

<b>Report No. TC05718</b> <b>Appendix: B</b> <b>Agenda Item No. 8</b>	<b>Council</b> <b>12<sup>th</sup> December 2018</b>
<b>OAKHAM TOWN COUNCIL</b>	
<b>Report Author: Adam Lowe</b>	<b>Title: Councillor</b>
<b>Subject: Rutland House Community Trust decision regarding the development</b>	
<b>Strategic Aim. Work with and in partnership with Rutland County Council and other partner groups.</b>	

## **Background**

Following a request from Rutland House Community Trust (RHCT) regarding the Care Facility off Willow Crescent Oakham a working group was set up to enable clarity over issues raised at a Council Meeting on 10<sup>th</sup> October 2018.

This agenda item is accompanied with the following documents:

- (i) A slide deck created by Cllr Lowe to help understand the site, location and issues raised
- (ii) Notes captured from both meetings
- (iii) RCC Planning decision
- (iv) RHCT document, helps understand the RHCT approach
- (v) An updated plan that helps illustrate a potential car parking space change option
- (vi) Residents document, highlights concerns raised
- (vii) A document about Sunlight

The Town Councillors need not be concerned as there is no reason why the build could not go ahead, the decision is theirs to make.

Resident's concerns were discussed in detail and RHCT have offered to review the trees that screen the site from the resident's gardens, any agreement it is felt should be captured as part of any future lease, responsibility for trees planted should come under RHCT. Planting of additional trees should not cause loss of sunlight to the residents at RHCT. RCC felt the screening was adequate, however there are gaps and at the meeting it was agreed that work would need to be done. RHCT would consider reduction of parking at the rear, (appendix B v), however this is disabled parking so only one could go, so Council would need to decide if this was worth altering.

***Councillors are asked please, to read all the documents and where possible have prepared questions emailed to the Clerk prior to the meeting with as much notice as possible.***

## **Decisions:**

- Council agree to the development and grant permission as per the RCC Planning Application submitted by RHCT
- Council on behalf of the resident's, ask RHCT to take into consideration their concerns and ensure a suitable screen of trees. This will be incorporated into their lease and will be managed and the responsibility of RHCT
- Council review the land rent with RHCT and any variation to the lease
- Council grants permission and associated expenditure for the Clerk to instruct a Solicitor and to arrange a land valuation