Planning Committee 27.9.2023

Case 2023/0802/RES Revised

Town & Country Planning (Development Management Procedure) (England) Order 2015 PROPOSAL: Application for Reserved Matters (site layout, scale, appearance, and landscaping) of Outline Planning Approval 2019/0524/OUT - for 163 no. dwellings with associated internal road layout, car parking, drainage, and landscaping. Discharge of Conditions 4 (Updated Tree Survey), 10 (Programme of Archaeological Works) and 12 (Land Contamination) of 2019/0524/OUT

Response from Avant Homes to consultee comments, and following documents

• Development Storm Water Drainage Design Strategy

• North Basin Infiltration Testing

• ML/GML20245/SL.1: Infiltration Tests, Site off Leicester Road, Uppingham

• 1226-23-100: Planning Layout Rev B.

• Affordable Housing Scheme – September 2023.

• Image of a tree lined street with 2-meter landscape verge.

Highlighted in Blue above are the revised plans for this application. As far as I can see that this has not really addressed our issues.

**Clerk Actions**

Following our last meeting I duly emailed the lead officer seeing if we could trigger an architectural review based on Policy 8 of the Neighbourhood Plan which states that ‘*The Town Council reserves the right to require an individual design review on any development of 25 houses or more or any single building of more than 3000sqm. Such reviews should be carried out by an appropriately qualified independent body and conducted within the design review guidelines established by RIBA or CABE. The Plan acknowledges existing policy guidance in the National Planning Policy Framework (NPPF) and the current and emerging policies of Rutland County Council.*’

He agreed that this does qualify and replied: **The principle of development access has been agreed at the outline stage, so the reversed matters relates to site layout, scale, appearance, and landscaping. Within those parameters Policy 8 can trigger a request for a design review.**

I have chased again to see if this has been actioned.

His reply stated: **I’ve informed the agent – as they would pay for the review they have to agree to it, so we can’t arrange it till they’ve agreed.**

N.B This item has been placed on the full council agenda due to the size of the application. I have obtained an extension until the 5th October. I thought it would be useful for you to see it prior to that meeting.

Thanks to Cynthia for clerking this due to me being indisposed. 😊