to the above-mentioned policies of the Development Plan.

3. DECISIONS

3.1 APP/A2470/W/23/3323586 – Mr Philip Davies – 2022/1213/MAO

Land to the east of Normanton road, Edith Weston, Rutland

Outline application for up to 62 no. dwellings, landscaping and open space with all matters reserved except access.

Non-determination

Appeal dismissed – 21st November 2023

No application for costs

4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING

4.1 None

5. ENFORCEMENT DECISIONS

5.1 None

6. CONSULTATION

6.1 None

7. ALTERNATIVE OPTIONS

7.1 Alternatives have not been considered as this is an information report

8. FINANCIAL IMPLICATIONS

8.1 None

9. LEGAL AND GOVERNANCE CONSIDERATIONS

9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

10. EQUALITY IMPACT ASSESSMENT

- 10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

11. COMMUNITY SAFETY IMPLICATIONS

- 11.1 There are no such implications.

12. HEALTH AND WELLBEING IMPLICATIONS

- 12.1 There are no such implications.

13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

- 13.1 This report gives details of decisions received since the last meeting for noting.

14. BACKGROUND PAPERS

- 14.1 There are no such implications.

15. APPENDICES

- 15.1 None

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