

Report No. TC04619 Appendix: B Agenda Item No. 7	Council 27th November 2019
OAKHAM TOWN COUNCIL	
Report Author: Cllrs Lowe, Denyer, Clough	Title: Rutland House Community Trust
Subject: Decision Regarding Development	
Strategic Aim. Work with and in partnership with Rutland County Council and other partner groups.	

The Council gave permission in principle, subject to details around the final designs, rent and lease, for the development of a further building at the RHCT site off Willow Crescent, Oakham.

The RHCT Working Group met on September 16th and now offer the following proposals as the final decisions of the Council. It is hoped that members of the Council who had not previously visited the site have now had an opportunity and appreciate the important service the facility offers.

The change of use of the land from amenity to building with planning consent resulted in OTC having the rent reviewed. The advice of Reid Commercial was the rent should increase by £885.00. Currently it is £562.00. The new rent would now be £1447.00 per annum. Originally the Council agreed this should be from the change of use revaluation point, however RHCT have asked for this to be reviewed, the Working Group agreeing to present it back to Council as there is no additional cost to the Council and the building has yet to be started.

The area to the rear of the building was block paved for parking on the original plan, OTC originally accepted the building, but rejected any vehicular access to the rear, considering present access to be adequate, requesting a suitable grass block system was used to retain as much green space as possible. RHCT have asked that this decision is reversed due to the need for emergency vehicles requiring suitable hardstanding, turning point and overall access. Also, that grass block is not ideal for their clients where they use sticks and walking frames. Any understanding and agreement would need to reflect that this area where possible is suitable for these purpose's with as much amenity and sitting and recreational space retained for the residents as possible. There will need to be strict controls put in place to ensure this area does not become a car parking area, which would go against concerns raised by nearby residents about noise and lights in the evening and early hours.

Decisions: Note - (a) would be only one of the options (i) (ii) or (iii)

- (a) (i) Rent increase from change of use/revaluation.
- (ii) Rent increase from build start.
- (iii) Rent increase from build complete.
- (b) (i) Block Pave as per the original plan is allowed subject to rigid controls being in place by the RHCT with details captured in the lease, i.e. Emergency Vehicle Access Only. NO Carparking. Traffic Bollards to control access.
- (ii) That a reduced area of block paving is agreed, sufficient for access and turning space for an ambulance / minibus.
- (c) (i) Upon acceptance of these final offers by the OTC to RHCT that in principal the build becomes confirmation of the OTC giving formal permission to proceed with the build.
- (d) (i) Once agreed the Clerk and Councils Solicitor can manage the details of the lease and final documents and letters.