

DEVELOPMENT CONTROL & LICENSING COMMITTEE

5TH JULY 2016

FINAL ADDENDUM REPORT CONTENTS

REPORT NO: 134/2016

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

Item no.	Application no.	Applicant	Parish
1	2015/1150/FUL	TIM GRIFFIN	HAMBLETON

Planning Officers' Comments

There is a typographic error on paragraph 7 of the Main Report. At present, it erroneously suggests that the application site is within an urban area rather than a village.

This is the corrected wording of that paragraph:

“Secondly, on 21 June 2016, this Council’s Cabinet approved a policy amendment intended to ensure that Rutland is consistent with that change. When implemented, this decision would mean that an affordable housing provision is no longer required on smaller housing sites (where these are not rural exception sites). These are defined as 5 units or less in villages (as in the case of the current application) and 10 units or less in towns.”

2	2016/0284/FUL	MR GRAEME PHIPPS	OAKHAM
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Further information from applicant

The Applicant has now submitted an amended plan indicating a revised location for bin storage. This requires one of the proposed parking spaces at the front of the site to be relocated to the rear. Consequently, the Recommendation is now amended by:

- removing the reference to the bin store being approved under delegated powers, prior to the formal decision notice being released
- addition of the Amended Plan onto the list of approved plans in recommended Condition 2.

Revised Recommendation

That delegated authority be granted to the Director for Places (Environment, Planning and Transport) for APPROVAL, subject to:

- conclusion of public consultation on the departure from the Development Plan, without receipt of any material objections, and
- the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 457:P:03 Rev D, and 457:E:01 Rev A, and with the Agent's letter of 31 May 2016.

REASON: For the avoidance of doubt and in the interests of proper planning.

3. The facing materials to be used on the external alterations shall match in colour, texture and form those used on the existing building.

REASON: This is a publicly visible building where matching materials are a visually essential requirement.

4. Prior to first occupation of the development, the vehicular turning facilities shall be made available and maintained free from obstruction within the site at all times for that sole purpose.

REASON: To ensure that vehicles can enter and leave the highway in a forward gear in the interest of highway safety.

Advisory Notes:

1. Steps should be taken to ensure sufficient turning and off loading facilities for delivery vehicles, within the limits of the site together with an adequate parking area for those employed in developing the site.
2. The developer is reminded of the requirements of the Party Wall Act.