FREEDOM OF INFORMATION REQUEST – 1527/18

Dear Sir/Madam

Your request for information has now been considered and the information requested is provided below.

Request / Response:

Please accept this email as a FOI request for the planning application 2018/0355/ful

Copies of all correspondence between the planning department and application and vice versa that isn’t already published on the planning portal.

Copies of all correspondence between the planning department and applicants agent and vice versa not already published on the planning portal.

Full details of the preplanning advice given in respect of this application.

Copies of any correspondence between the planning department and highways officer and highways officer and applicant / agent.

Copies of any correspondence between the planning department to the applicant/ agent agreeing a time extension and when this extension should end.

Answer:

Please refer to attached documents which relate to planning application 2018/0355/ful.

If you are dissatisfied with the handling of your request please contact the Head of Corporate Governance, Rutland County Council, Catmose, Oakham, Rutland LE15 6HP

You can also complain to the Information Commissioner at:

The Information Commissioner's Office
Wycliffe House, Water lane
Wilmslow, Cheshire
SK9 5AF
Tel: 01625 545700

Yours faithfully

FOI Administrator
Business Support Team
Rutland County Council
Hi Andrew

Do you have the conservation officers comments for the above please?

Thanks Tony

2 Harewood Close
Langham Rutland LE15 7JZ
Dear Mr Ansell,

Thank you for your application. As discussed I’ve just received the application as case officer, though of course appreciate when you submitted it. I apologise for the unavoidable delay due to the backlog of applications resulting from changing our planning management software, however I’ll need to send you through an extension of time as the consultation period will still be running when the 8 week target date expires. I can hopefully do this in the next couple of weeks once officers have access to, and are trained on, the new system.

In addition to this, please see below comments from the Conservation Advisor as discussed.

Finally please note that this is offered without prejudice to any formal decision etc…

Regards,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 |
e: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

---

From: Ian Wright
Sent: 16 May 2018 15:13
To: Andrew Waskett-Burt
Subject: 2018/0355/FUL - Conservation comments

Ref: 2018/0355/FUL

Andrew,

Proposal: Erection of detached two-storey dwelling
Location: Old School, Main Street, Caldecot, Rutland.

The application proposes a four bedroomed detached house constructed of natural stone and having a slate roof on land to the rear of properties fronting Main Street and Uppingham Road. The proposed house would be much more prominent in the scene than the previously proposed single-storey dwelling that was to be sunk into the ground by 550mm to reduce its visibility.

I note that a 2013 application for a bungalow on this was refused and dismissed on appeal. However, it would appear that the impact on the setting of heritage assets was not identified as an issue in that case. Whilst issues that were identified by the Inspector are relevant to the current proposal, I suggest that a two storey dwelling would impact on the setting of the Grade II* Listed Church of St. John, the ten grade II listed monuments within the churchyard and the grade II listed Glebe House. A Heritage Impact Assessment is therefore required.

The application needs to be advertised as affecting the setting of these designated assets and Historic England notified because of the potential impact on the grade II* Church.
I would advise that the current proposals for a two-storey dwelling would have an adverse impact on the setting of neighbouring heritage assets by reason of its height, bulk and ill-considered elevational treatment.

Whilst the degree of harm is less than substantial, I can see no public benefits that would outweigh the harm caused to the heritage assets referred to above.

A timber garage is also proposed and I have no comments to make on this.

Notwithstanding the above, I would welcome opportunity to comment further should the requisite HIA be submitted.

Ian Wright
Principal Conservation Officer
Hi Andrew

Attached is the revised Heritage Statement, the fire engine detail and the revised house plans showing the reduced roof pitch for the Old School House Caldecott.

If you require any further information I'm sure, you'll let me know!

Thanks for your patience on this one.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
Hi Andrew

Please find attached the amended heritage statement as promised.

I get the feeling from your previous email that you are not entirely happy with the scheme. Would a meeting to discuss be advantageous?

Regards Tony
Hi Andrew

Thank you for your voice mail earlier today. Would it be possible for my client and me to meet up with you at the council offices next week sometime to try to address your concerns? A while back my client did extensive work to their vehicular access and next doors which was approved by Clare Dunderdale. Thursday/Friday is good.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
Thursday’s a bit tight as I’m on a course on Friday – how about wed?

Hi Andrew

I will get the information to you by Thursday.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
01572 722 414
www.RutlandPlanning.co.uk

Dear Mr Ansell,

2018/0355/FUL - The Old School, Caldecott

Further to our meeting this morning, the historic application I was referring to was 87/0164, to convert an old school room at the rear of the building to 4 single bedrooms for letting. Apologies for any confusion. The application was refused and the appeal dismissed due to the intensification of the access and its proximity to the bend in the road.

I understand from our meeting that you’ll put together some information regarding the access for fire engines, which I’m content to discuss with the Highway Authority prior to the formal decision. Would a deadline of Tuesday next week be sufficient to provide the information, so that I can discuss this with highways before the end of the extension of time?

Kind Regards,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Andrew Waskett-Burt

From: Tony Ansell
Sent: 19 October 2018 13:53
To: Andrew Waskett-Burt
Subject: RE: Revised Heritage Statement etc - School House Caldecott

I'll pop a hard copy to the council offices this afternoon.

Tony

2 Harewood Close
Langham Rutland LE15 7JZ

-----Original Message-----
From: Andrew Waskett-Burt <AWaskett-Burt@rutland.gov.uk>
Sent: 19 October 2018 13:29
To: Tony Ansell >
Subject: RE: Revised Heritage Statement etc - School House Caldecott

Dear Mr Ansell,

Thank you for the further detail. The fire engine detail plan's scale appears to be off - the plan is really small in the bottom left corner of the page. Can you please check this and re-send?

I'll need some time to go through the detail and liaise with consultees etc..., but will come back to you if I need to check anything else.

Thanks,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk www.rutland.gov.uk

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-----Original Message-----
From: Tony Ansell [mailto]
Sent: 17 October 2018 12:22
To: Andrew Waskett-Burt
Cc: 'Alison Weeks'
Subject: FW: Revised Heritage Statement etc - School House Caldecott

Hi Andrew
Attached is the revised Heritage Statement, the fire engine detail and the revised house plans showing the reduce roof pitch for the Old School House Caldecott.

If you require any further information I'm sure, you'll let me know!

Thanks for your patience on this one.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ

Rutland County Council
Customer Service Centre: 01572 722 577

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Hi Andrew

I'll update the Heritage Statement on Monday and agree to a suitable extension in time.

Regards Tony

-----Original Message-----
From: Andrew Waskett-Burt <AWaskett-Burt@rutland.gov.uk>
Sent: 20 July 2018 14:37
To: Tony Ansell 
Subject: RE: School House, Caldecott

Dear Mr Ansell,

We spoke a week or so ago about the Heritage Impact Assessment (HIA)? Any eta on that please? Without prejudice to its content, which I'll give due consideration, we'll also need to formally agree an extension of time for the application. This is also without prejudice to the formal decision, though as previously discussed I do have issues with the application (access/backland development, setting of listed buildings, height etc...).

Let me know what timescale you need for the HIA and we'll then be able to work out what the extension of time should be.

Regards,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk www.rutland.gov.uk

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-----Original Message-----
From: Andrew Waskett-Burt
Sent: 18 May 2018 10:13
To: Tony Ansell
Subject: RE: School House, Caldecott

Thank you, I note the points made. I'll arrange access for my site visit probably next week, at which point I'll be able to go assess the various issues, without prejudice. Nowwithstanding this, the site is within the designated consultation zone for the church as well as other listed buildings, and therefore it is a statutory requirement for the notice to be advertised as within the setting (especially as trees etc... have a finite lifespan etc...). It if weren't, the application process would be open to challenge from Judicial Review.

Thanks for the update on the HIA.
Hi Andrew

Please see my client’s comments below.

I think she has a point!

I'll sort the heritage statement out first part of next week.

Regards Tony

The council at last put a planning notice on our property this morning and I have rang them to complain about two things. I only spoke to an assistant called Henry as planner was not available:

1) The notice was attached in a really messy ugly fashion onto our large electric gates which are not on the highway but set some 3 metres back within our private land. In order to read it, people would be walking 3m into our garden and staring through the gates. Nick has stapled it to the telegraph pole in the street where other peoples planning notices are put.

2) Rather than entitled “Planning Application” the notice is titled “Application affecting setting of Listed building” (Listed building and Conservation Act). I have complained because the proposed development is nowhere near any Listed Building (at least 50-60 metres away from either church or Glebe House) and in no way visible when looking at any Listed Building from the street or public paths. As the proposed housing cannot be viewed at the same time as the church or Glebe House and is not adjacent to them, how can it affect their setting?

When the 6 out of character urban town houses were built recently right next to the church on Uppingham Road - and definitely affecting its setting, when Glebe House was extended and is right next to the church - none of these were titled “Application affecting setting of Listed building” nor was consideration given in the decisions about any affect on the setting of the church in the decisions.

In the 1980s permission was given for modern brick houses right next to the church!! Numbers 7 and 9 Uppingham Road.
Perhaps you will bring up these points up with the planner, as I believe it is completely misleading to title it as affecting the setting of any Listed Building when it is so far away and not next to them. To affect a ‘setting’, it would have to be visible and close by to the Listed Building within a densely built up area like a village. Plus ‘setting’ was not even considered in the other planning applications much closer to the church and actually visible on the street scene, which ours will not be.

Thank,

Alison=

Rutland County Council
Customer Service Centre: 01572 722 577

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Many thanks

Hi Andrew

An extension in time until 7th September is ok for the above application for a new dwelling.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
Hi Andrew

Of course- a further extension in time to 7th December is acceptable.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ

---

From: Andrew Waskett-Burt <AWaskett-Burt@rutland.gov.uk>
Sent: 28 November 2018 17:35
To: Tony Ansell < >
Subject: RE: the old school house caldecott

Dear Mr Ansell,

Further to our chat in Customer Services this morning, as discussed please can I request an extension of time till next week as I’ve needed to take some time off for personal reasons. If possible please can we agree next Friday (7th December), and if I can issue before then I will.

Many thanks,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection
Hi Andrew

An extension in time to 30th November is fine for the above.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ

---

From: Andrew Waskett-Burt <AWaskett-Burt@rutland.gov.uk>
Sent: 09 November 2018 11:23
To: Tony Ansell >
Subject: RE: the old school house caldecott

Dear Mr Ansell,

Thank you for your email.

Can we please agree an extension of time till the end of the moment (30th Nov) for a decision to be issued?

Many thanks,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

Details regarding your data protection rights and how the Council processes your data can be found at: www.rutland.gov.uk/my-council/data-protection

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From: Tony Ansell [mailto: ]
Sent: 09 November 2018 11:19
To: Andrew Waskett-Burt
Subject: the old school house caldecott

Hi Andrew

What time scales regarding a decision on the above please?

Regards Tony
Hi Andrew

It is all being submitted on Monday. I agree to any extension of time you require.

Thanks Tony

2 Harewood Close
Langham Rutland LE15 7JZ

Any update please?

Yes- all in hand!

2 Harewood Close
Langham Rutland LE15 7JZ
To: Tony Ansell >
Subject: RE: school house caldecott- new dwelling

Ok thanks, is the intention to submit further info regarding the drive as well?

From: Tony Ansell [mailto]
Sent: 01 October 2018 16:36
To: Andrew Waskett-Burt
Subject: RE: school house caldecott- new dwelling

Mrs C is checking the Heritage Statement draft. We should have it all done by the end of the week if that’s ok?

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ

From: Andrew Waskett-Burt <AWaskett-Burt@rutland.gov.uk>
Sent: 01 October 2018 15:00
To: Tony Ansell >
Subject: RE: school house caldecott- new dwelling

Dear Mr Ansel,

Any update on timescales please?

Thanks,

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

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From: Tony Ansell [mailto:]
Sent: 04 September 2018 17:00
To: Andrew Waskett-Burt
Subject: RE: school house caldecott- new dwelling

3 weeks please?
From: Andrew Waskett-Burt < >
Sent: 04 September 2018 16:05
To: Tony Ansell >
Subject: RE: school house caldecott- new dwelling

How long do you need?

From: Tony Ansell [mailto: ]
Sent: 04 September 2018 16:05
To: Andrew Waskett-Burt
Cc: 'alison cambell'
Subject: school house caldecott- new dwelling

Hi Andrew

Could we please have an extension in time on the above?
We wish to take advice regarding the heritage statement and plot the fire engine access in detail.

Regards Tony
Thanks Robyn, much appreciated, I’m sure that’s fine.

Hey

Please see the attached – let me know if it needs amending at all

If you have any questions please do not hesitate to contact me

Regards

Robyn Green | Assistant Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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Extract from my draft report if it helps;

The Royal Town Planning Institute has published guidance on this subject ‘Responsibility for fire safety during the development application process in England’ (2017) & ‘Improving Fire Safety in Development Management’ (2017), which states that the Local Planning Authority must assess provisions for emergency fire service access, and water supply which are material planning considerations.
Due to the 'dog leg' corner into the site, a fire appliance (engine/tender) or other emergency service vehicle would not be able to obtain safe access to the site. This is shown to be wider than it is at present (due to an additional strip of land that is currently fenced off), however even with this additional space (and notwithstanding the neighbour comments about the shared boundary wall, which would be a private matter between the relevant parties), there is unlikely to be sufficient space for a fire appliance to safely negotiate the bend. While a plan has been provided that shows a fire engine passing through this gap, there is no tracking or other evidence to show that in reality a vehicle could navigate this passage. Additionally the plan limits the engine length to 7.7m however depending on the type of tender their length can be over 10 metres.

The Leicestershire and Fire and Rescue Service’s ‘Fire and Rescue Service Access to Domestic New Builds: Guide to Planners and Developers’ document states that there should be access for a pumping appliance to within 45m of all points within any dwelling house – this would not be achievable. Additionally, fire appliances should not be required to reverse more than 20m – the driveway is longer than this, even allowing for the length of the appliance.

The access drive is approximately 27m from the footpath to the start of the ‘dog leg’ turn, an additional 5m into the open drive/parking area, an additional 20m before reaching the edge of the application site (i.e. the red line), and a further 5m before reaching the building itself. To reach all parts of the back of the building (rather than as the crow flies) the distance from the start of the ‘dog leg’ is between 58-63m. The fire hoses only go 45m from a pumping appliance.

The site is landlocked from other directions, meaning that the site would not have safe provision for fire service access. This would also form a reason for refusal.

---

**From:** Andrew Waskett-Burt  
**Sent:** 05 December 2018 16:48  
**To:** Robyn Green  
**Subject:** FW: Access - School House Caldecott

Hi Robyn,

Thanks for the discussion on this today. Please can I have some final formal comments for this one to go on the website? Looking to issue the decision tomorrow/Friday.

Thanks,

Andrew

---

**From:** Robyn Green  
**Sent:** 22 November 2018 08:23  
**To:** Andrew Waskett-Burt  
**Subject:** RE: Access - School House Caldecott

Hmm

It’s a tough one. As I don’t think with fire safety we can object from highways?

---

**From:** Andrew Waskett-Burt  
**Sent:** 21 November 2018 15:58  
**To:** Robyn Green  
**Subject:** RE: Access - School House Caldecott

Thanks Robyn,
As a crude measurement, to reach all parts of the back of the building (rather than as the crow flies) it’s between 58-63m to approximately the top of the red square. The fire hoses only go 45m from a pumping appliance.

**From:** Robyn Green  
**Sent:** 21 November 2018 15:27  
**To:** Andrew Waskett-Burt  
**Subject:** RE: Access - School House Caldecott

Hello

Neil has said because the access is 5.9m where it joins the highway we would have no objections to this proposal. The previous access was too small however this is more acceptable.

If it is ok in terms of a fire engine then we will provide a no objections,  
The fire engine would have to sit where the red square is shown below. Rather than driving right through the site. Could the fire engine hose reach the back of the building from this location?
If you have any questions please do not hesitate to contact me

Regards

Robyn Green | Assistant Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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-----Original Message-----
From: Andrew Waskett-Burt
Sent: 21 November 2018 14:39
To: Robyn Green
Subject: FW: Access - School House Caldecott

Hi Robyn,

Thanks for all the comments today.

For this one I'll need to issue the decision next week as the extension of time expires. Please can you let me know when you've had the chance to visit the site/discuss it with Neil?

Many thanks,

Andrew

-----Original Message-----
From: Andrew Waskett-Burt
Sent: 17 October 2018 12:27
To: Robyn Green
Subject: FW: Revised Heritage Statement etc - School House Caldecott

Hi Robyn,

Please see further info for 2018/0355/FUL. I've attached our email correspondence regarding this site, as well as your original comments.

Off on site now but happy to discuss this next time you're around.

Thanks,

Andrew

-----Original Message-----
From: Tony Ansell [mailto]
Sent: 17 October 2018 12:22
To: Andrew Waskett-Burt
Cc: 'Alison Weeks'
Subject: FW: Revised Heritage Statement etc - School House Caldecott

Hi Andrew

Attached is the revised Heritage Statement, the fire engine detail and the revised house plans showing the reduce roof pitch for the Old School House Caldecott.

If you require any further information I'm sure, you'll let me know!
Thanks for your patience on this one.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
This might sound a really weird way of doing this.

I am currently not satisfied that 2 vehicles can pass clear of the highway. If one vehicle turned off Main Street into the drive, can another car coming around the house get passed, without causing a vehicle to reverse onto the highway?
They also need to demonstrate that there is enough parking on the site whilst allowing space for vehicles to turn.

Regards
Robyn Green | Assistant Engineer (Development Control) Rutland County Council Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280| e: rgreen@rutland.gov.uk www.rutland.gov.uk

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Hi Andrew

Attached is the revised Heritage Statement, the fire engine detail and the revised house plans showing the reduced roof pitch for the Old School House Caldecott.

If you require any further information I'm sure you'll let me know!

Thanks for your patience on this one.

Regards Tony

2 Harewood Close
Langham Rutland LE15 7JZ
Hi Robyn,

Meeting the agent/applicants on Friday to go through the various issues with the application prior to its refusal. The agent has said that they’ve upgraded the access in the last few years (see attached photo vs the below Google street view image). I just wanted to confirm prior to the meeting that even though they’ve upgraded the access, this doesn’t overcome the Highway’s objection.
Thanks,

Andrew

Andrew Waskett-Burt  | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
Tel: 01572 758 346 | Email: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

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www.rutland.gov.uk/my-council/data-protection
Hello Andrew,

I can confirm I am happy with the wording in paragraph 8

Regards

Robyn Green | Assistant Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758280 | e: rgreen@rutland.gov.uk
www.rutland.gov.uk

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Hi Robyn,

Thank you for the comments on this one. I’m writing up the reasons for refusal, and note in 1987 there was a refusal and dismissed appeal for the conversion of a building at the back of the site to 4 single bedrooms for letting. I’ve attached the inspector’s conclusion for information. Would you be happy for the inspector’s wording in paragraph 8 to form the basis of the highway reason for refusal for the current application (it’s being refused on other grounds as well).

Thanks,

Andrew

Andrew Waskett-Burt | Planning Officer
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 758 346 | e: awaskett-burt@rutland.gov.uk
www.rutland.gov.uk

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Hello

Please see the attached highway comments

Thank you

Robyn Green | Assistant Engineer (Development Control)
Rutland County Council
Catmose, Oakham, Rutland LE15 6HP
t: 01572 722 577 (Ext: 8280) | e: rgreen@rutland.gov.uk
www.rutland.gov.uk
Mr Tony Ansell
2 Harewood Close
Langham
Oakham
Rutland
LE15 7JZ

12-May-2017

Our Reference: 2017/0102/PRE

Dear Mr Ansell

Preliminary Enquiry relating to The Old School, 4, Main Street, Caldecott, MARKET HARBOROUGH, Rutland, LE16 8RS

Thank you for your enquiry concerning the above site.

I have now had the opportunity to examine the proposal and have the following comments to make – these comments however are based on a desktop assessment of the scheme and without the opportunity of seeing more detailed plans/elevations of the proposed dwelling.

The site is located within the centre of the village of Caldecott, and is in close proximity to several listed buildings, most notable in relation to the site are St John's Church, and Glebe House. The impact of the proposal on the setting of these buildings will be a significant factor in the consideration of the application. In this regard I note that there is the potential for the proposal to require the removal of several trees from the site – any application should be accompanied by a tree survey to establish the retention categories of the trees on the site (and the adjacent sites where those trees may be affected) and the scheme for the dwelling designed around the results of that survey.

The most relevant policy in respect of the proposal is Policy SP5 of the Site Allocations and Policies Development Plan Document (October 2014), which states that for schemes involving the subdivision of plots such as this one, there are 3 key requirements.

1. That amenity of neighbouring dwellings will be safeguarded through separation and design – without floorplans and elevation drawings I cannot comment on the merits or otherwise of the current scheme in this regard. The application should however be accompanied by an explanation of how the design achieves this.
2. No material disturbance will arise from vehicular movements.
3. An adequate, safe and convenient access will be provided. I note that the access has been upgraded recently, however the application should demonstrate how two cars are able to pass along its length. I would also have some concerns that the site would not be accessible to a fire tender, and I would therefore recommend that this is established prior to an application being submitted.
Without the detailed plans of the dwelling proposed it is not possible for me to provide any further comment at this stage, though I do have concerns that the proposed dwelling may have a detrimental impact upon its neighbours amenity at this stage.

I should also draw your attention to the requirements of the Community Infrastructure Levy, and advise that a development such as the one proposed may be liable for this charge. More details can be found online at https://www.rutland.gov.uk/my-services/planning-and-building-control/planning/planning-policy/community-infrastructure-levy-cil/

The above comments represent my initial views on your proposals and are made without prejudice to any decision the Local Planning Authority may make in respect of a subsequent application, and are given without the opportunity to consider all the relevant issues that may arise from consultation or may be expressed by local residents and other members of the public.

Yours sincerely

*Nick Thrower*

Nick Thrower
Planning Officer