



Rutland
County Council

MAJOR FULL PLANNING PERMISSION

Applicant Name and Address

Ministry of Justice
C/O Agent

Agent Name and Address

Miss Clare Lucey
Cushman & Wakefield
1 Colmore Square
Birmingham
B4 6AJ

Date of Validation
18 June 2021

Application Number:
2021/0793/MAF

PROPOSAL: Development of a new houseblock, new workshop, office, extended multi-faith building and extension to the car park at HMP Stocken.

LOCATION: HMP Stocken Stocken Hall Road Stretton Rutland LE15 7RD

GRANT PLANNING PERMISSION in accordance with the application and plans submitted subject to the following conditions:

- 1 The development shall be begun before the expiration of three years from the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers Location Plan, 725707-5311-ACM-053-R1-DR-A-0044-S2-D0100, 725707-5311-ACM-DHL-R1-DR-A-0021-S2-D0100, 725707-5311-ACM-053-XX-DR-A-0045-D2-D0100, 725707-5311-ACM-DHL-XX-DR-A-0022-S2-D0100, 725707-5311-ACM-HB1-R1-DR-A-0014-S2-D0100, 725707-5311-ACM-OMU-R1-DR-A-0031-S2-D0100, 725707-5311-ACM-HB1-XX-DR-A-0016-S2-D0100, 725707-5311-ACM-OMU-XX-DR-A-0032-S2-D0100, 725707-5311-ACM-HB1-XX-DR-A-0015-S2-D0100, 725707-5311-ACM-HB1-GF-DR-A-0004-S2-D0100, 725707-5311-ACM-XXX-GF-DR-A-0006-S2-D0100, 725707-5311-ACM-XXX-GF-DR-A-0008-S2-D0100, 725707-5311-ACM-XXX-GF-DR-A-0007-S2-D0100, 725707-5311-ACM-XXX-GF-DR-A-0005-S2-D0100, 725707-5311-ACM-XXX-GF-DR-A-0003-S2-D0100 and the materials shown thereon.
Reason - For the avoidance of doubt and in the interests of proper planning.
- 3 No unit hereby permitted shall be occupied until the surface water scheme for the relevant building, set out in Section 6 of the Flood Risk Assessment (AECOM ref 60624035, 18 May 2021)), submitted with the application has been implemented and is in full working order.
REASON: To prevent localised flooding from surface water run-off.
- 4 The houseblock hereby permitted shall not be occupied until the upgrade of 2 off-site pumping stations by Anglian Water has been completed in accordance with the e-mail from the agent dated 15 October 2021.
Reason: To ensure that the foul drainage network is upgraded to cater for additional flows from the development, to prevent pollution in the locality.

- 5 Any works to the boundary fence shall be carried out during the Great Crested Newt hibernation period or be subject to a further habitat survey if at other times. The recommendations in any subsequent survey shall be implemented and any licence required from Natural England shall be obtained before works commence.
Reason: To ensure that this protected species is adequately managed on site.
- 6 Before any building hereby permitted is occupied bat boxes shall be provided on site in accordance with the recommendations in the updated Preliminary Ecological Appraisal report (AECOM, September 2021).
Reason: To ensure that adequate provision for bio-diversity improvements is achieved on site.

INFORMATIVES:

Proactive Statement – This decision has been reached taking into account paragraph 38 of the National Planning Policy Framework.

Notification of intention to connect to the public sewer under S106 of the Water Industry Act Approval and consent will be required by Anglian Water, under the Water Industry Act 1991. Contact Development Services Team 0345 606 6087.

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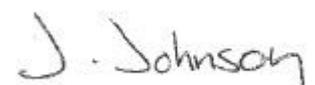
Protection of existing assets - A public sewer is shown on record plans within the land identified for the proposed development. It appears that development proposals will affect existing public sewers. It is recommended that the applicant contacts Anglian Water Development Services Team for further advice on this matter. Building over existing public sewers will not be permitted (without agreement) from Anglian Water.

Building near to a public sewer - No building will be permitted within the statutory easement width of 3 metres from the pipeline without agreement from Anglian Water. Please contact Development Services Team on 0345 606 6087.

The developer should note that the site drainage details submitted have not been approved for the purposes of adoption. If the developer wishes to have the sewers included in a sewer adoption agreement with Anglian Water (under Sections 104 of the Water Industry Act 1991), they should contact our Development Services Team on 0345 606 6087 at the earliest opportunity. Sewers intended for adoption should be designed and constructed in accordance with Sewers for Adoption guide for developers, as supplemented by Anglian Water's requirements.

You are advised that this proposal may require separate consent under the Building Regulations and that no works should be undertaken until all necessary consents have been obtained. Advice on the requirements of the Building Regulations can be obtained from the Building Control Section, Places Directorate, Rutland County Council.

Decision Date: 19 November 2021



Proper Officer of the Council

PLANNING PERMISSION

IMPORTANT NOTES

1. Please quote your application reference number (shown overleaf) in all relevant correspondence.
2. **Appeals to the Secretary of State**
 - If you are aggrieved by the decision to grant permission subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government under Section 78 of the Town and Country Planning Act 1990.
 - If you want to appeal, then you must do so using a form which you can obtain from: Initial Appeals, Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN. Tel No: 0303 444 5000 Email: <https://www.gov.uk/appeal-planning-decision> The Planning Inspectorate have an online appeal service which you can use to make your appeal. You can find the service through the Appeals area of the Planning Portal.
 - Appeals must be made within **six months** from the date of this decision notice.
 - The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that having regard to Sections 70 and 72(i) of the Act, to the provisions of the development order and to any directions given under the order, the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed.