

DEVELOPMENT CONTROL & LICENSING COMMITTEE

30TH AUGUST 2016

ADDENDUM REPORT CONTENTS

REPORT NO: 163/2016

**Planning applications to be determined by the Development
Control & Licensing Committee**

| Item no. | Application no. | Applicant | Parish |
|-----------------|------------------------|---|----------------------------|
| 2 | 2016/0375/OUT | C BRATLEY, S DOLBY, C WILKS & DR D MAY | UPPINGHAM |
| 3 | 2016/0335/FUL | MR FREEMAN | MORCOTT |
| 4 | 2016/0618/FUL | MRS ZOE MARRIOTT | GREAT CASTERTON |
| 5 | 2016/0393/FUL | MR T HAYWOOD | MANTON |

DEVELOPMENT CONTROL & LICENSING COMMITTEE

30TH AUGUST 2016

**REPORT OF THE DIRECTOR FOR PLACES
(ENVIRONMENT, PLANNING AND TRANSPORT)**

ADDENDUM REPORT

Report no: 163/2016

Planning application to be determined by the Development Control & Licensing Committee

| | | | |
|---------------|----------------------|---|------------------|
| ITEM 2 | 2016/0375/OUT | C BRATLEY, S DOLBY, C WILKS & DR D MAY | UPPINGHAM |
|---------------|----------------------|---|------------------|

Letter/Further information from applicant

Further Consultation Response

Uppingham Town Council Neighbourhood Plan Committee

that housing density should comply with the Neighbourhood Plan or be significantly closer to the density required. Additionally that a single point of access to the named site would be suitable in this circumstance.

| | | | |
|---------------|----------------------|-------------------|----------------|
| ITEM 3 | 2016/0335/FUL | MR FREEMAN | MORCOTT |
|---------------|----------------------|-------------------|----------------|

Planning Officers' Comments

At the applicant's request, this application is deferred for later consideration, to allow time for further discussion with Officers.

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|---------------|----------------------|-----------------------------|----------------------------|
| ITEM 4 | 2016/0618/FUL | MRS ZOE MARRIOTT | GREAT CASTERTON |
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Further Neighbour Response

A further letter has been received from Solicitors representing the occupier of The Granary, reminding the Local Planning Authority that it still has the opportunity to refuse permission for the development on the basis of this new application. It makes reference to the impact on their clients' property and that the roof pitch is incongruous.

| | | | |
|---------------|----------------------|---------------------|---------------|
| ITEM 5 | 2016/0393/FUL | MR T HAYWOOD | MANTON |
|---------------|----------------------|---------------------|---------------|

Planning Officer Comments

A typing error has been discovered within the bullet point summary of neighbour comments in paragraph 23 of the main report. There should not be a bullet point next to the following statements, as these are sub-headings within the summary, not neighbour comments in themselves.

“Justification for enabling development”

“Amended design and layout”

Amended Conditions

The following wording should be added to the end of the Reason for recommended conditions 4 (landscaping) and 6 (Archaeology):

“...and because these details were not submitted with the planning application.”

Following discussions with the Ecology Consultant, recommended condition 8 is now amended to address any changes in badger habitat since the previous Ecological Appraisal Report was undertaken. The revised wording is:

8. No development shall commence until an updated Ecological Appraisal Report, and Mitigation Strategy (based on the previously submitted Report of ADAS UK Ltd., dated July 2013) addressing any changes in the presence of badgers, has been submitted to and approved in writing by the Local Planning Authority. No development shall then proceed other than in accordance with the provisions of the Updated Strategy.