

**DEVELOPMENT CONTROL & LICENSING COMMITTEE**

**24<sup>TH</sup> NOVEMBER 2015**

**FINAL ADDENDUM REPORT CONTENTS**

**REPORT NO: 229/2015**

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

<b>1</b>	<b>2015/0763/FUL</b>	<b>MR SIMON AINGE</b>	<b>SEATON</b>
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**Letter/Further information from applicant**

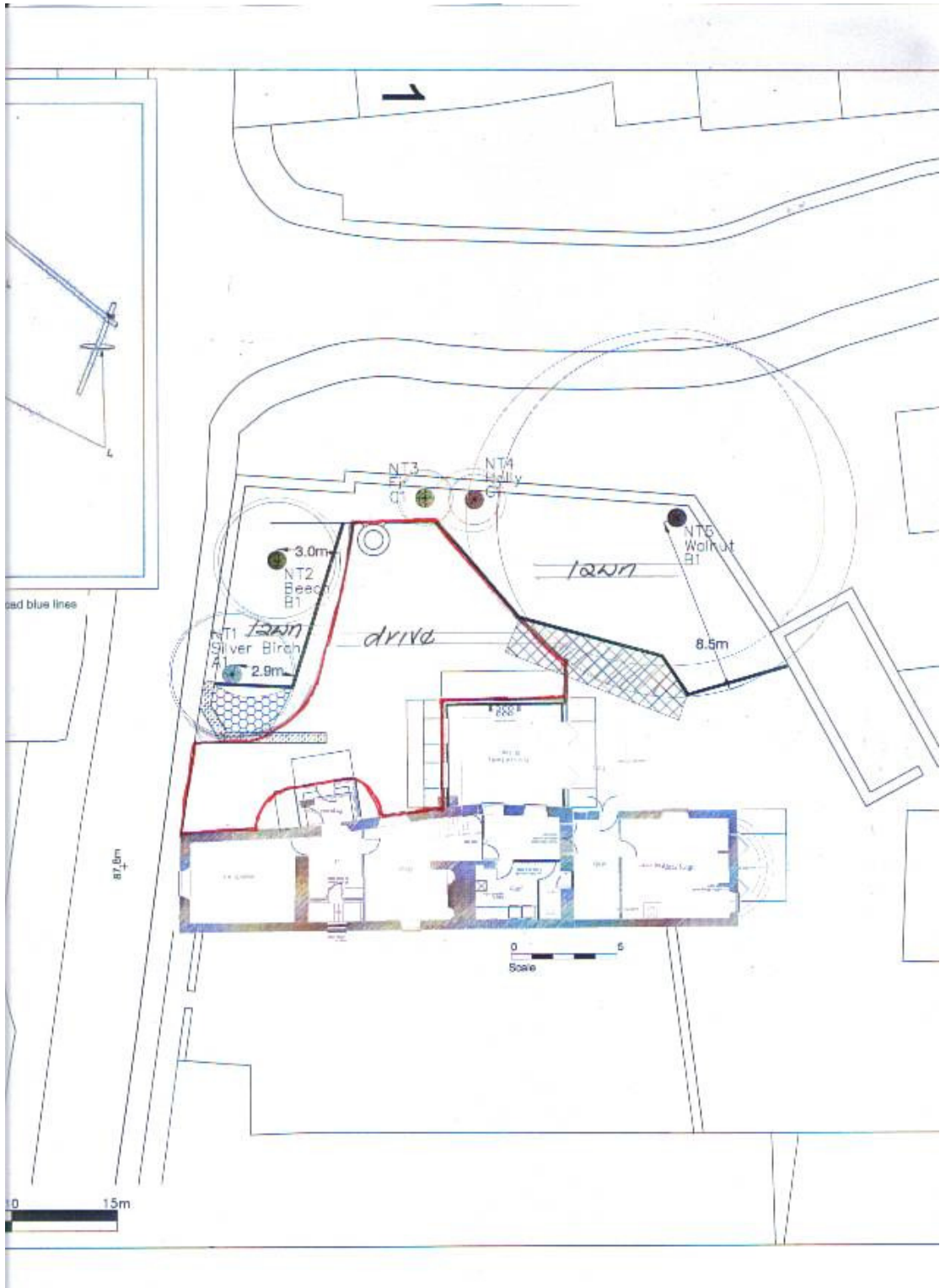
The agent has submitted a plan showing the proposed driveway drawn on. Cars would park in the front (north) part of the site, which is currently grass.

**Further Consultation Response**

Highway Authority – No objection

**Further Officer comments**

The additional plan showing the proposed driveway is noted. While it shows the drive going around the root protection area of the silver birch, the plan is not to scale and still shows the removal of the boundary wall and excavation around the silver birch. It also creates a narrow gap for vehicles between the proposed porch and the tree's root protection area, and no details have been provided showing what the surfacing around the tree would be to prevent cars driving on this area once works were complete. As the plan is not to scale and no further information has been submitted, the plan is not formally submitted as a revision to the previous plans and does not alleviate Officer's concerns relating to the impact of the proposal upon the tree, and does not alter the recommendation.



<b>3</b>	<b>2015/0899/MAJ</b>	<b>BAM CONSTRUCTION LTD</b>	<b>OAKHAM</b>
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## **Drainage**

In normal circumstances, Officers would have recommended deferral of the application. However, this is a proposal of substantial public benefit and requires a decision at this meeting to obtain funding. Members will need to decide whether they wish to defer to resolve the outstanding drainage issue or whether they wish to accept the revised condition.

1. The applicant is BAM Construction, not the school. They have incorrectly shown that the balancing pond is in their ownership.
2. Harington College is not the applicant.
3. The existing balancing pond is not built in accordance with the plans approved for Catmose College.
4. The balancing pond as built cannot cope with the additional run off from the proposed building.
5. It is not yet known how much higher the banks of the balancing pond must be raised.
6. Responsibility and arrangements for future maintenance have not been identified.
7. As the pond is not in the applicant's control, recommended condition 4 cannot be applied. A Grampian condition is required to comply with national Planning Policy Guidance. This is included in the revised schedule of conditions, below.

## **Further information from applicant and Planning Officer's Comments**

The applicant has corrected two typographical errors in the list of approved plans within recommended condition 2. The corrected version of this condition is in the schedule of conditions below.

The applicant has also requested that the trigger point for approval of samples of the external building materials (Recommended Condition 3) be at a later stage than "prior to commencement of development". A revised version of the condition is in the schedule below, with the trigger moved to "prior to above ground works".

Finally the application has questioned the need for the recommended tree protection condition (no.7). This is, however, retained in the schedule of conditions below given the need to protect trees close to the location of the new sixth form block.

## **Further Consultation Response and Planning Officer's Comment**

The Environmental Health Officer has reviewed the submitted Noise Report and advised that a condition be imposed on any permission to ensure that noise impact from the development remain within the limits specified in the report. Notwithstanding that such a condition was not imposed on the planning permission for Catmose College, it is included in the schedule below.

## **Revised 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: 70-001-P Rev 3, 20-101 Rev 4, 20-102 Rev 5, 20-103 Rev 4, 20-104 Rev 5, 20-105 Rev 1, 24-101 Rev 2, BMS/2204/500 P4, BMS/2204/501 P3, BMS/2204/502 P3, BMS/2204/503 P3, 501 PS 001G, 501 PS 002E, 501 PS 003B, and 501 PS 004B.  
REASON - For the avoidance of doubt and in the interests of proper planning.
3. No above ground development shall be undertaken until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.  
REASON – To ensure a satisfactory match with the existing college buildings in the interests of visual amenity, and because such details were not available with the planning application.
4. No development shall commence until a revised sustainable drainage scheme for the site, further to the Drainage Statement (Ref: BNS2204-BWB-HDG-XX-RP-D-001-Rev 2) submitted with the application, has been submitted to and agreed in writing with the Local Planning Authority. No development work shall commence on the school building until the revised sustainable drainage scheme has been implemented and is available for use. The revised drainage scheme shall specify future responsibilities for the maintenance and management of the sustainable drainage scheme.  
REASON – To ensure effective drainage of the site and minimise flood risk, via sustainable measures and because the submitted scheme is unacceptable.
5. The building shall not be occupied until its foul water drainage is connected to the public sewer.  
REASON – To ensure effective drainage of the site, and because such details were not available with the planning application.
6. No development shall take place within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.  
REASON - To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance, as identified via previous investigations prior to construction of the existing Catmose College buildings.
7. No development shall take place until the existing trees on the site, shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.  
REASON –The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site.
8. The measures set out in the Travel Plan dated 2 October 2015, and submitted with the planning application, shall be implemented within the timescales identified in Section 8 of

that Plan. Within a period of three months from first opening of the new sixth form building, the additional parking area at the south of the college campus shall be constructed and made available for use.

REASON – To promote sustainable non-car modes of transport and to ensure, in the interests of highway safety and convenience that adequate parking is available via the proposed new parking area, with parking pressures mitigated whilst that area is still under construction.

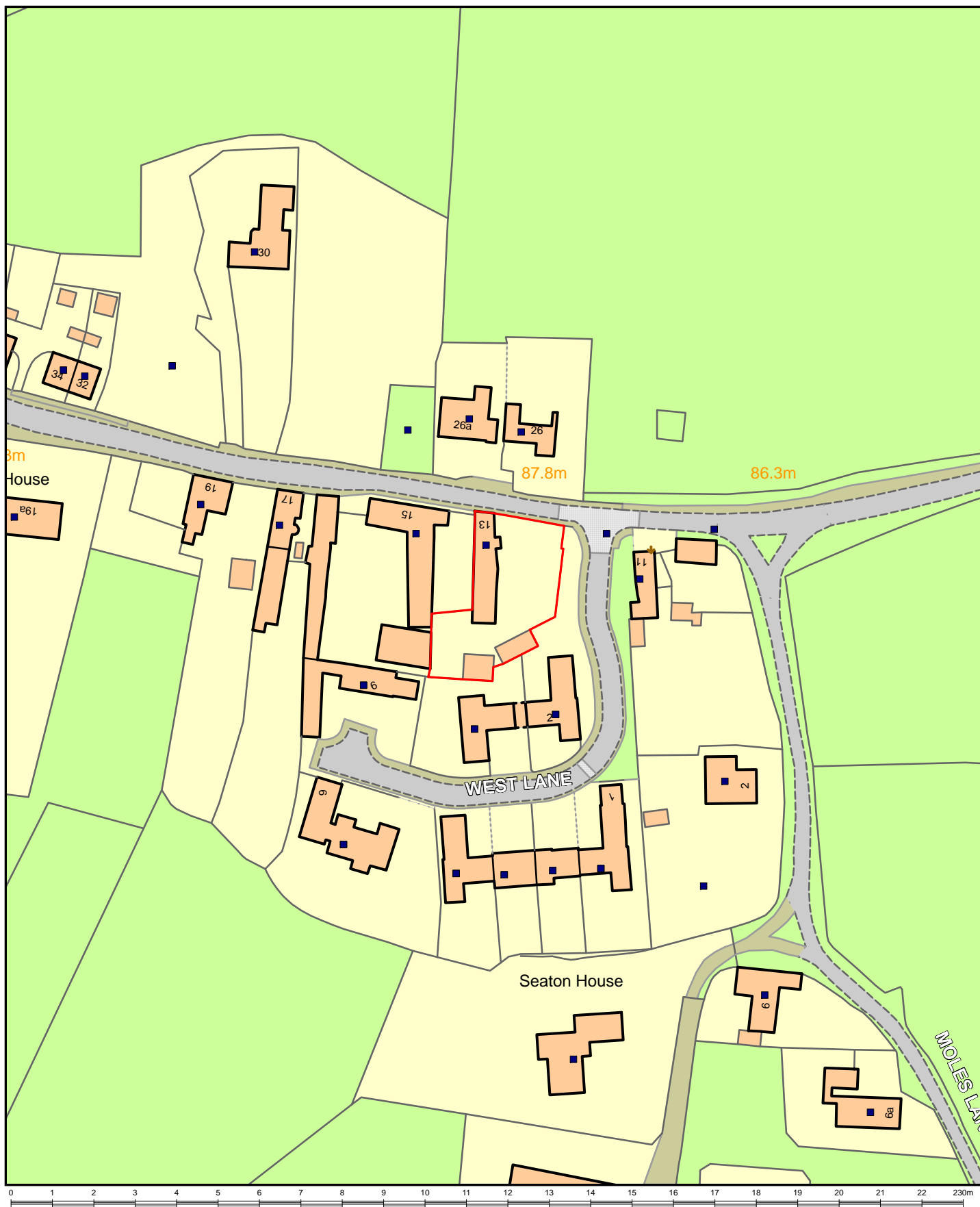
9. For all items of fixed plant, the daytime noise limit shall not exceed 42 dB LAeq 1 hr at one metre from the nearest dwelling, as assessed in accordance with BS4142:2014.  
REASON – To prevent any detrimental noise impact on neighbouring dwellings, in the interests of the residential amenity of their occupants.

Advisory Note:

The developer's attention is drawn to the recommendations in Part 6 of the Ecological Assessment (Ref: RT-MME-120394-01) prepared by Middlemarch Environmental and dated September 2015.

<b>1</b>	<b>2015/0763/FUL</b>	<b>MR SIMON AINGE</b>	<b>SEATON</b>
<b>2</b>	<b>2015/0878/FUL</b>	<b>MR RICHARD CLIFTON</b>	<b>OAKHAM</b>
<b>3</b>	<b>2015/0899/MAJ</b>	<b>BAM CONSTRUCTION LTD</b>	<b>OAKHAM</b>

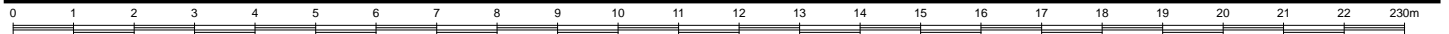
Additional maps in colour provided for all applications.



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**Rutland County Council**  
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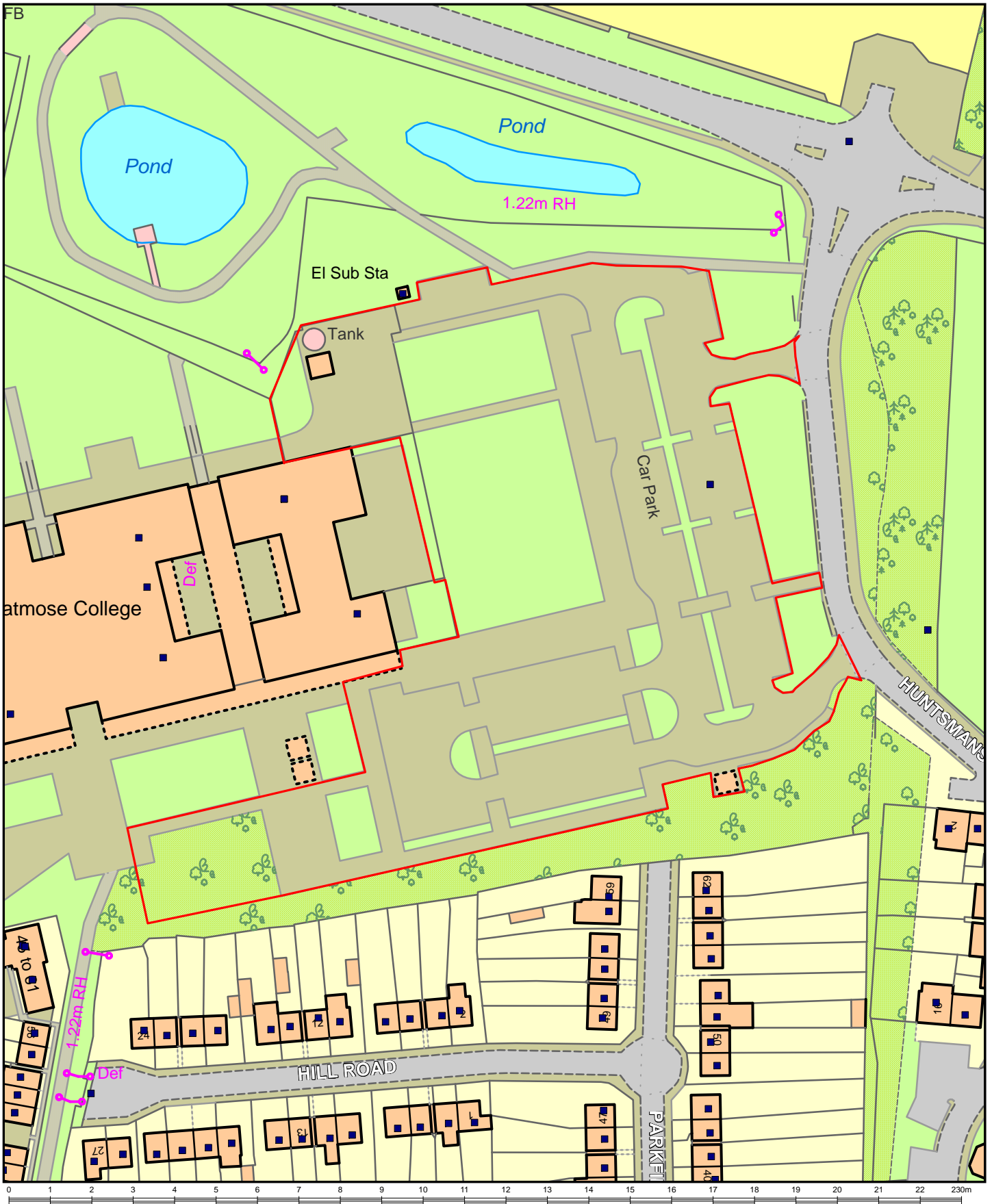
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