



UPPINGHAM TOWN COUNCIL

Town Clerk: Adam Lowe
Telephone: 01572 822681
Email: townclerk@uppinghamtowncouncil.co.uk
Website: uppinghamtowncouncil.gov.uk
Twitter: @UppinghamTC
Address: Town Hall, High Street East, Uppingham
Rutland LE15 9PY

19th September 2024

I SUMMON YOU TO A MEETING OF THE PLANNING COMMITTEE which will take place on Wednesday 25th September at 5pm, in Uppingham Town Hall. The agenda of the business to be transacted follows.

Clerk to the Council
Adam Lowe

AGENDA

1. Apologies for absence.
2. Declaration of members' interest and applications for dispensation.
3. An opportunity for the public to speak.
4. To approve the minutes of the Committee's 27th August 2024 meeting.
5. Planning Applications
 - (i) 2024/0949/CAT: PROPOSAL: Reduce the crown of 1 no. Willow tree by 4 metres, from approximately 16 metres in height to 12 metres.
5 Spring Back Way Uppingham Rutland LE15 9TT.
 - (ii) 2024/1023/CAT PROPOSAL: Reduce height of 1 no. Hornbeam tree (T1) by 3.5m and reduce lateral branches by 1.5m to balance shape. 3 Old School Mews Uppingham Rutland LE15 9TF
 - (iii) 2024/1026/PTA. PROPOSAL: (T1) Remove 1 no. Pink Chestnut tree to just above ground level - the tree has shown significant physiological decline in recent years and is showing signs of compromised structural integrity. The tree is close to the house and dominates the garden - should it fail, it would cause significant damage/injury. 18 Bramble Close Uppingham Rutland LE15 9PH
2024/1026/PTA T1 - Remove Horse Chestnut tree to just above ground level - the tree has shown significant physiological decline in recent years and is showing signs of compromised structural integrity. 18 Bramble Close. Uppingham.
 - (iv) 2024/1041/FUL PROPOSAL: Single storey rear extension, replacement windows, 7 No. new windows and replacement roof covering. 62 High Street East Uppingham Rutland LE15 9PZ
 - (v) 2023/1101/FUL PROPOSAL Conversion of a stable building to 1 no. dwelling.
Woodlands Animal Rescue London Road Uppingham Rutland LE15 9TJ
 - (vi) 2024/0875/FUL PROPOSAL: Single Storey rear extension. Open carport structure to side of property. Stoke Wood Cottage Stockerston Road Uppingham Rutland LE15 9HJ

6. Planning Decision Notice's

- (i) 2024/0386/FUL. Installation of external lighting
- (ii) 2024/0688/FUL. Convert from flat roof to pitched roof on double garage
- (iii) 2024/0897/FUL & 024/0898/LBA. Installation of a new gas pipe
- (iv) 2024/0681/FUL Change of use of land currently used as a car park to an office use including the site of 1 No.

7. Planning appeals

- (7i) 2024/0016/APPEAL **For:** Retrospective re roof of part of flat, roof to front and rear above the double garage and a bedroom. Replacement of existing Collyweston slate with black slate roof tiles. **Site:** Flat 3 57A High Street East Uppingham Rutland LE15 9PY **Appeal Start Date:** 17 September 2024

8. NHP Sub Committee

- (i) Structure
- (ii) Step 2 Paper

9. Local Plan – Cllr Shaw is giving an update on this meeting at Rutland County Council.

10. Correspondence Received

- (i) Colin Wilkinson of Planit-X
- (ii) Roger Ransome

11. Next meeting



Uppingham Town Council
Town Hall, High Street East,
Uppingham, Rutland. LE15 9PY

Planning Committee (PC) Minutes recorded on
Wednesday 27th August 2024 at 7pm.

MINUTES

Present: Cllr Barry Hobbs (Chair). Cllr Mark Shaw. Cllrs Christine Edwards.
Cllr Ron Simpson BEM. Cllr David Ainslie BEM (ex officio)

Also Present: Mr Adam Lowe (Clerk to the Council).

PC24/01 Apologies. None

PC24/02 Declaration of Members' interests and applications for dispensation.
Item 5 as advertised – dispensation to talk and vote as non-pecuniary
Cllr Ainslie. Cllr Edwards. Cllr Shaw. Cllr Simpson.

PC24/03 No public present.

PC24/04 To confirm the minutes of the Committee's 10th January 2024 meeting.

Proposed Cllr Hobbs. Seconded Cllr Shaw. Carried.

PC24/05 Item 5. NHP Sub Committee Step 2. After a discussion the names of the interested members was discussed, it was identified that there were some organisations that had not responded.
The committee suggested to ensure transparency, and every opportunity is made available that the Clerk contact four organisations asking for representatives, should they choose, be put forward to the NHP Sub Committee. The Clerk would seek clarification from two other organisations regarding names. Two individuals would be invited to identify which organisations they would be representing as per the initial request asking for members. This item would come back to the September Full Council.

Proposed Cllr Hobbs. Seconded Cllr Shaw. Carried.

PC24/06 Item 6. Planning Applications – Decisions.

(i) 2024/0881/FUL PROPOSAL: Following a discussion it was Proposed Accept after considering the Planning considerations.

Proposed Cllr Shaw. Seconded Cllr Edwards. Carried.

(ii) 2024/0882/LBA PROPOSAL: Following a discussion it was Proposed Accept after considering the Planning considerations.

Proposed Cllr Shaw. Seconded Cllr Simpson. Carried.

- (iii) 2024/0898/LBA PROPOSAL & 2024/0897/FUL PROPOSAL: Following a discussion it was Proposed Accept after considering the Planning considerations, guided by the views of the conservation officer.

Proposed Cllr Ainslie. Seconded Cllr Shaw. Carried.

- (iv) 2024/0899/FUL PROPOSAL. Following a discussion, it was Proposed Accept after considering the Planning considerations.

Proposed Cllr Ainslie. Seconded Cllr Shaw. Carried.

- (v) 2024/0386/FUL PROPOSAL. Following a discussion, the application was not accepted with the committee supporting the views of the objections from the neighbouring property, after taking Planning considerations into account.

Proposed Cllr Ainslie. Seconded Cllr Shaw. Carried.

PC24/07 Item 7. The committee noted the following decisions notified to the Town Council.

- (i) 2024/0706/FUL
- (ii) 2024/0392/FUL
- (iii) 2024/0713/FUL

These were to note only. An additional late decision was also tabled.

PC24/08 Item 8. Future meeting to be confirmed.

The meeting closed at 7.52pm,

Signed..... Date.....



Rutland
County Council

Rutland County Council
Catmose
Oakham
Rutland
LE15 6HP

telephone: 01572 722 577
email: planning@rutland.gov.uk
web: www.rutland.gov.uk

Uppingham Town Council
Uppingham Town Hall
49 High Street East
Uppingham
Rutland
LE15 9PY

Reference: 2024/0949/CAT
Case Officer: Harry Ashman
Case Officer Tel: 01572 758452

Date: 29 August 2024

Dear Peter Leppard

Town and Country Planning Act 1990
The Town & Country Planning (Tree Preservation) (England) Regulations 2012
PROPOSAL: Reduce the crown of 1 no. Willow tree by 4 metres, from approximately 16 metres in height to 12 metres.
5 Spring Back Way Uppingham Rutland LE15 9TT

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **19 September 2024**. The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number above.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.

It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely

Harry Ashman
Tree Officer



Rutland
County Council

Rutland County Council
Catmose
Oakham
Rutland
LE15 6HP

telephone: 01572 722 577
email: planning@rutland.gov.uk
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Uppingham Town Council
Uppingham Town Hall
49 High Street East
Uppingham
Rutland
LE15 9PY

Reference: 2024/1023/CAT
Case Officer: Harry Ashman
Case Officer Tel: 01572 758452

Date: 13 September 2024

Dear Peter Leppard

Town and Country Planning Act 1990

The Town & Country Planning (Tree Preservation) (England) Regulations 2012

PROPOSAL: Reduce height of 1 no. Hornbeam tree (T1) by 3.5m and reduce lateral branches by 1.5m to balance shape.

3 Old School Mews Uppingham Rutland LE15 9TF

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **4 October 2024**. The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number above.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.

It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely

Harry Ashman
Tree Officer

S (iii)



Rutland
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LE15 6HP

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email: planning@rutland.gov.uk
web: www.rutland.gov.uk

Uppingham Town Council
Uppingham Town Hall
49 High Street East
Uppingham
Rutland
LE15 9PY

Reference: 2024/1026/PTA
Case Officer: Harry Ashman
Case Officer Tel: 01572 758452

Date: 13 September 2024

Dear Peter Leppard

Town and Country Planning Act 1990

The Town & Country Planning (Tree Preservation) (England) Regulations 2012

PROPOSAL: (T1) Remove 1 no. Pink Chestnut tree to just above ground level - the tree has shown significant physiological decline in recent years and is showing signs of compromised structural integrity. The tree is close to the house and dominates the garden - should it fail, it would cause significant damage/injury.

18 Bramble Close Uppingham Rutland LE15 9PH

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **4 October 2024**. The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number above.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.

It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely
Harry Ashman Tree Officer



S (v)



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email: planning@rutland.gov.uk
web: www.rutland.gov.uk

Uppingham Town Council
Uppingham Town Hall
49 High Street East
Uppingham
Rutland
LE15 9PY

Reference: 2023/1101/FUL
Case Officer: Paul Milne
Case Officer Tel: 01572 758369

Date: 18 September 2024

Dear Adam Lowe

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015
PROPOSAL Conversion of a stable building to 1 no. dwelling.
Woodlands Animal Rescue London Road Uppingham Rutland LE15 9TJ

Revised plans/documents for the above application have been received by this Authority; details of which are set out below:

Bat Survey and Transport Strategy.

The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number quoted above.

Comments should be made by **9 October 2024**, the Local Planning Authority cannot guarantee that comments received after this period will be taken into account when the application is determined. Planning applications are public documents and as such your comments will be available for public inspection.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.



It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely

Paul Milne
Planning Officer

5 (vi)



Rutland County Council

Rutland County Council
Catmose
Oakham
Rutland
LE15 6HP

telephone: 01572 722 577
email: planning@rutland.gov.uk
web: www.rutland.gov.uk

Uppingham Town Council
Uppingham Town Hall
49 High Street East
Uppingham
Rutland
LE15 9PY

Reference: 2024/0875/FUL

Case Officer: Eloise Brett

Case Officer Tel: 01572 758386

Date: 19 September 2024

Dear Adam Lowe

Town and Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

PROPOSAL: Single Storey rear extension. Open carport structure to side of property.

Stoke Wood Cottage Stockerston Road Uppingham Rutland LE15 9HJ

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **10 October 2024**. The details of the application are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications/> by entering the reference number above.

If you use our Consultee Access service please submit your comment by this method. If you do not, please email any comments you wish to make to planning@rutland.gov.uk.

Please note that under the Planning Guarantee Local Planning Authorities are required to pay back the application fee if the application is not determined within the relevant statutory time period.

Given this, if we don't receive a response to this consultation request the Local Planning Authority will take it that you have no objection to the application and will proceed to determination on that basis.

It is therefore imperative that you respond within the statutory consultation time period or agree a revised time period for the submission of your comments with the Case Officer.

Yours sincerely

Eloise Brett
Apprentice Planning Officer



6 (i)

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015



Rutland
County Council

FULL PLANNING PERMISSION

Applicant Name and Address

Mr Richard Godfrey
Uppingham School
High Street West
Uppingham
Rutland
LE15 9QE

Agent Name and Address

Victoria Heath
Fisher German LLP
The Estates Office Unit A1
Normanton Court
Ashby-de-la-Zouch
LE65 2UZ

Date of Validation
8 July 2024

Application Number:
2024/0385/FUL

PROPOSAL: Installation of external lighting
LOCATION: Uppingham School Sports Centre Car Park Leicester Road Uppingham Rutland

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to 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:
 - I. Location Plan dated 11.07.2024,
 - II. PR01 - Block Plan and details of proposed lights
 - III. Lighting details dated 11.07.2024,
 - IV. Luminare data, dated 11.07.2024.Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 In the event of any reasonable complaint being received by the Local Planning Authority, the Developer or their successors in Title, shall be required to undertake an assessment to demonstrate compliance with the above lighting limit and submit this within 28 days of notice issued by the Local Planning Authority. Should such an assessment fail to demonstrate compliance, further mitigation measures shall be submitted alongside the assessment and implemented in accordance with the submitted details within 28 days of approval by the Local Planning Authority.
Reason: To ensure the residential amenities are protected and not compromised by the work hereby approved.

INFORMATIVES:

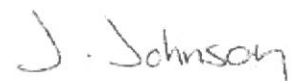
Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

The applicant/developer is advised:

All bat species are afforded full protection under UK and European legislation, including the Wildlife and Countryside Act 1981 (as amended), and The Conservation of Habitats and Species Regulations 2017 (as amended). Together, this legislation makes it illegal to intentionally or recklessly take, kill or injure a bat; intentionally or recklessly damage, destroy or obstruct access to bat roosts; and intentionally or recklessly disturb bats. A bat roost is defined in the legislation as "any structure or place which a bat uses for shelter or protection". Roosts are protected whether or not bats are present at the time. As such the lighting should be set to a timer, with dark periods overnight to ensure there is no additional disturbance to bats.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 3 September 2024

A handwritten signature in black ink, appearing to read "J. Johnson".

Proper Officer of the Council

6 (ii)

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015



Rutland
County Council

REFUSAL OF PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Mr Philip Smith
2 Poplar Close
Uppingham
Rutland
LE15 9RQ

Date of Validation
8 July 2024

Application Number:
2024/0688/FUL

PROPOSAL: Convert from flat roof to pitched roof on double garage.
LOCATION: 2 Poplar Close Uppingham Rutland LE15 9RQ

REFUSE PLANNING PERMISSION for the following reasons:

- 1 The large raised gable end that forms part of the extended roof, in such close proximity to No. 3, Poplar Close, will reduce the natural light that the windows to the side elevation of this neighbouring property enjoy, will create a dominant and oppressive environment and unacceptably impact on the outlook that can be currently gained. The proposed pitch roof will adversely impact on the living conditions of the occupiers of No. 3, Poplar Close and in particular the conditions currently enjoyed within the kitchen. Taking into account the siting, size and form of the pitched roof it is considered that there would be unacceptable adverse impact on the residential amenities of the occupiers of No. 3, Poplar Close contrary to Section 12 of the NPPF, Policy CS19 of the Rutland Core Strategy (2011) and Policy SP15 of the Site Allocations and Policies Development Plan Document (2014).

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Decision Date: 27 August 2024

J. Johnson

Proper Officer of the Council

REFUSAL OF PLANNING PERMISSION (HOUSEHOLDER)

IMPORTANT NOTES

1. Please quote your application reference number (2024/0688/FUL) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for Levelling Up, Housing & Communities under Section 78 of the Town and Country Planning Act 1990.
 - As this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within **12 weeks** of the date of this notice.
 - Appeals must be made using a form which you can get from: The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN Tel: 0303 444 5000 <https://www.gov.uk/appeal-householder-planning-decision>. The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal <https://www.planningportal.co.uk/planning/appeals>
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
 - The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

6 (iii)

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015



FULL PLANNING PERMISSION

Applicant Name and Address

Mr Steven Truong
Uppingham School
High Street West
Uppingham
Rutland
LE15 9QE

Agent Name and Address

Mr Scott O'Dell
Fisher German LLP
The Estates Office
Norman Court
Ashby De La Zouch
LE65 2UZ

Date of Validation
14 August 2024

Application Number:
2024/0897/FUL

PROPOSAL: Installation of a new gas pipe.

LOCATION: Victoria Building Uppingham School High Street West Uppingham Rutland LE15 9QE

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to 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:
 1. LP01 - Location Plan,
 2. PP02 rev. B - Block Plan,
 3. PP01 rev. B Floor Plan Elevation and Section, and details specified on the application form.Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 16 September 2024

J. Johnson

Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (2024/0897/FUL) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State Secretary of State for Levelling Up, Housing & Communities under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 <https://www.gov.uk/appeal-planning-decision>
The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal <https://www.planningportal.co.uk/planning/appeals>
 - Appeals must be made within **six months** from the date of this decision notice.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.

6 iii LISTED. Pwark

Planning (Listed Building and Conservation Areas) Act 1990

LISTED BUILDING CONSENT



Rutland
County Council

Applicant Name and Address

Mr Steven Truong
Uppingham School
High Street West
Uppingham
Rutland
LE15 9QE

Agent Name and Address

Mr Scott O'Dell
Fisher German LLP
The Estates Office
Norman Court
Ashby De La Zouch
LE65 2UZ

Date of Validation
14 August 2024

Application Number:
2024/0898/LBA

PROPOSAL: Installation of a new gas pipe

LOCATION: Victoria Building Uppingham School High Street West Uppingham Rutland LE15 9QE

GRANT LISTED BUILDING CONSENT in accordance with the application and plans submitted subject to the following conditions:

- 1 The works shall begin before the expiration of 3 years from the date of this consent.
Reason: To comply with the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The installation hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers:
 1. LP01 - Location Plan,
 2. PP02 rev. B - Block Plan,
 3. PP01 rev. B Floor Plan Elevation and Section, and details specified on the application form.Reason: For the avoidance of doubt and in the interests of proper planning.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 16 September 2024

J. Johnson

Proper Officer of the Council

APPROVAL OF LISTED BUILDING CONSENT

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.

2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision of your Local Planning to grant it subject to conditions, then you can appeal to the Secretary of State under Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 . The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal – see <https://www.gov.uk/appeal-planning-decision>

 - Appeals must be made within **six** months from the date of this decision notice.

 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

 - The notice of appeal may include as the ground, or one of the grounds, of the appeal, a claim that the building is not of Special Architectural or Historic Interest and ought to be removed from the statutory list compiled by the Secretary of State under the Act.

3. **Historic England (formerly known as English Heritage)**
 - The Planning (Listed Buildings and Conservation Areas) Act 1990 (Section 8) requires that owners of Listed Buildings must:
 - i) Give Historic England notice of works for the partial or total demolition for which listed building consent has been granted.
 - ii) Allow access to the building for Historic England so that it may, if it wishes, make a record of the building before work begins.

 - A Listed Building consent for works of partial or total demolition is not valid unless the above conditions have been complied with.

 - Historic England (East Midlands) can be contacted at 2nd Floor, Windsor House, Cliftonville, Northampton, NN1 5BE Tel: 01604 735460

6 iv

Town and Country Planning Act 1990
Town & Country Planning (Development Management Procedure) (England) Order 2015



FULL PLANNING PERMISSION

Applicant Name and Address

Agent Name and Address

Mr Ashley Bealby
Brickle Farm
College Farm Lane
Belton In Rutland
Rutland
LE15 9AF

Date of Validation
3 July 2024

Application Number:
2024/0681/FUL

PROPOSAL: Change of use of land currently used as a car park to an office use including the site of 1 No. Office unit and 1 No. toilet unit on hardstanding to east of site.
LOCATION: Dog Walking Field Uppingham Gate Uppingham Rutland

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to 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: Location Plan dated 15th July 2024, Site Plan 4 dated 4th September 2024, Office End View - Side Elevation dated 29th July 2024, Office Side View 1 - Rear Elevation dated 29th July 2024, Office Side View 2 - Front Elevation dated 29th July 2024, Office Container Floor Plan dated 15th July 2024, Toilet Unit Elevations dated 15th July 2024, Toilet Block Floor Plan dated 4th September 2024.
Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 The car parking and associated turning areas hereby approved shall be laid out and ready for use prior to first operational use of the building in accordance with the approved site plan prior to the first use of the buildings. The parking and turning areas shall thereafter be retained and shall not be used for any purpose other than parking and turning of vehicles, unless expressly permitted by the Local Planning Authority.
Reason: In order to ensure that sufficient parking and turning space is available for highway safety in accordance with Policy SP15 in the Adopted Rutland Local Plan Site Allocations & Policies DPD 2014, Design Guidelines for Rutland (SPD), The National Design Guide (2021) and Paragraph 116 of the National Planning Policy Framework (2023).
- 4 The development hereby permitted shall be constructed entirely of the materials details of which are stated on the submitted application form.
Reason: To ensure that materials of an acceptable quality appropriate to the area are used.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 17 September 2024

A handwritten signature in black ink, appearing to read "J. Johnson".

Proper Officer of the Council

7(i) 



Rutland County Council

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Rutland
LE15 9PY

Our Ref: 2024/0016/APPEAL
Appeal Ref:: APP/A2470/W/24/3349232

Date: 17 September 2024

Appeal By: Mr Robert Stitt

For: Retrospective re roof of part of flat, roof to front and rear above the double garage and a bedroom. Replacement of existing Collyweston slate with black slate roof tiles.

Site: Flat 3 57A High Street East Uppingham Rutland LE15 9PY

Appeal Start Date: 17 September 2024

Mr Robert Stitt has appealed to the Secretary of State against the Council's refusal of planning permission / listed building consent for:- Retrospective re roof of part of flat, roof to front and rear above the double garage and a bedroom. Replacement of existing Collyweston slate with black slate roof tiles.

This appeal is being dealt with by an exchange of written statements between Mr Robert Stitt and the Council and will be decided by an Inspector appointed by the Secretary of State.

If you made any comments on the original application, the Council will send them to the Planning Inspectorate and they will be taken into account by the Inspector who decides the appeal unless they are subsequently withdrawn.

Should you wish to amend/withdraw your comments or make any new ones, please contact the Planning Inspectorate quoting reference APP/A2470/W/24/3349232 by 22 October 2024. You can submit comments online <https://acp.planninginspectorate.gov.uk> or send them to Michael Joyce, The Planning Inspectorate, 3D Eagle Wing, Temple Quay House, 2 The Square, Bristol BS1 6PN.

Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. All representations must quote the appeal reference. Any representation you submit to the Planning Inspectorate will be copied to the Council and the Appellant and will be considered by the Inspector when determining the appeal.

The appeal documents are available to view on our website <https://publicaccess.rutland.gov.uk/online-applications> by entering the reference number 2024/0016/APPEAL.

The Planning Inspectorate has published a Guide to taking part in Planning Appeals which is available online <https://www.gov.uk/government/publications/planning-appeals-dealt-with-by-written-representations-taking-part> Please contact me on the number given above if you require a printed copy.

When made, the decision will be published online at <https://acp.planninginspectorate.gov.uk>

Joe Mitson
Planning Officer



Neighbourhood Plan Sub Committee – Proposed Structure

1. The newly formed Neighbourhood Plan Sub Committee will report to the Planning Committee and has been created to further improve community participation in both the construct of the town's third Neighbourhood Plan (soon to be started) and the monitoring of the effective delivery of the town's second Neighbourhood Plan once it is made.
2. The new Sub Committee should aim to:
 - a) Provide effective engagement with the community on Neighbourhood Plan matters
 - b) Provide a voice for representatives of constituted community and business organisations in the town on Neighbourhood Plan matters
 - c) Ensure appropriate town council representation in the dialogue around Neighbourhood Planning
 - d) Debate and prepare future N Plan texts and amendments for approval by the Planning Committee with appropriate support from town council staff and consultants
3. It is proposed that work begin in populating the membership of the new sub committee by:
 - a) The council writing to all known constituted community and business organisations in the town inviting expressions of interest in participating in the new sub committee via a single representative elected by the governing body of the group or organisation
 - b) The Council also issuing a public notice that any interested individual who feels that they have skills or knowledge that will be of value to the subcommittee and who are not part of a collective or business in the town, may submit an expression of interest in participating in the new sub committee with a view to such individuals being invited to a meeting of like minded people so that the council may select one or more representatives from the group
 - c) Ensuring every effort is made in such communication to engage with those most likely to be impacted by future Neighbourhood Plans including those traditionally under represented in planning dialogue
 - d) Requesting the Town Clerk to bring any responses to such a communications to the September meeting of the council
 - e) Requesting that the Planning Committee approve a role specification for the new volunteer positions at its August meeting
 - f) Forwarding the agreed role specification to those community and business groups received and approved at the September meeting of the town council inviting a formal nomination of the group's 'elected' representative.
4. It is further proposed that the council publicise the above process in printed, audio and social media to maximise public understanding of the council's intentions.
5. If all of the above is agreed it is proposed that an inaugural meeting of the newly formed sub committee be called in October, led by the Chair of the Planning Committee, with a view to determining under council guidance, its leadership, work programme and meeting schedule.
6. Finally, it is proposed that council give some thought to how many town councillors should sit on the new sub committee. This is perhaps best determined once community representatives have been agreed so as to avoid duplication where possible.

The council is invited to approve and implement the above process.

Neighbourhood Plan Sub Committee – Step 2

The appended report was approved in its entirety at the July meeting of Uppingham Town Council. The outcomes have been well received in the community enabling the next step toward agreeing its membership and leadership to be taken.

The actions in report paras 3a, b and c, have been implemented and the council is now in receipt of a number of expressions of interest from community groups and individuals who believe they have the skill, knowledge and experience to be an asset to the group which will prepare the town's third Neighbourhood Plan and monitor the delivery of N Plans 1 and 2 (once made).

To progress matters promptly, (acknowledging that there has been no August meeting of full council), members of the Planning Committee are now invited to identify the groups/individuals from the received expressions of interest which they would welcome as subcommittee representatives with a view to the Town Clerk progressing their nominations as agreed by council in Appendix Report Para 3d.

It is proposed that any approved nominee must be required to:-

- a) agree to comply with the council's Standing Orders, Code of Conduct and Respect Pledge
- b) complete and submit in advance a full declaration of interests as is required for council members
- c) Agree in writing their acceptance of the, soon to be approved, subcommittee member role description.

It is further recommended that, to ensure harmony with future council planning policy and practice, the Planning Committee recommend to council that Chair of Planning Committee also chair the new N Plan Sub Committee and therefore automatically be one of the proposed councillor nominees to the N Plan Sub Committee.

Cllrs Barry Hobbs and Ron Simpson – August 2024

