

STRETTON PLANNING APPLICATIONS : 2025-2026						
NUMBER	ADDRESS	DESCRIPTION	MINUTE	SPC Position	RCC Decision	SPC COMMENTS SUBMITTED
2025/0445/LBA 2025/0450/FUL	The Granary Rookery Lane Stretton Rutland LE15 7RA	Section 73 Application to vary condition 2 in relation to 2023/0321/FUL (Replace all external doors, windows and roof windows, except front door).	2025-12		Granted	
2025/0695/FUL	The Shires School Shires Lane Stretton Rutland LE15 7GT	Provision of new site boundary fencing to part boundary at the front and side of the site. To include automatic site entrance gates.	2025-36	Object	Granted	Stretton Parish Council notes the proposed position and width of the entrance formed by the new gates which could likely cause a restriction on two-way traffic flow, both in to and out of The Shires, as well as for traffic travelling along Shires Lane. The Parish Council is also concerned about the potential disruption for the land owner to access his fields, especially with larger agricultural equipment through the proposed new gates, as well as broader concerns for the safety of road users (local residents and other commuters trying to access the A1) when navigating potential delays (caused by restricted traffic-flow in and out of The Shires) on the 60mph carriageway. The Council therefore objects to the planning application.
2025/0419/FUL 2025/0436/LBA	Deer Valley 10 Stocken Hall Stretton Rutland LE15 7RY	Installation of Heritage Velux Window.	2025-61	Neutral	Granted	The Parish Council does not object to the application.
2025/0789/FUL	Training Facility New Road Stretton Rutland	Proposed Briefing and Education / Training Facility	2025-61	Neutral		The Parish Council does not object to the application.
2025/0840/CAT	The Manor Manor Road Stretton Rutland LE15 7QZ	T11 - Larch - Fell. The tree is in serious decline with significant dieback.	2025-61	Neutral	Granted	The Parish Council does not object to the application.
2025/0862/FUL	Stone Ridge House Manor Road Stretton Rutland LE15 7QZ	Wooden Summer House to be used as a hobby room. Interlocking tongue and groove construction, with shallow double pitched roof.	2025-61	Neutral	Granted	The Parish Council does not object to the application.
2025/0911/FUL	2 Walnut Close Stretton Rutland LE15 7QQ	Erection of summer house in rear garden	2025-61	Neutral	Granted	The Parish Council does not object to the application.
2025/0853/CAT	Land To The West Of Manor Bungalow Farm Spinney Lane Stretton Rutland	Trim branches of 5 No. Sycamore trees. Trees A - B, 30 metre reduction. Trees C - D, 25 metre reduction. Tree E, 15 metre reduction.	2025-61	Neutral	Provisional TPO	The Parish Council does not object to the application.
2025/0957/LBA	The Manor Manor Road Stretton Rutland LE15 7QZ	Insertion of bathroom vent in first floor gable wall in Grade II listed building.	2025-61	Neutral	Granted	The Parish Council does not object to the application.
2025/1057/FUL	Meadow Croft Barn Rookery Lane Stretton Rutland LE15 7RA	Retrospective application for 8 new roof lights.			Granted	
2025/1129/FUL 2025/1130/LBA	The Granary Rookery Lane Stretton Rutland LE15 7RA	Provision of new log burning stove and external flue and extension of existing flue.			Granted	
2025/1372/CAT	Hollytree Cottage Clipesham Road Stretton Rutland LE15 7QS	Fell 5 no. Ash & 1 no. sycamore tree(s) on the west side of Stocken Road along the boundary of Holly Tree Cottage.	2025-86	Object	Application Withdrawn	The Parish Council objects to planning application 2025/1372/CAT because the application is short on detail and does not identify which trees are specifically proposed for felling. The application contains no consideration for the possible effects felling could have on Stocken Hall Road which often floods close to the area described in the application. The Parish Council recognises the potential danger of trees falling in this area, as evidence by the recent tree fall during a storm.
2025/1526/ADV	Land Adjacent To Ram Jam Services Great North Road Greetham Rutland	1 no. internally illuminated totem sign.	2025-98	Object		Stretton Parish Council objects to the application for the following reasons: A) Highway safety and driver distraction: Road users travelling northbound and southbound on the A1 may be distracted by the proposed 12-metre illuminated totem, particularly given the lack of clear advance signage indicating where to exit the A1 to access the B668. There is no physical barrier between the A1 southbound carriageway and some residential properties in Stretton, which increases the potential consequences of driver error. The Parish Council considers that the presence of a tall, illuminated structure close to the carriageway could significantly increase the risk of accidents, especially in wet conditions when glare from the illuminated totem may further impair driver visibility. B) Inadequate signage and potential unsafe manoeuvres: The absence of 'III, II, I' countdown markers on the A1 northbound approach to the B668 exit may encourage drivers to attempt to leave the A1 at a late stage. This could result in drivers entering and crossing the garage forecourt in an attempt to access Wendy's, creating a potential conflict with other vehicles and pedestrians. Furthermore, the two-way access shown between the garage forecourt and Wendy's on Drawing Existing A1.0 Rev A appears to misrepresent the current traffic flow signage and restrictions in place, which is a cause for concern. C) Excessive height of the proposed totem: The application provides no clear justification for the proposed height of 12 metres. Stretton Parish Council considers this height to be excessive and believes that a similar visual and functional effect could be achieved using a shorter totem, or through alternative signage solutions located closer to the A1/B668 exit points. The current proposal appears disproportionate to its surroundings and lacks sufficient evidence to demonstrate that a 12-metre structure is necessary. D) Light pollution and impact on village character: Light pollution is a significant concern for residents of Stretton, particularly those living directly opposite the proposed totem site. There is widespread concern within the community that the character and rural tone of the village would be adversely affected by the introduction of a 12-metre illuminated sign. The Parish Council notes that the application does not specify any limitations on the hours during which the totem would be illuminated, nor does it assess the cumulative impact of illumination on nearby residential amenity. CONCLUSION: Stretton Parish Council has not been provided with sufficient information regarding restrictions on illumination hours or a robust justification for the proposed height of the totem. The Parish Council therefore questions whether reduced illumination hours and/or a reduced height could achieve the same purpose while significantly mitigating the identified concerns. The Council also asks whether relocating signage to positions further in advance of the A1/B668 northbound and southbound exit ramps, alongside improved "Services" and "Wendy's" signage for A1 users, has been properly considered as a safer and more appropriate alternative.
2025/1526/ADV (revised)	Land Adjacent To Ram Jam Services Great North Road Greetham Rutland	1 no. internally illuminated totem sign.				
2025/1557/FUL	Jacobs Barn Rookery Lane Stretton Rutland LE15 7RA	Retrospective Application to replace 12 timber windows with R9 Heritage Windows in clotted cream finish. Replace 1no. R9 Heritage Window in clotted cream finish with a slimline	2025-98	Support	Granted	SPC has no objections and supports the retrospective application. SPC is, however, content that the recently installed composite window is in keeping with the character and aesthetic of the conservation village and neither suggests nor recommends to change the window.
2026/0135/CAT	Woodcote House Clipesham Road Stretton Rutland LE15 7QS	(T1) 1 no. Beech - Reduce stem over drive with included bark by drop crocheting as per annotated photograph by up to 5m. Pull in house side lateral branches by up to 3.5m and crown raise to 5m. (T2) 1 no. Sycamore - Crown raise to 5m over garden as per annotated photograph.				

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