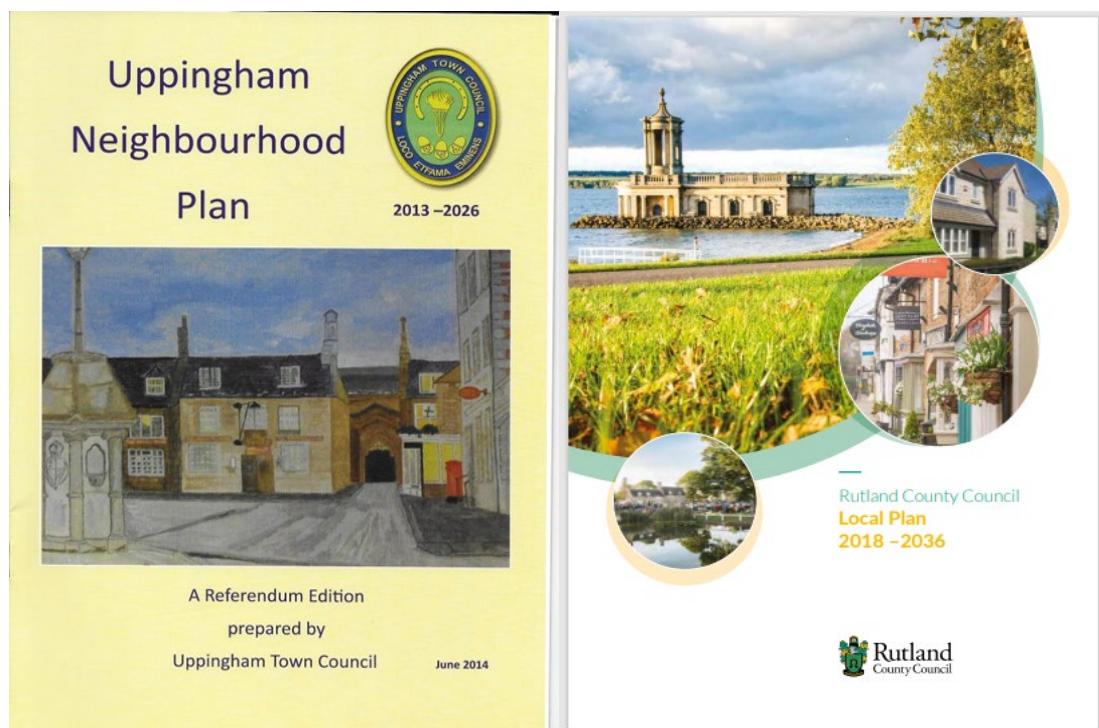


Draft Version

Support for Uppingham Town Council on the review of the Uppingham Neighbourhood Plan



Paper 4: Planning Decisions and the Uppingham Neighbourhood Plan

(Contractor: Clive Keble (MRTPI) on behalf of Design Midlands Dec. 2020)

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Planning Decisions and the Uppingham Neighbourhood Plan

1 Introduction

1.1 Guidance issued by the Royal Town Planning Institute (RTPI) sets out that local authorities receive many comments on planning applications, but they just want to know what you think and why you think it. Parish and town councils are at an advantage because they have knowledge of planning. Comments should focus on “Material Planning Considerations” (see: <https://www.planningportal.co.uk/faqs/faq/4/what-are-material-considerations>). They should be cross referenced to policies in the “Development Plan,” comprising Local Plans (LP) and **Made Neighbourhood Plans** (NP). This strengthens the case, because developments are assessed against these policies. Reference to the standard NP referendum question is interesting/pertinent. It reads *“Do you want [insert name of local planning authority] to use the neighbourhood plan for [insert name of neighbourhood area] to help it decide planning applications in the neighbourhood area?”*

1.2 In addition to planning policies, other material considerations include the NPPF and detailed considerations such as overlooking/loss of privacy, loss of light or overshadowing, parking, highway safety, traffic, noise, effect on a listed building and conservation area, layout and density and, the design, appearance and materials. Many of these matters will be included in LP and NP policies.

1.3 Government guidance on Neighbourhood Planning (decision taking – Para. 7 Feb. 2019), see: <https://www.gov.uk/guidance/neighbourhood-planning--2#decision-taking> states that *“Planning applications are decided in accordance with the development plan, unless material considerations indicate otherwise. It is for the decision maker in each case to determine what is a material consideration and what weight to give to it.”*

1.4 Taking into account the above, the Uppingham NP should have a degree of influence on the planning decisions taken by Rutland County Council (RCC). It is also reasonable to expect that:

- RCC will refer to the NP in planning reports and decision notices.
- Uppingham TC will refer to policies in the NP in comments on RCC planning applications.
- Applicants and developers will refer to the NP in support of their proposals.
- Planning Inspectors will refer to the NP in planning appeal reports.

1.5 There may be several reasons why one or more of the assumptions do not apply, including:

- Comments made on planning applications do not make specific reference to NP policies and Development Management case officers do not look at the detail of NPs for themselves.
- The policies in the NP are not sufficiently robust and clear, e.g. they may be aspirational rather than providing single criteria against which applications can be judged.
- There are issues in the working relationship between the parish/town council and the Local Planning Authority.

1.6 Of course, in theory and according to good practice, none of the above should apply, but real life pressures and circumstances sometimes get in the way. It is important, therefore, to look at evidence, the cause of conflict and solutions that can be adopted by the TC and RCC.

2. What has happened in decision making by RCC on planning applications in Uppingham?

2.1 Appendix 1 comprises a schedule of selected planning applications in Uppingham submitted between January 2016 (when the Neighbourhood Plan was adopted) and now (November 2020). The purpose of this research was to look at how the NP has been used (or not) by RCC in decision making (especially refusals). The information was derived from the RCC website (see <https://publicaccess.rutland.gov.uk/online-applications/advancedSearchResults.do?action=firstPage>) In total there were over 350 applications. These needed to be thinned down for analysis and the RCC website search enabled a focus on significant/relevant categories. (Duplicates and reserved matters applications were not examined). The following categories were examined:

- (1) Refusals (only 19) looking at the reasons for refusal and any NP policy references.
- (2) Approvals of Full, inc. Major, Outline inc. Major, Listed Buildings, Prior Notification of A1/A2 & Sui to A3, Change of Use B1(a) & (c) to C3 dwellings).
- (3) Withdrawn applications

2.2 The NP has been effective in influencing new residential development (by Bloors) off Leicester Road and it was specifically referred to in four other decision notices/reports:

- Outline housing adjoining 68 Leicester Road (2016/0375/OUT) & Full (2020/0236). **Permitted.**
- Replace 6 windows with uvpc double glazed units, 38A High Street (2016/0412/FUL). **Refusal.**
- Uppingham Gate: 9 dwellings, access and associated landscaping. **Refusal.**

These applications are considered below.

2.3 The 2016 Leicester Road (Outline) decision notice, has an NP reference in Condition 8: “*Provision shall be made in the submission of Reserved Matters for the site to be developed by a minimum of 11 dwellings.*” The explanation for this is: “*To ensure that the development accords with the policies of the Development Plan, including the provision of Affordable Housing, the policies of the Uppingham Neighbourhood Plan and makes the most efficient use of land.*” Uppingham TC commented to the effect that: “*Recommended for approval subject to Rutland County Council ensuring this is compliant with the Uppingham NP.*” In the (2020) full application, the dwelling numbers were reduced to 7 and this seems to reflect local engagement and a concern that the form of the development should complement the new houses across Leicester Road and other existing housing. The revised scheme was supported by UTC (noting only limited time for comments) and the Officer report refers to two NP Policies.

2.4 This refusal (2016/0412/FUL) was based on design concerns and the impact on the Conservation Area. As such, it referred to the NPPF, RCC policies and Policy 1 of the NP.

2.5 Reason 1 in the decision notice for Uppingham Gate (2020/0249/FUL) referred to NP Policy 6 and LP policies aimed at protecting employment land. There were also concerns about the low density and splitting of the sites, interpreted as a way of avoiding affordable housing requirements. The TC had commented that “*this application does not meet the requirements of the current Neighbourhood Plan and therefore cannot be supported at this time. However, the emerging refreshed Neighbourhood Plan is in the early stages of considering whether or not to allow mixed use on this site and it is therefore suggested that the applicants would be better served by withdrawing this application and entering into a dialogue with the Neighbourhood Planning Advisory Group concerning their future plans.*” The conclusion reached in the report reads: “*The Uppingham Neighbourhood Plan has mirrored the Local Plan and allocated the eastern part of the site for employment. It also actively does not support housing on the*

employment site. The application would therefore be contrary to Policy 6 of the Neighbourhood Plan, Policy CS13(d) of the Adopted Core Strategy (2011), and Section 6 of the NPPF (2019)."

2.6 One refused application was permitted on appeal (2017/0657/OUT), erection of dwelling at Many Bushes, 7 London Road). The reason for refusal was the Core Strategy and LP policy defining the limits of the "Planned Limits to Development" and the NP was not mentioned. In granting permission, the Inspector referred to the NP but found no conflict with NP policies.

2.7 Although it is not immediately apparent from looking at the documents on the RCC website, the two applications for residential development off Leicester Road (2017/0422/MAJ - 29 dwellings and 2016/0336/MAJ - 75 dwellings) which were approved and have been developed (by Bloors) were influenced to a significant degree by the NP and partnership working with the TC, especially in terms of design, access, infrastructure provision and open space provision. The TC comments on 2016/0336 read: *"Recommended for approval on the basis it is our understanding this application is in the spirit of and complies with the Neighbourhood Plan."*

2.8 The list in Appendix 1 includes 13 withdrawn applications where decision notices and officer reports do not apply, but other documentation including TC comments may be examined to identify NP references. The main point is that, in commenting on applications, the TC refers to the NP in general but does not specify conflict or accordance with NP policies. (NB five of the withdrawn applications concern a single property, The Falcon Hotel).

2.9 It is acknowledged that the TC may wish to use the revised NP to create greater flexibility on uses at Uppingham Gate. This will, in any event, need to be carefully considered in terms of the need for the NP to conform with the strategic policies of the Local Plan. However, the existing policy NP6 has been used in reasons for refusal and it is worth examining whether the way that the policy is expressed is part of the reason for this. It is worded as follows:

Policy 6 - Industry and Employment - Site D - Uppingham Gate

This Plan supports the approval of Site D as an extension of the employment offer at Uppingham Gate. Development meeting use classes B1, B2 & B8 and waste related uses with these characteristics would be supported:

- *A Data Centre, Techno Hub or other high tech employer (s)*
- *Light industry start up units*
- *A garage with fuel and a small shop*
- *Office units*
- *Light electrical*
- *Health Care Product related employment*
- *Environment friendly start-ups*
- *Transport/coach interchange with public car parking*

The Plan does not support: Heavy industry, housing, excessive noise overnight.

2.10 This policy is, generally, simple and clearly expressed and it is easy for a case officer to assess proposals against it. However, in the new NP, clarity could be increased with examples of what use/business constitute "Light Electrical" and "Environmentally friendly start-ups."

2.11 In the review of the NP, the TC may wish to add local detail to the LP retail policies. The existing NP has a policy to extend primary shopping frontages, but this has not been adopted by RCC and only the LP is used to consider applications for change of use in the town centre. In

the revised NP, in order to increase its influence on decision making by RCC, the clarity and scope of Policy 7 could be increased. It currently reads (see overleaf):

“Policy 7 - Retail Development Shop Frontages *The Plan supports the extension of the town’s primary shopping frontage retail area to cover additional ground floor shop frontages within the central conservation area: High Street West (Nos. 1,3,7,9,11,13) & Queen Street (Nos 3&5).”*

2.12 The need (or not) for a specific policy to extend primary frontages in the town will need to be discussed between RCC and the TC, but it would seem that the existing LP Policy is to be carried forward. That being the case, there may be a justification for the revised NP to contain a new frontages policy which adds (evidence backed) local details to the LP policy. Such local detail might refer to the special features of Uppingham town centre, for example:

- Cafes and restaurants linked to its tourism role, itself connected to the school.
- The importance of the antiques sector, involving shops, cafes, showrooms and online activity.

2.13 It should be noted however, that the impact of COVID-19, other changes in the retail sector/town centres and the government relaxation of Permitted Development Rights will have to be taken account of in the LP and the revised NP.

2.14 There are two significant 2019 applications for residential development off Leicester Road, **which are yet to be determined**. These are: (2019/0525/OUT) housing development - up to 20 dwellings and (2019/0524/OUT) housing development - up to 163 dwellings.

For 2019/0525, the TC commented: *“Recommend for refusal. Council noted that the location falls within the Neighbourhood Plan area and the outline plan, as submitted, does not reflect the NP or the recommendations from the design consultancy meetings in respect of:*

- i) Larger homes on frontage to blend in with other properties on the Leicester Road.*
- ii) Houses to be built around ‘village green’ spaces.”*

For 2019/0524, the TC again commented: *“The Town Council notes that the location falls within the Neighbourhood Plan area. The outline plan, as submitted, does not reflect the NP, nor the recommendations from the design consultancy meetings in respect of:*

- 1) Larger homes on frontage to blend in with other properties on Leicester Rd.*
- 2) Houses to be built around ‘village green’ spaces.”*

2.15 When submitted, this application included the provision of a roundabout access to Leicester Road, in accordance with the NP and reflecting longstanding discussions/agreement between the TC, RCC and prospective developers. However, it is understood that an alternative developer has recently emerged, and they are questioning the need for the roundabout. Were this to be agreed by RCC, it would be a fundamental departure from the NP and is opposed by the TC. In addition, longer term decisions on the detailed design and composition of both schemes will dictate the extent to which the NP design and housing mix requirements are met.

3. Potential solutions

3.1 Some consideration has been given to improved wording of policies in Section 2 (Paras. 2.7 to 2.10) and other elements of the current Clive Keble Consulting/Design Midlands work will advise on existing and potential new policies in other themes of the NP. Certainly, well worded, clear policies are likely to be used more readily by decision makers

3.2 As the review of the NP is undertaken and a draft plan emerges, it is recommended that RCC is engaged in the process. A joint session involving the UNP Advisory Group and RCC Policy

and Development Management officers may be beneficial. It could focus on agreeing the scope and content of those NP policies which would have the most influence on planning decisions, adopting the principles of Localism and taking account of the unique character of Uppingham.

3.3 The way in which the NP is used by the TC, especially when commenting on planning applications can also be considered. A simple pro-forma could be used to present information to the TC Planning Sub Committee. It could form part of the comments that are sent to RCC. At present, these appear to comprise a simple minute/resolution which refers to the NP in general rather than to specific policies. The pro-forma could be as follows:

Application ref. and description	Town council support/object	Relevant NP Policies	Notes/comments

3.4 Finally, the TC could adopt a simple annual monitoring system for the NP to assess the extent to which the Vision is being fulfilled, how effective the policies are and the extent to which investment is being attracted. This might include:

- a) Progress on meeting the LP housing requirement ensuring that good design is achieved and that the types of houses built are appropriate to the location and local aspirations; and
- b) The statutory planning process (planning permission and refusals), for example;

Application ref. and description	Town council support/object	Compliance with the NP	RCC Decision	Notes/comments

c) Investment in and management of public services, and community assets, together with other measures to support local services for the vitality and viability of the Parish.

It is expected that Rutland County Council would support the monitoring of the NP by providing dedicated data for the plan area.

Appendix 1

Planning records - January 2016 to November 2020

Application reference & location	Description	NP mentioned in Decision notice/report. Yes/No	Notes/comments
REFUSALS (16)			
2020/0861/FUL 6 Seaton Road Uppingham Rutland LE15 9QX	Single storey porch extension to south elevation, single storey sunroom extension to west elevation, single storey utility room extension to north elevation & two storey extension to east elevation.	No, refused	Extension to a residential property
2020/0308/FUL 33 Ash Close Uppingham Rutland LE15 9PJ	Two storey side extension	No, refused	Extension to a residential property
2020/0249/FUL Land At Uppingham Gate Ayston Road Uppingham Rutland	The erection of 9no. dwellings, access and associated landscaping.	Yes, refused	New residential development
2019/1085/LBA 58 High Street West Uppingham Rutland LE15 9QD	Stripping and re-slating to part collyweston / part welsh slated roof.	Refused. No decision notice available.	
2019/0147/LBA Uppingham Cricket Pavilion Glaston Road Uppingham Rutland	Alterations, upgrading, extension with balcony to the Uppingham School First XI Cricket Pavilion at the Upper Playing field	No, refused	
2019/0076/FUL Uppingham Cricket Pavilion Glaston Road Uppingham Rutland	Alterations, upgrading, extension with balcony to the Uppingham School First XI Cricket Pavilion at the Upper Playing field.	No, refused	Extension to school sports building
2019/0057/LBA Victoria Building Uppingham School High Street West Uppingham Rutland LE15 9QE			
2018/0765/PTA 20 Bramble Close Oakham Rutland LE15 9PH	Fell 1 No. Horse Chestnut (T1) due to cavity approximately 1.5 -2m from base and brackets of Polyporus Squamosus present.	No, refused	Felling a tree
2018/0347/FUL 11 Old School Mews Uppingham Oakham Rutland LE15 9TF	Two storey & single storey extensions	No, refused	Residential extension
2018/0218/FUL 1 Gainsborough Road Uppingham Oakham Rutland LE15 9PU	Removal of dying conifers and 1 metre high wooded fence. 2. Replace with 1.8 metre high close boarded wooden fence with wooden posts.	No, refused	Tree felling
2017/0812/FUL 20 Ash Close Uppingham LE15 9PJ	Replacement of existing fence / panels with like for like new wooden fencing, surrounding my property's garden area.	No refused	Fencing

2017/0657/OUT Many Bushes 7 London Road Uppingham Oakham Rutland LE15 9TJ	The new fencing being the same height and physical location as the old fencing. Erection of dwelling	No, refused	Residential development. Allowed on appeal. Inspector referred to NP in appeal letter but found no conflict with NP policies.
2016/1140/FUL 12 North Street West Uppingham Oakham Rutland LE15 9SG	Replace the existing metal gate with a hard wood quality gate sympathetic to the area.	No, refused	
2016/1014/FUL Welland Vale Nurseries Ltd Glaston Road Uppingham Rutland LE15 9EU	Additional use of part of the site as a hand car wash facility in addition to the existing use of garden nursery, with ancillary cafe and gallery.	No, refused	Development of new business
2016/0504/FUL Falcon PH Hotel 7 High Street East Uppingham Rutland LE15 9PY	Installation of a veranda to provide an open sided covered outdoor space to complement the new restaurant building and a small bandstand/gazebo in the garden.	No, refused	
2016/0412/FUL 38A High Street East Uppingham Oakham Rutland LE15 9PZ	Replace 6 windows with new upvc double glazed safety units.	Yes, UNP Policy 1	Removal of sash windows in conservation area

APPROVALS

2020/1111/FUL Uppingham Community College London Road Uppingham LE15 9TJ	To install 7 no. Portakabin buildings for a period of one year due to a fire at the college.	No, approved	Installation of temporary buildings
2020/1028/FUL 21 Stockerston Road Uppingham LE15 9UD	Retrospective planning application for modular timber garden room	No, approved	Paragraph 38 NPPF
2020/0838/FUL 49 Stockerston Crescent Uppingham LE15 9UA	Replacement porch.	No, approved	
2020/0833/FUL Remove wooden childrens playhouse and replace with new summer house.	Remove wooden childrens playhouse and replace with new summer house.	No, approved	Paragraph 38 NPPF
2020/0817/FUL 114 Branston Road Uppingham Rutland LE15 9RS	First floor side extension and single storey rear extension. Conversion of existing garage to habitable room.	No, approved	
2020/0790/FUL 17 High Street East Uppingham Rutland LE15 9PY	Change of use and renovation of old bakery extension to the rear of the shop (currently a showroom) to a dwelling. No alterations to existing access.	No, approved	
2020/0735/FUL 7 Stockerston Crescent Uppingham Rutland LE15 9UA	Demolish existing single storey garage/utility room, front porch and small rear extension. Construct new side garage/	No, approved	

	utility room with first floor habitable space and 2 no. rear single storey extensions.		
2020/0723/FUL Proposed Dwelling Behind 34 North Street West Uppingham Rutland LE15 9SG	Section 73 application of 2018/0448/FUL - Erect single dwelling with associated landscaping and utilizing existing access/parking on land adjacent 34 North Street West, Uppingham, LE15 9SG	Approved no decision notice	
2020/0659/FUL Evan Court 1A Queens Road Uppingham LE15 9SH	Detached garage	No, approved	
2020/0620/FUL 3 Queens Road Uppingham LE15 SH	Single storey rear extension	No, approved	
2020/0584/FUL 9 Spring Back Way Uppingham Rutland LE15 9TT	Erection of replacement dwelling including demolition of existing.	No, approved	
2020/0505/FUL 8 Bramble Close Uppingham LE15	Single-storey rear extension with roof lantern.	No, approved	
2020/0479/FUL Thring Centre The Manor House 10 High Street West Uppingham LE15 9QD	Removal of timber fire escape staircase to rear elevation and installation of new steel fire escape staircase. Alterations to existing sash window to a fixed sash and hinged to make the opening larger.	No, approved	
2020/0449/FUL 12 North Street West Uppingham Rutland LE15 9SG	Replacement front porch.	No, approved	
2020/0368/FUL 59 High Street East Uppingham Rutland LE15 9PY	Single storey rear extensions.	No, approved	
2020/0296/FUL 20 Ayston Road Uppingham Rutland LE15 9RL	Change of use of land for the creation of 3 No. off road car parking spaces.	No, approved	
2020/0236/FUL Land Adjacent To 68 Leicester Road Uppingham Rutland	Construction of 7 no. dwellings with associated access and parking.	Yes, approved	
2020/0156/FUL West Deyne 29 High Street West Uppingham LE15 9QG	Resurfacing to existing sports court and the inclusion of replacement perimeter fencing and flood lighting.	No, approved	
2020/0131/FUL 26 Willow Close Uppingham LE15	Single storey extension to rear of property.	No, approved	Para 38 NPPF
2020/0026/FUL 13B Glaston Road Uppingham LE15 9PX	Side single storey extension to South elevation. Part garage conversion. Replacement porch with canopy. Insertion of velux windows.	No, approved	
2020/0005/FUL 15 Cedar Close Uppingham LE15 9PT	Dormer Window	No, approved	Para 38 NPPF
2019/1403/FUL 14 Bramble Close Uppingham Rutland LE15 9PH	Single-storey rear extension with roof lights.	No, approved	
2019/1101/FUL Bursar's House 7 Spring Back Way	Removal of existing damaged stone flag paving to front hardstanding and replace	No, approved	

Uppingham Rutland LE15 9TT 2019/1051/FUL Noble Russell House Station Road Uppingham Rutland LE15 9TX	with new block paving system. Existing pre-cast concrete driveway to be retained. Extension to existing building.	No, approved	
2019/0935/FUL Autumnal House 12 Newtown Crescent Uppingham Rutland LE15 9TP	New porch to front of property.	No, approved	
2019/0784/FUL 6 Orange Street Uppingham Rutland LE15 9SQ	Change of use of existing retail premises (Use Class A1) to a mixed use comprising A1 (retail) and A3 (cafe).	No, approved	
2019/0746/FUL 2 Shepherds Way Uppingham LE15 9PW	Single storey rear, side and front extensions. First floor side extension.	No, approved	Para 38
2019/0744/FUL 11 Stockerston Road Uppingham Rutland LE15 9UD	Demolition of two storey rear extension and garage, replacement with two storey extension with raised roof, one storey extension at the rear plus detached double garage.	No, approved	Bat mitigation in accordance with the bat survey mitigation strategy, specified in the Eco-Check Report, dated July 2017
2019/0739/FUL 5 Stockerston Road Uppingham LE15 9UD	Erection of detached garage	No, approved	
2019/0672/FUL 16 Finch Close Uppingham Rutland LE15 9RG	Two storey extension	No, approved	
2019/0552/FUL 59 The Quadrant Uppingham Rutland LE15 9QP	Demolishing an existing side and rear extension and construct single storey extension to rear of property	No, approved	
2019/0544/FUL 2 Scott Close Uppingham Rutland LE15 9TD	Proposed single storey rear extension.	No approved	
2019/0432/FUL 6 Tods Terrace Uppingham Rutland LE15 9SL	Variation of condition 2 on planning permission 2015/0498/FUL (to change the rear (garden) facing from brick to render to match the adjacent property of No. 6 Tods Terrace).	No approved	
2019/0401/FUL Autumnal House 12 Newtown Crescent Uppingham Rutland LE15 9TP	New porch to front of property.	No approved	
2019/0313/FUL Meadhurst 11 Ayston Road Uppingham Rutland LE15 9RP	Provision of revised private car park in the ownership of Uppingham School and widening of public footpath (E302) to provide staff car park and safe pedestrian access from school boarding houses into main school estate via footpath E302.	No, approved	
2019/0314/FUL Uppingham Community College London Road	Proposed single storey, mono pitch roof extension to create new Drama Room, in conjunction with the redesign and	No, approved	

Uppingham Rutland LE15 9TJ	expansion of the Special Educational Needs and Disability facility.	
2019/0253/FUL 106 Branston Road Uppingham Rutland LE15 9RS	Side and rear extension to dwelling and removal of existing detached garage.	No, approved
2019/0231/FUL 21 Johnson Road Uppingham Rutland LE15 9RY	Single storey front and rear extensions.	No, approved
2019/0201/FUL Allotment Gardens South View Uppingham Rutland	Single storey ironstone and brick outbuilding to provide covered parking for two vehicles and secure storage for gardening equipment.	No, approved
2019/0077/FUL 28 Road Uppingham Rutland LE15 9SH	Garage and outbuilding conversion to provide ancillary accommodation, alterations to access and formation of 2 No. parking spaces.	No, approved
2019/0057/LBA Victoria Building Uppingham School High Street West Uppingham LE15 9QE	Installation of two rising bollards in entrance to school quad, including installation of cameras, traffic light display, control panel and intercom	No, approved
2019/0056/FUL Victoria Building Uppingham School High Street West Uppingham LE15 9QE	Installation of two rising bollards in entrance to school quad, including installation of cameras, traffic light display, control panel and intercom.	No, approved
2019/0042/FUL 22 Road Uppingham Rutland LE15 9RL	Proposed extensions to existing property, including demolition of existing detached garage.	No, approved
2019/0038/FUL 11 Branston Road Uppingham Rutland LE15 9RR	Single storey rear extension	No, approved
2019/0028/FUL 24 Elizabeth Way Uppingham Rutland LE15 9PQ	Demolish of existing conservatory, dining room and kitchen extension	No, approved
2019/0009/FUL The Lodge 3 Stockerston Road Uppingham Rutland	Replace existing conservation rooflights and install additional conservation rooflights below existing.	No, approved
2018/1354/FUL 49 Stockerston Crescent Uppingham LE15 9UA	Addition of pitched roof to existing dormers, rear dormer extension and A/C unit.	No, approved
2018/1211/FUL 3 Newtown Road Uppingham LE15 9TR	Proposed bay window to front elevation.	No, approved
2018/1139/FUL 4 Hawthorn Drive Uppingham LE15 9TA	Proposed single storey rear extension.	
2018/1036/FUL Land At Rear Of 11 Stockerston Road Uppingham Rutland	Proposed new chalet style & single storey dwelling and extension of existing driveway	No, approved
2018/1135/FUL 12 Leicester Road Uppingham LE15 9SD	Single storey rear extension and internal reconfiguration.	No, approved

2018/0949/FUL 16 Belgrave Road Uppingham LE15 9RT	Single storey extension to the side elevation including concrete base to be extended around the side of the existing building. Removal of part of the existing hedge to allow room for the extension.	No, approved	
2018/0770/FUL 11 Stockerston Road Uppingham LE15 9UD	Demolition of two storey rear extension and garage, replacement with two storey extension with raised roof, plus single storey extension at the rear & detached double garage.	No, approved	
2018/0664/FUL 38 Hawthorn Drive Uppingham Oakham Rutland LE15 9TA	Proposed 2 no. dormer windows	No, approved	
2018/0525/FUL 17 High Street East Uppingham Oakham Rutland LE15 9PY	Change of use to holiday let with associated alterations	No, approved	
2018/0521/FUL Stonehurst 57 High Street East Uppingham Oakham Rutland LE15 9PY	Proposed rear extension and alterations.	No, approved	
2018/0514/FUL Fives Cottage 3 Orange Street Uppingham Oakham Rutland LE15 9SQ	Remove existing single storey extension, construct new two storey & single storey extensions. Existing outbuilding to be renovated in order to be used as ancillary accommodation. Construction of new detached double garage and loggia.	No, approved	
2018/0451/FUL 20 Leicester Road Uppingham Oakham Rutland LE15 9SD	Erection of a single storey (flat roof) extension to the front of the property, within the garden area of the property to provide a larger ground floor living area for the property.	No, approved	
2018/0448/FUL Proposed Dwelling Behind 34 North Street West Uppingham Rutland LE15 9SG	Erect single dwelling with associated landscaping and utilizing existing access on land adjacent 34 North Street West	No approved	
2018/0446/FUL 3 Bear Yard Uppingham Oakham Rutland LE15 9RB	To change the use of premises from B1 (office) to D1 (podiatry clinic).	No, approved	Paras 186-187 NPPF
2018/0400/FUL 53 Stockerston Crescent Uppingham Oakham Rutland LE15 9UA	First floor dormer extension over garage and addition of new porch.	No, approved	
2018/0311/FUL 13 Newtown Crescent Uppingham Oakham Rutland LE15 9TP	Construction of single storey side extension incorporating new garage. Replace canopy on existing front porch.	Approved. No decision notice available.	
2018/0289/FUL Rannoch Lodge Stockerston Road Uppingham LE15 9HJ	Demolition of side extension and garage. Construction of single storey rear and side extensions.	No, approved	

2018/0255/FUL Bahtat 2A Station Road Uppingham Oakham Rutland LE15 9TX	Installation of greenhouse in garden	No, approved	
2018/0239/FUL Solar Farm Seaton Road Uppingham Rutland	Installation of additional drainage measures.	No, approved	
2018/0195/FUL 19 Leicester Road Uppingham Oakham Rutland LE15 9SB	Wooden tree house	No, approved	
2018/0172/FUL 5 Spring Back Way Uppingham Oakham Rutland LE15 9TT	Oak framed extension and decking at the rear of the dwelling	No, approved	
2018/0060/FUL The Church Of St Peter & St Paul Market Place Uppingham Rutland	Cleaning of War Memorial and provision of new pathway including handrails	No, approved	
2018/0059/FUL Uppingham Town Hall 49 High Street East Uppingham Oakham Rutland LE15 9PY	To create a new accessible ramped entrance to Uppingham Town Hall, allowing the building to become accessible to all members of the public from the front pavement.	No, approved	Conservation area
2018/0052/FUL 11A Johnson Road Uppingham Oakham Rutland LE15 9RY	Single storey rear extension to provide enlarged kitchen and snug.	No, approved	
2018/0042/FUL 11 Stockerston Road Uppingham Oakham Rutland LE15 9UD	Two storey extensions to front/back of house, reconstruct of single storey extension and relocation of garage.	No, approved	
2017/1171/FUL 17 The Beeches Uppingham Oakham Rutland LE15 9PG	Single storey rear extension.	No, approved	
2017/1151/FUL Cupola House London Road Uppingham Oakham Rutland LE15 9TJ	Erection of a building to contain a home office, toilet and attached greenhouse	No, approved	
2017/1142/FUL 34 Elizabeth Way Uppingham Oakham Rutland LE15 9PQ	Proposed first floor extension over an existing garage.	No, approved	
2017/1134/FUL Memorial Hall Uppingham School Uppingham School High Street West LE15 9QE	Installation of two broadband aerials on the roof of Memorial Hall	No, approved	
2017/1129/FUL Rosebank Cottage 5 Station Road Uppingham Oakham Rutland LE15 9TX	Proposed side and rear extension. New front door and porch. Creation of additional space over existing garage, raising of ridge and eaves heights.	No, approved	
2017/1119/FUL 8-10 Orange Street Uppingham Rutland LE15 9SQ	Change of use of ground floor from A1(retail) to mixed use comprising of A1(retail) and D1 (acupuncture clinic).	No, approved	

2017/1089/FUL 6 Finch Close Uppingham Oakham Rutland LE15 9RG	Single storey rear extension, connect to existing garage and garage conversion	No, approved
2017/0961/FUL Old Constables 2A High Street West Uppingham Rutland	Internal alterations to existing apartments, including new staircase/lift and entrance. Change of use from 'nil use' to Coffee Shop (mixed A1/A3 use) within part of the ground floor. Externally: hard landscaping; parking & turning areas and alter existing boundary wall on Orange St.	No, approved
2017/0907/FUL 9 Stockerston Crescent Uppingham Oakham Rutland LE15 9UA	Side and rear extensions.	No, approved
2017/0884/FUL 17 Cedar Close Uppingham Oakham Rutland LE15 9PT	Conversion of garage to living accommodation, first floor side extension, single storey extension and front porch.	No, approved
2017/0875/FUL Uppingham School The Middle Fields London Road LE15 9TW	Floodlighting to the existing Sunley synthetic turf sports pitch.	No, approved
2017/0862/FUL 15 Cedar Close Uppingham Oakham Rutland LE15 9PT	Erection of a single garage on forecourt of the house	No, approved
2017/0823/FUL Former Gasworks Site Glaston Road Uppingham Rutland	Environmental improvement works comprising of additional granular cover across site and remediation as required.	No, approved
2017/0804/FUL Land South Of Leicester Road Uppingham Rutland	Erection of two dwellings with associated garages, landscaping, open space and infrastructure. Plot substitution to plots 11&12 to accommodate new sales area.	No, approved
2017/0735/FUL M J Bradshaw & Son Hill Down Glaston Road Uppingham Oakham Rutland LE15 9EU	New entrance gate.	No, approved
2017/0709/FUL Fives Cottage 3 Orange Street Uppingham Oakham Rutland LE15 9SQ	Remove existing single storey extension, construct new two storey & single storey extensions. Existing outbuilding to be renovated in order to be used as ancillary accommodation. Construction of new detached double garage and loggia.	No, approved
2017/0669/FUL Many Bushes 7 London Road Uppingham Oakham Rutland LE15 9TJ	Partial demolition of existing conservatory and replace with single storey extension. Construction of pitched roof over existing flat roof on South elevation. New render finish, cedar and natural stone cladding. Erection of detached garage.	No, approved

Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act

2017/0619/FUL Allotment Gardens South View Uppingham Rutland	Proposed New Dwelling at allotments on South View in Uppingham. Variation of Condition 2 of application 2015/0291/FUL.	No, approved
2017/0549/FUL 11A Johnson Road Uppingham Oakham Rutland LE15 9RY	Single storey rear extension to provide enlarged kitchen and snug with associated internal alterations.	No, approved
2017/0542/FUL Old Constables 2A High Street West Uppingham Oakham Rutland LE15 9QD	Fives Cottage: Proposed alterations & extension; Renovation of existing ancillary outbuildings; construction of detached garage. Old Constables: Internal alteration to existing apartments; including new staircase / lift & entrance, change of use to revert gallery room back to extended residential unit. Hard & soft landscaping; provision of dustbin store; parking & turning areas and alteration to existing boundary wall along Orange Street.	No, approved
2017/0422/MAJ Land South Of Leicester Road Uppingham Rutland	Erection of 29 dwellings with associated landscaping, open space and infrastructure.	Not in Decision notice and report not available. *Supported by UTC relating to NP
2017/0412/FUL 71 Stockerston Crescent Uppingham Rutland LE15 9UA	Removal of front and Rear Dormer windows and replacement with masonry gables and new windows to improve internal floor and headroom plus attrition of external render finishes and amendments to front and rear roof and addition of en-suite to master bedroom.	No, approved
2017/0399/FUL 2 Norton Street Uppingham Oakham Rutland LE15 9QN	Proposed attic conversion including dormer windows.	No, approved
2017/0382/FUL Brockwell House 12C Ayston Road Uppingham Oakham Rutland LE15 9RL	Single Storey rear extension including new roof lantern.	No, approved
2017/0338/FUL Barn End 7 Norton Street Uppingham Oakham Rutland LE15 9QN	Extension to bungalow to infill under existing single storey roof	No, approved
2017/0308/FUL M J Bradshaw & Son Hill Down Glaston Road Uppingham Oakham Rutland LE15 9EU	New entrance gate.	No, approved
2017/0307/FUL 11 Stockerston Road Uppingham Oakham Rutland LE15 9UD	Demolition of existing house and double garage and associated sheds and replacement with 2.5 storey house and detached garage for 4 cars.	No, approved

2017/0270/FUL The Old Coach House 9C Ayston Road Uppingham Oakham Rutland LE15 9RL	Change of use from domestic house to care home for elderly (to be used in association with the existing care home at the neighbouring property at 9 Ayston Road, Uppingham, Rutland, LE15 9RL).	No, approved
2017/0263/FUL 4-5 Chapel Walk Adderley Street Uppingham Rutland	Conversion of offices into 2 separate flats.	No, approved
2017/0129/FUL The Stone House London Road Uppingham LE15 9TJ	Erection of a wrought iron gate in the driveway entrance to the property.	No, approved
2017/0106/FUL Land Adjacent To 68 Leicester Road Uppingham Rutland	Form new gated access to existing agricultural land for ground maintenance.	No, approved
2017/0097/FUL 14A Queen Street Uppingham Oakham Rutland LE15 9QR	Alterations to fenestration including new timber windows and double doors to rear elevation, removal of flat roof, balcony and store and erection of new storage building.	No, approved
2017/0096/FUL 14B Queen Street Uppingham Oakham Rutland LE15 9QR	Conversion of outbuilding to dwelling house including installation of new windows and access door (part retrospective) (revised scheme)	No, approved
2017/0081/FUL The Falcon Hotel 7 High Street East Uppingham Rutland LE15 9PY	To replace existing modern brickwork rear entrance with an accessible entrance built of stone to enhance the appearance and function of the building.	No, approved
2017/0059/FUL 22 Elizabeth Way Uppingham Oakham Rutland LE15 9PQ	2 storey front extension	No, approved
2017/0015/FUL Rutland Veterinary Centre Ltd 12A Ayston Road Uppingham Oakham Rutland LE15 9RL	Erection of a single storey extension to rear of the existing premises.	No, approved
2016/1229/FUL 4 Orange St. Uppingham LE15 9SQ	Change of use from a Dress Shop to a Beauty Salon.	No, approved
2016/1178/FUL 10 Adderley Street Uppingham Oakham Rutland LE15 9PP	Two storey rear extension.	No, approved
2016/1174/FUL 7B-7C North Street West Uppingham Rutland	Conversion of existing building to form two new dwellings.	No, approved
2016/1133/FUL 12 North Street West Uppingham Oakham Rutland LE15 9SG	Replacement of existing hedge with brick boundary wall and timber gates	No, approved
2016/1126/FUL 9 Oak Close Uppingham Oakham Rutland LE15 9SU	Single storey front extension	No, approved
2016/1068/FUL 13 Stockerston Crescent	Erection of Car Port	No, approved

Uppingham Oakham Rutland LE15 9UA 2016/0941/FUL The Stone House London Road Uppingham LE15 9TJ	Double timber garage.	No, approved
2016/0914/FUL 1 Queen Street Uppingham Rutland LE15 9QR	Change of use from residential to mixed use of residential and manufacture and sales of violins, violas and cellos.	No, approved
2016/0869/FUL 46 High Street West Uppingham Rutland LE15 9QD	Alterations and Extensions to form kitchen, cloakroom, utility room, orangery, study and shower room.	No, approved
2016/0796/FUL 52 Ayston Road Uppingham LE15 9RL	Single storey rear extension	No, approved
2016/0729/FUL 18 The Beeches Uppingham Oakham LE15 9PG	Construction of class one chimney on the gable wall of property in matching brickwork. Cut the roof on the gable and not to extend more than 1 metre above the existing ridge to build an internal fireplace to take a wood burning stove.	No, approved
2016/0719/FUL 6 Seaton Road Uppingham Oakham Rutland LE15 9QX	Replace single brick garage with an oak framed double garage.	No, approved
2016/0653/FUL Uppingham School Samworths, Stockerston Road LE15 9UD	Single storey extension to parents' accommodation at Samworths boarding house.	No, approved
2016/0482/FUL 12 North Street West Uppingham Oakham Rutland LE15 9SG	Conversion of existing garage to form living space. Reconfiguration and general amendments to ground floor plan. Proposed new garage and vehicular access within existing garden. Existing concrete tiles to main dwelling to be replaced with slates to match neighbouring properties.	No, approved
2016/0375/OUT Land Adjacent To 68 Leicester Road Uppingham Rutland	Outline application for dwellings.	Yes, approved
2016/0336/MAJ Land South Of Leicester Road Uppingham	The erection of 75 dwellings with associated open space, landscaping, access, parking and infrastructure.	Not in Decision notice and report not available. *Supported by UTC relating to NP
2016/0299/FUL 71 Stockerston Crescent Uppingham Rutland LE15 9UA	Removal of front and rear dormer windows and replacement with enlarged masonry gables and new windows. Addition of external render and amendments to lower front and rear roof and add of en-suite to master bedroom.	No, approved
2016/0221/FUL 24 High Street East Uppingham Rutland LE15 9PZ	To regularise the existing single storey rear extension with the roof terrace above. Construction of single storey extension to rear to provide a covered storage area.	No, approved

2016/0090/FUL 13-15 Stockerston Road Uppingham Rutland	Proposed amalgamation of Nos. 13 & 15 Stockerston Road, Uppingham, currently two separate dwellings into one dwelling with internal alterations, two storey rear extension, new windows and entrance canopy.	No, approved
2016/0021/FUL 2 Norton Street Uppingham Oakham Rutland LE15 9QN	Retention of re-built wall, and installation of two new timber sliding gates to match the height of the wall.	No, approved
LISTED BUILDINGS (31)		
2020/0791/LBA 17 High Street East Uppingham Rutland LE15 9PY	Conversion of old bakery extension to the rear of the shop currently being used as a showroom for antiques to a one bed residence.	No, approved
2020/0690/LBA 17 High Street East Uppingham Rutland LE15 9PY	Replacement of existing 3 no. dormer windows on top floor. Casements and frames to be taken out and new windows put in. Colour to be sensitive and in keeping with existing facade colours.	No, approved
2020/0480/LBA Thring Centre The Manor House 10 High Street West Uppingham Rutland LE15 9QD	Removal of timber fire escape staircase to rear elevation and installation of new steel fire escape staircase. Alterations to existing sash window to a fixed sash and hinged to make the opening larger.	No, approved
2020/0450/LBA 12 North Street West Uppingham Rutland LE15 9SG	Replacement front porch.	No, approved
2020/0256/LBA Memorial Hall Uppingham School High Street West Uppingham Rutland LE15 9QE	Remove existing slates from East and West Elevation, along with render to parapet and mastic asphalt gutter finish. Replace with Westmoreland Slates in diminishing courses to match existing, and new lime render to parapet walls and new mastic asphalt gutter.	No, approved
2019/1382/LBA 4 London Road Uppingham Rutland LE15 9TJ	Replace 3 no. windows and 1 set of french doors.	No, approved
2019/1086/LBA 54A High Street East Uppingham Rutland LE15 9PZ	Installing slimlite 11mm double glazing units into existing window frames to two windows at front and three other windows overlooking the inner courtyard	No, approved
2019/0986/LBA School House 19 High Street West Uppingham Rutland LE15 9QE	Attach handrail to curtilage wall alongside the small flight of steps at the end of the Public Footpath to make the steps easier to use.	No, approved
2019/0510/LBA 7 Queen Street Uppingham Rutland LE15 9QR	Replacement of one bedroom window and three ground floor windows.	No, approved

2019/0454/LBA White Hart 15 High Street West Uppingham Rutland	The external redecoration of the White Hart building - change of paint colour on woodwork, rainwater goods and render; removal of the old redundant light brackets on the front elevation on High Street West and the lights on the gable end on School Lane.	No, approved
2019/0445/LBA 2 Hopes Yard Uppingham Rutland	Repair of damage caused by an escape of water.	No, approved
2019/0266/LBA Uppingham Cricket Pavilion Glaston Road Uppingham Rutland	Repair and restoration of cupola	No, approved
2019/0196/LBA 7 Queen St. Uppingham LE15 9QR	Replacement of 1 No. wooden window.	No, approved
2019/0057/LBA Victoria Building Uppingham School High Street West Uppingham LE15 9QE	Installation of two rising bollards in entrance to school quad, including installation of cameras, traffic light display, control panel and intercom.	No, approved
2018/1208/LBA The Lodge 3 Stockerston Road Uppingham Rutland	Replace existing conservation rooflights and install additional conservation rooflights below existing.	No, approved
2018/1125/LBA The Elizabethan School Room Market Place Uppingham Rutland	Replace external door to Elizabethan School Room, Grade I Listed, with new English Oak door to match existing. Where possible, ironmongery to be reused.	No, approved
2018/0526/LBA 17 High Street East Uppingham Oakham Rutland LE15 9PY	Change of use to holiday let with associated alterations	No, approved
2018/0314/LBA Rear Of 3 High Street West Uppingham LE15 9QB	Remove asbestos roof, replace with blue slate. Timber work as required at existing pitch.	No, approved
2018/0217/LBA The Church Of St Peter And St Paul Market Place Uppingham Rutland	Clean memorial and lay new access pathway including associated handrails.	No, approved
2018/0087/LBA The Falcon Hotel 7 High Street East Uppingham Oakham Rutland LE15 9PY	Replacement of front metal mesh screen doors to car park barn which has been used as a store, to a roller shutter door with timber surrounding fascia and access door, and the addition of a small vent pipe for steam to the side wall to allow the building to be used as a brewhouse.	No, approved
2018/0064/LBA Memorial Hall Uppingham School High Street West Uppingham Oakham Rutland LE15 9QE	Remove the existing westmoreland green slates to the east pitch of the roof only and replace with new in diminishing courses to match existing.	No, approved
2017/1013/LBA 4-5 Chapel Walk Adderley Street Uppingham Rutland	Internal alterations to allow conversion of existing office to 2 flats (previously approved scheme 2017/0264/LBA).	No, approved

2017/0847/LBA 21 High Street East Uppingham Oakham Rutland LE15 9PY	Re-paint outside windows to dark red, change signage wording to 'Hurford's'.	No, approved
2017/0264/LBA 4-5 Chapel Walk Adderley Street Uppingham Rutland	Conversion of offices into 2 separate flats.	No, approved
2017/0082/LBA The Falcon Hotel 7 High Street East Uppingham Rutland LE15 9PY	To replace existing modern brickwork rear entrance with an accessible entrance built of stone to enhance the appearance and function of the building.	No, approved
2016/1194/LBA Thring Centre Uppingham School The Manor House 10 High Street West Uppingham Oakham Rutland LE15 9QD	Refurbishment and extension of listed motor workshop barn at the Thring Centre (Uppingham School), new entrance gate adjacent to the barn, rebuilding and setting back part of the listed wall to the west of the barn.	No, approved
2016/0870/LBA 46 High Street West Uppingham Rutland LE15 9QD	Alterations and Extensions to form kitchen, cloakroom, utility room, orangery, study and shower room.	No, approved
2016/0577/LBA Uppingham School High Street West Uppingham	Fixing of various advertisements to Listed Buildings	No, approved
2016/0483/LBA 12 North Street West Uppingham Oakham Rutland LE15 9SG	Conversion of existing garage to form living space. Reconfiguration and general amendments to ground floor plan. Proposed new garage and vehicular access within existing garden. Existing concrete tiles to main dwelling to be replaced with slates to match neighbouring properties.	No, approved
2016/0124/LBA 31 South View Uppingham Rutland LE15 9TU	Conversion of the existing storeroom into a study. Replacement of garage door to west side of extension and addition of a new vertical sliding sash to the east side of the north extension to match existing.	No, approved

PRIOR APPROVALS

2017/1184/POD Lamont House 18 Leicester Road Uppingham Rutland	Prior approval for change from business to residential.	No, prior approval not required
2017/0251/POD Empingham House 1E Uppingham Gate LE15 9NY	Prior approval for conversion of existing offices into apartments.	No, prior approval not required

WITHDRAWN (13)

2019/0551/FUL 9 Stockerston Road Uppingham LE15 9UD	Construction of dwelling and associated access	Application Withdrawn	UTC comments. Objected. No ref to UNP.
2019/0470/FUL 22 Ash Close Uppingham Rutland LE15 9PJ	Replacing the existing separate single garage located in between 22 and 25 Ash Close with a double garage with storage/office space above.	Application Withdrawn	UTC comments. Objected. No ref to UNP.

2018/0568/FUL 27 North Street East Uppingham	Rear extension to dwelling	Application Withdrawn	UTC comments. No objection. No ref to UNP.
2018/0472/FUL 8A Ayston Road Uppingham Oakham Rutland LE15 9RL	Change of use from retail shop into restaurant (A3) and installation of extraction flue.	Application Withdrawn	UTC comments -no objection. No ref to UNP.
2017/1058/LBA Uppingham School Merion House 50 High Street West Uppingham Oakham	Install satellite dish on chimney.	Application Withdrawn	UTC comments -no objection. No ref to UNP.
2017/0523/FUL The Falcon Hotel 7 High Street East Uppingham Rutland LE15 9PY	The alteration of the front of the single storey stone built store building in the car park to the rear of the Falcon to reduce its projection across the entrance route.	Application Withdrawn	UTC comments -no objection. No ref to UNP.
2017/0216/LBA 1 Hall Gardens Uppingham Rutland LE15 9HG	Internal changes and removal of fire stairs and repairs to the roof on outside of grade II* listed building.	Application Withdrawn	No documents available
2017/0161/FUL Old Constables 2A High Street West Uppingham Oakham Rutland LE15 9QD	Change of use from consented C3 residential flat (consent ref: 2014/0201/FUL) to Coffee Shop A3 use. This change of use applies only to part of the consented ground floor residential use. One flat is removed and the second flat at ground floor is amended in layout. Conversion work (consent 2014/0201/FUL) has commenced but not a change of use.	Application Withdrawn	UTC comments -no objection. No ref to UNP.
2016/1145/FUL Rutland Veterinary Centre Ltd 12A Ayston Road Uppingham	Erection of a single storey extension to the rear of the existing premises.	Application Withdrawn	UTC comments -no objection. No ref to UNP.
2016/0907/LBA The Falcon Hotel 7 High Street East Uppingham Oakham Rutland LE15 9PY	The building element that forms the 2 storey end to the Grade2* listed West Wing to the rear of the Falcon is listed as a 'cottage'. The roof leaks and the front dormer windows are rotten. The ground floor of this building is used as part of the kitchen and the first floor provides staff toilets, a changing area and casual storage.	Application Withdrawn	No documents available
2016/0905/LBA The Falcon Hotel 7 High Street East Uppingham LE15 9PY	Partial demolition of a single storey store building in the car park to the rear of the Falcon to reduce its length by about half.	Application Withdrawn	No documents available
2016/0904/FUL The Falcon Hotel 7 High Street East Uppingham Oakham Rutland LE15 9PY	The partial demolition of single storey stone built store building in the car park to the rear of the Falcon to reduce its length by about half.	Application Withdrawn	No documents available.
2016/0429/LBA Falcon Hotel 7 High Street East Uppingham LE15 9PY	Installation of a verandah to provide an open sided covered outdoor space to complement the new restaurant and a small bandstand/gazebo in the garden.	Application Withdrawn	UTC comments -no objection. No ref to UNP.