



**Rutland**  
County Council

Rutland County Council  
Catmose  
Oakham  
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LE15 6HP

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Langham Parish Council  
3 Ruddle Way  
Langham  
Rutland  
LE15 7NZ

Reference: 2025/0610/MAR  
Case Officer: Bob Young  
Case Officer Tel: 01572 758497

Date: 3 December 2025

Dear Mrs Helen Duckering

Town and Country Planning Act 1990

Town & Country Planning (Development Management Procedure) (England) Order 2015

**PROPOSAL Reserved Matter Application in relation to appearance, landscaping, layout and scale pursuant to planning permission ref. 2023/0577/FUL for the erection of 50 no. residential dwellings (Use Class C3) associated access and other infrastructure.**

Land On The North Side Of Cold Overton Road Langham Rutland

I refer to the above planning application that will be reported to the Planning Committee at the next meeting on **16th December 2025**. You are welcome to attend the Committee meeting held in The Council Chamber, Catmose Street, Oakham, Rutland. **The meeting will start at 7 pm however please ensure you arrive in plenty of time prior to the start, by 6.45 pm.** Please note that there is limited available seating for members of the public so we would therefore kindly ask that you please reserve a seat by contacting the Governance team at [democraticservices@rutland.gov.uk](mailto:democraticservices@rutland.gov.uk).

For those unable to attend in person, the meeting will also be available to listen to live via Zoom. A link to the meeting can be found at the start of the agenda which is accessible using the link below.

The Officers Committee report will be available to view via the Rutland County Council website 5 working days before the meeting by clicking on the following link:-

<https://rutlandcounty.moderngov.co.uk/ielistmeetings.aspx?committeeld=275>

The Council has adopted public speaking at meetings of the Planning Committee and it forms part of the Constitution. As a result, the Public, Parish and Town Councils and applicants, or their agents, are now entitled to speak at the Committee meeting. Full guidance on Who can speak and how to register to speak can be found by clicking on the link to the guidance document below.



<https://rutlandcounty.moderngov.co.uk/documents/s23324/Part%205e%20-%20Codes%20and%20Protocols%20-%20Public%20Speaking%20Scheme%20for%20Planning%20Applications%20May%202023.pdf>

Public speaking in relation to an application is only allowed at one Planning Committee meeting. There will be no further public speaking at any second or subsequent meeting (for example, if an item is deferred) unless officers advise that there has been a significant change in planning circumstances since the first meeting.

If you would like to speak at the committee and there has been no previous public speaking on the matter, please notify [democraticservices@rutland.gov.uk](mailto:democraticservices@rutland.gov.uk) by midday on 12th December 2025.

Should you require any clarification of the above points, please do not hesitate to contact the Case Officer above.

Yours sincerely

**Bob Young**  
Interim Principal Planning Officer

In order to comply with the Data Protection Act and the General Data Protection Regulation (GDPR), which came into effect in May 2018, we have to provide you with information about the personal data you give to us. This information is set out below:

Rutland County Council is the data controller for the personal information you may provide. You can contact us by phone on 01572 722577, via email to [dataprotection@rutland.gov.uk](mailto:dataprotection@rutland.gov.uk) or by writing to us at Data Protection, Catmose House, Oakham, Rutland. LE156HP

Your information will be used so that we can assess the impact of the application upon you and contact you if necessary.

Your personal data may be shared with other teams within the council in order to provide a service to you, to ensure our records are kept up to date or otherwise where we are required to do so under other legislation. We may share the data with third parties if we are required by law to do so, this may include the Police or Government Agencies. We will not sell your data or use it for marketing purposes without your consent.

We will keep your data permanently as we hold planning applications permanently. This is in accordance with current legislation.

You have the following rights under the GDPR. Please note not all of these rights apply to all processing. Further details on each right can be found on our website (<https://www.rutland.gov.uk>)

- The right to be informed.
- The right of access.
- The right to rectification
- The right to erasure
- The right to restrict processing
- The right to data portability
- The right to object
- Rights related to automated decision making, including profiling'

If you are not happy with the way the council is handling your personal information you have the right to lodge a complaint with the Information Commissioner's Office.