



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

Planning Committee (PC) Minutes recorded on
Wednesday 25th September 2024 at 5pm.

MINUTES

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

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

- PC24/09 Apologies. Cllr Simpson BEM.
Proposed Cllr Ainslie. Seconded Cllr Edwards. Carried.
- PC24/10 Declaration of Members' interests and applications for dispensation.
Item 8 as advertised – Cllr Ainslie. Cllr Edwards. Cllr Shaw. Cllr Ainslie.
Item 5 as advertised – Cllr Shaw. Dispensation to talk and vote as non-pecuniary
- PC24/11 There were 2 members of the public present.
- PC24/12 To confirm the minutes of the Committee's 27th August 2024 meeting.
Proposed Cllr Shaw. Seconded Cllr Ainslie. Carried.
- PC24/13 Item 5. Planning Applications – Decisions.
- (i) 2024/0949/CAT: PROPOSAL: Following a discussion it was Proposed Accept after considering the Planning considerations.

Proposed Cllr Shaw. Seconded Cllr Edwards. Carried.
 - (ii) 2024/1023/CAT PROPOSAL: Following a discussion it was Proposed Accept after considering the Planning considerations.

Proposed Cllr Shaw. Seconded Cllr Edwards. Carried.
 - (iii) 2024/1026/PTA. PROPOSAL & 2024/1026/PTA T1: Following a discussion it was Proposed Accept after considering the Planning considerations, due to the decay.

Proposed Cllr Ainslie. Seconded Cllr Hobbs. Carried. 1 Abstention
 - (iv) 2024/1041/FUL PROPOSAL: Following a discussion it was Proposed after considering the Planning considerations, the Town council will be guided by the views of the conservation officer, and this was referred back to RCC,

Proposed Cllr Ainslie. Seconded Cllr Edwards. Carried.

- (v) 2023/1101/FUL PROPOSAL: Following a discussion, the application was not accepted with the committee referring to a previous decision not to accept, after taking Planning considerations into account that raised highway concerns.

Proposed Cllr Ainslie. Seconded Cllr Edwards. Carried.

- (vi) 2024/0875/FUL PROPOSAL: Following a discussion it was Proposed Accept in principle after considering the Planning considerations, the Town Council request the planning Officer in charge of the case request for the incorrectly illustrated elevation (plans) are corrected as there appears to be issues in that area.

Proposed Cllr Ainslie. Seconded Cllr Shaw. Carried.

PC24/14 Item 6. The committee noted the following decisions notified.

- (i) 2024/0385/FUL.
- (i) 2024/0688/FUL.
- (ii) 2024/0897/FUL
- (iv) 2024/0681/FUL

These were to note only.

PC24/15 Item 7. The committee noted the following appeals notified.

- (i) 2024/0016/APPEAL .

These were to note only.

PC24/16 Item 8. NHP Sub Committee, covering structure and rules.

- (i) Following a discussion the Committee recommended that there should be a maximum of 5 Town Councillors plus the Chairman of the Town Council being ex-officio (6) on the NHP Sub Committee. Recommendation to go to Full Council.

Proposed Cllr Hobbs. Seconded Cllr Shaw. Carried.

- (ii) Following a discussion the Committee recommended there should be a maximum number of 20 organisations. Recommendation to go to Full Council.

Proposed Cllr Ainslie. Seconded Cllr Edwards. Carried.

(iii) Following a discussion the Committee recommended there 'The Draft Role Description (Non Councillor Members)' should be accepted with an additional rule that the representative of the outside organisation provides a minute or letter of instruction that clearly identifies them as representing that organisation. Recommendation to go to Full Council.

Proposed Cllr Ainslie. Seconded Cllr Shaw. Carried.

- (iv) Following a discussion the Committee recommended the Chairman of the NHP Sub Committee would be Cllr Barry Hobbs. Cllr Hobbs agreed if elected. Recommendation to go to Full Council.

Proposed Cllr Ainslie. Seconded Cllr Edwards. Carried.

PC24/17 Item 9. Local plan – Cllr Shaw gave a brief verbal report and advised he would send a document to the Clerk to be circulated which gave more detail regarding the national planning Policy framework, housing numbers and density. The message was in brief that the County and Town Council would continue to work through their respective Local Plan and NHP due time restraints and proposed changes in policy.

Cllr Shaw having another engagement left the meeting at 17:34

PC24/18 Item 10. Correspondence received – Cllr Hobbs gave a brief update on correspondence received from Mr Colin Wilkinson (Consultant Planit-X) and Mr Roger Ransome (Rutland County Council). These were regarding examiner notes and changes to the NHP reports which will be circulated as they were only received today. Mr Wilkinson has been invited to attend the Full Council meeting on 2/10/2024.

PC24/19 Item 11. The next meeting to be confirmed.

The meeting closed at 5.37pm,

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



Rutland County Council

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Catmose
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51

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LE15 9PY

Reference: 2025/0271/ADV
Case Officer: Joe Mitson
Case Officer Tel: 01572 720996

Date: 11 March 2025

Dear Adam Lowe

The Town and Country Planning (Control of Advertisements) (England) Regulations 2007
PROPOSAL: 1 no. wall mounted swing sign fixed to west facing elevation and 2 no. wall mounted advertisement signs fixed to North and West facing elevations.
18A Orange Street Uppingham Rutland LE15 9SQ

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **1 April 2025**. 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

Joe Mitson
Planning Officer





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Reference: 2025/0255/FUL
Case Officer: Joe Mitson
Case Officer Tel: 01572 720996

Date: 7 March 2025

Dear Adam Lowe

Town and Country Planning Act 1990

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

PROPOSAL: Proposed single storey side and rear extension, including demolition of existing garage structure. New front porch.

27 Bayley Close Uppingham Rutland LE15 9TG

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **28 March 2025**. 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.

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Yours sincerely

Joe Mitson
Planning Officer





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49 High Street East
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Reference: 2025/0210/FUL

Case Officer: Joe Mitson

Case Officer Tel: 01572 720996

Date: 3 March 2025

Dear Adam Lowe

Town and Country Planning Act 1990

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

PROPOSAL: Replacement of a window with a fire escape, including an external landing with stairs.

Farleigh 13 Ayston Road Uppingham Rutland LE15 9RW

An application for the above proposal has been received by the Local Planning Authority and you are invited to submit your comments by **24 March 2025**. 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

Joe Mitson
Planning Officer



6

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



REFUSAL OF PLANNING PERMISSION

Applicant Name and Address

Mr & Mrs C. Scott
Boundary Farm
Glaston Road
Uppingham
Rutland
LE15 9PT

Agent Name and Address

Mr Tom Runcorn
Runcorn Architects Ltd
3 Station Road
Uppingham
Oakham
Rutland
LE15 9TX

Date of Validation
13 January 2025

Application Number:
2025/0034/FUL

PROPOSAL: Proposed side and rear extensions. Various internal and external alterations. Including additional habitable accommodation in roof space and new dormer windows.
LOCATION: 8 Cedar Close Uppingham Rutland LE15 9PT

REFUSE PLANNING PERMISSION for the following reasons:

- 1 By reasons of the design and appearance, the proposed dormers on the front elevation would appear incongruous and visually intrusive, unbalanced and unsympathetic to the host dwelling and other bungalows and within Cedar Close. The dormer on the rear elevation would be unsightly and a visually poor and detrimental addition to the rear of the property. The dormers and first-floor accommodation would not contribute positively to the local distinctiveness of the area, to the detriment of the nature of the bungalow and surrounding properties. As such, the proposal would have an adverse impact up the character and appearance of the area and would not comply with Policy CS19 (Promoting good design) of the Core Strategy, Policy SP5 (Built development in the towns and villages), and SP15 (Design and amenity) of the Site Allocations and Policies Development Plan Document, Chapters 12 of the NPPF Supplementary Planning Documents: Extensions to Dwellings' (2015), and Design Guidelines for Rutland (2021).

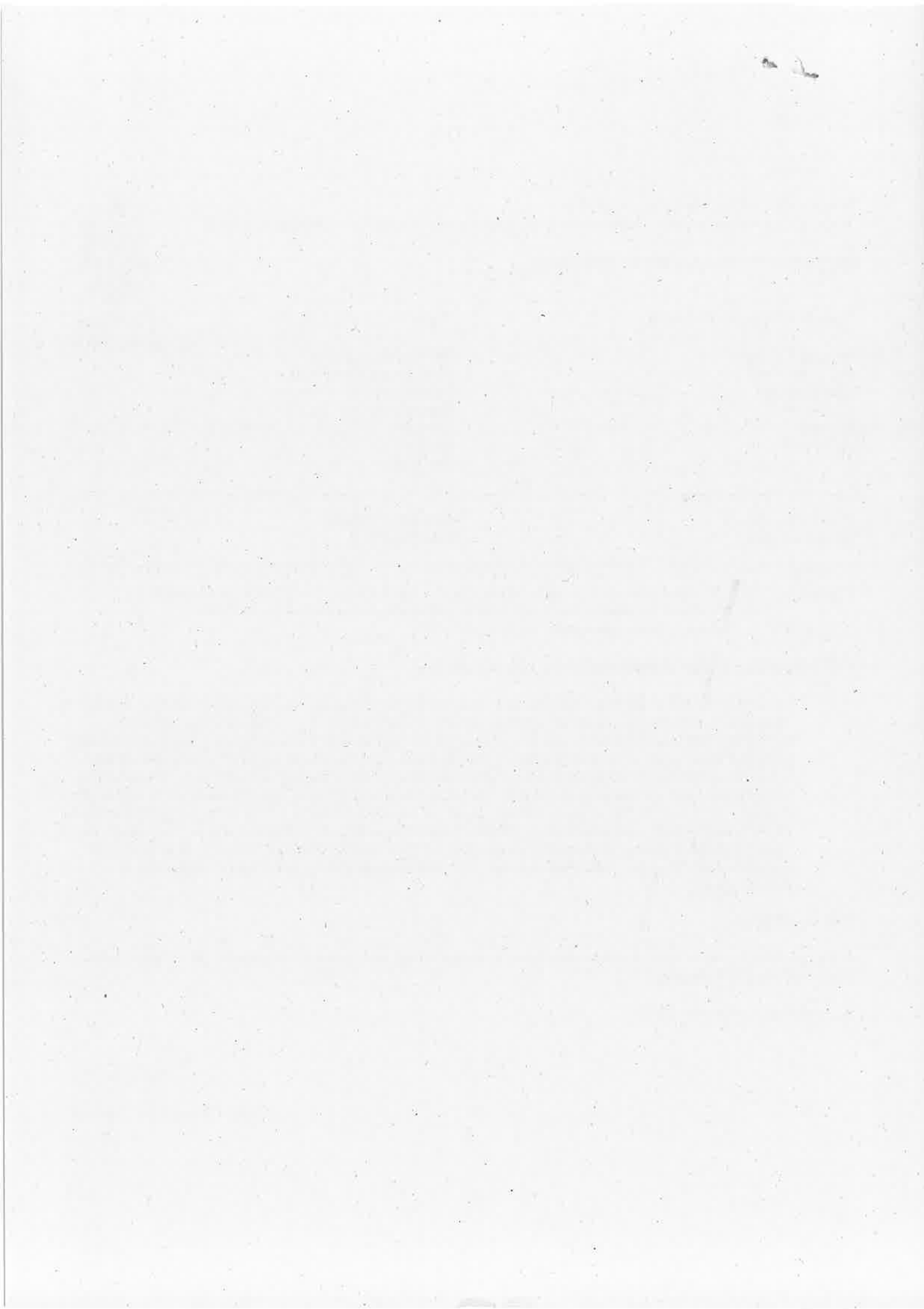
INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 39 of the National Planning Policy Framework.

Decision Date: 10 March 2025

J. Johnson

Proper Officer of the Council





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County Council

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Adam Lowe
Town Hall
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LE15 9PY

21st February 2025

Dear Adam Lowe

**TOWN AND COUNTRY PLANNING ACT 1990 TOWN AND THE TOWN AND
COUNTRY PLANNING (TREE PRESERVATION)(ENGLAND) REGULATIONS 2012
(As amended)**

The No. 30 (1 Orchard Close Uppingham) Tree Preservation Order 2024

THIS IS A FORMAL NOTICE to let you know that on 22nd August 2024, Rutland County Council made the above Provisional Tree Preservation Order. This Order has been confirmed without modification.

A copy of the Order is enclosed. In simple terms, it prohibits anyone from cutting down, topping or lopping any of the trees described in the First Schedule and shown on the map, unless the Council's formal consent has been applied for and granted.

GROUNDS FOR MAKING THE ORDER:

- The Council has made this provisional tree preservation order for the following reasons:
- the trees have significant public amenity value by reason of their form and impact on the surrounding area, they make a positive contribution to the character and appearance of the area.
 - The trees are mature and provide amenity due to their proximity to the adjacent right of way to their West.
 - at the time of inspection, the trees appeared to be in satisfactory health.

