

Minutes of Langham Parish Council Meeting held on 28th July 2009

Attendance

Cllr R Hosmer Chair
Cllr G Kirk
Cllr R Wright
Cllr R Bailey
Cllr J Higgins
Cllr P Duncan
Cllr F Mitchell
Cllr H Crouch

1. Apologies and declaration of Interest

Apologies were received from Cllr A Pickard.

Cllr Mitchell declared an interest if Gates nursery was discussed.

Cllr Higgins declared an interest if the planning application for Ruddle Way was discussed.

2. Minutes of meeting held on 26th March 2009

P481 5c The minutes to be amended to read ' Cllr Wright advised that the Village signs were installed as a result of the Millennium activity and not as a result of additional money being available due to the Millennium. FT

P483 6i Last sentence relating to the requirement of a donation to the CPRE at the AGM to be deleted. FT

P487 8b The first two paragraphs to be deleted as it became unnecessary given the information received afterwards. FT

P480 4i The wording of 'Old Clerk' to be changed to read 'previous clerk.' FT

The Minutes were signed as correct. Proposed Cllr Duncan
Seconded Cllr Higgins

3. Matters Arising

a. Seat on Oakham Road

The Clerk advised that there were 2 suitable seats and asked the council's opinion.

Both are manufactured by Orchard Furniture. The first 'Coxes', made from Iroko, is similar to that outside the Post Office in Oakham which has proved to be a durable design. This has a price of £356+VAT.

The second is more of a traditional design with arms at either end. This can be made from either Iroko or Oak, whilst the latter is more expensive the company recommend the Iroko as harder wearing. This costs £392 + VAT.

The council agreed to go for the Coxes design 1800mm in length.

Position to be next to current seat to avoid having to dig up concrete.

Cllr Kirk asked if current seat still usable. Cllr Hosmer advised that it

was being replaced as it would soon no longer be safe and as such it was not advisable to give for use elsewhere.

Prior to placing order Clerk to check installation acceptable with Highways. FT

Cllr Hosmer to contact P Burdett to see if he is able to install RH

Cllr Mitchell asked who had written the request for memorial seats which had appeared in the Langham News. He advised that his wife had expressed an interest.

Clerk to send details of brochure to Cllr Mitchell FT

Cllr Hosmer to discuss with Cllr Mitchell RH

b. Village sign

Cllr Higgins updated the council on the progress to date. Advised the council that there are two options.

1. Move the stone monument, dated at no later than the 11th century, and currently situated in the churchyard, to form the focal point of the sign.
2. Commission a designed wooden name sign

1. Move the stone monument

Mike Frisby has been consulted regarding the historical implications of use of the ancient stone monument. As Langham Churchyard is now administered by Rutland County Council (RCC) The RCC Conservation Officer Michael Woods to be consulted on the removal of the stone to another site in principle. MF may also consult planning officer Mr Trubshaw.

Further MF will make unofficial soundings with an English Heritage official who knows Langham through the work done recently by the History Group for 17C families in the village. This may take longer.

Locally, other villages have used ancient stone or reconstructed monuments in central parts of the village, eg Rockingham, Lyddington and Colston Bassett, the latter as reconstructed monument by National Trust. JH advised that costings may be irrelevant if the stone cannot be moved either physically or by non-agreement.

Cllr Wright to speak to MF regarding the progress on these issues. RW

2. Commission a Designed Wooden Name Sign.

Cllr Higgins had consulted Mrs Jenny Lacey, Parish Clerk Whissendine regarding the village sign which was inaugurated around the Millennium. The total work – design and produce was approximately £1500. Mrs Lacey would be able to give further information if required.

Cllr Mitchell suggested that a possible third option would be a commissioned piece of stonework by a local stonemason.

Cllr Higgins advised that a funding source would be needed which may differ significantly depending on the route chosen and that it should remain on the agenda for the village.

Cllr Duncan restated his belief that a sign was an unnecessary use of public funds.

c. Gates on Church St footpath

Cllr Hosmer advised the council that P Burdett had removed the broken gate and he had quoted as of 29th May to supply and fit 2 new gate posts.

Cllr Mitchell questioned whether there was a need to replace the gates.

Cllr Hosmer informed the council of the original reasoning behind the gates being installed, being to prevent a horsebox from being parked regularly in the public footpath hence blocking it. He also advised that the horsebox is no longer a problem.

This discussion widened to the issue of the proposed porch on council land. Cllr Hosmer informed the meeting that Mr Gowtage the parish council solicitor had advised him that the parish had no rights over the land.

Cllr Kirk suggested reviewing the microfiche at the council office to find the details of the sale of the land to the electricity board in 1995 and the allocation of the land in 1970's.

Cllr Hosmer advised that Mr Gowtage was in receipt of this information when the advice was given.

Cllr Mitchell raised the matter of prescriptive easement whereby if you maintain a piece of land for between 12-16 years without contestment you can apply to have that land half registered. After a further 5 years you gain registered title.

Cllr Duncan suggested that the council offer to sell him the land for a small charge. Council discussed whether Mr Abel Smith believes that the land is already his, no consensus was reached.

Cllr Mitchell suggested giving him 1m of land around his house in return for a donation to the parish, perhaps for the erection of a seat in the village. Cllr Wright advised that it may not be legal to dispose of the land. Cllr Wright felt that it was appropriate to gain legal advice. Cllr Duncan was not in favour of spending additional money on this legal advice.

d. Grants to Church and Baptist Chapel

Cllr Hosmer proposed maintaining the grants at the 08/09 rates. £400 to the Langham Baptist Church and £600 to the Langham Parochial Church Council. Clerk to arrange cheques.

FT

e. Cllr Higgins asked if item 14c from previous minutes regarding the intention to donate further books to Langham Primary School had been addressed. Cllr Hosmer informed the council that this had not yet been actioned. Cllr Hosmer to do once schools return in September.

RH

f. Cardiac resuscitation machine

Cllr Hosmer updated the council on the price of a cardiac resuscitation machine as discussed in previous meeting. The price ranges between £850 and £2000 plus the cost of the cabinet. The cabinet would require a power supply and heat to remain operable and would last approx 5 years. Cllr Wright advised that the village had an aging population. Cllr Crouch reminded everyone that the village is in the fortunate position that it is only 5minutes away form Oakham ambulance station. Cllr Mitchell suggested a cost / benefit analysis. Cllr Higgins stated she was

not in favour due to the service currently available and suggested speaking to the doctors at the Oakham surgery and asking their opinions. Cllr Crouch announced that he would rather contribute towards the Oakham service or Air Ambulance.

No further action to be taken at this time

4. Correspondence

a. Letter of thanks from the Langhams Woodlands Group.

Cllr Hosmer read out a letter of thanks from the Group Chairman Laurence Martyn regarding the donation of £50 which the Parish Council had made. Cllr Hosmer observed that the letter does not include the amount. Cllr Hosmer to request a note with the amount on to go in the financial records.

RH

b. Roadworks on A606

Cllr Hosmer read out a notice from RCC regarding the road works to take place on the A606 from the 1st October for a max of 18months – although the work itself is expected to take approx 10 weeks. Clerk to post the notice.

FT

c. Letter from Mike Frisby

Cllr Hosmer read out a letter from Mike Frisby regarding the absence of apologies from some of the councillors unable to attend the last meeting. Cllr Duncan suggested that the comments be noted.

d. RCC weekly bulletin.

Clerk to circulate

e. Cllr Hosmer read out the letter from Lutterworth Town Council regarding the sale of a trailer.

f. Rural Community Council Trustees

Cllr Hosmer asked if anyone interested in becoming a Trustee of the RCC – no interest shown.

g. George Phillips Awards

Cllr Hosmer read out the details of the George Phillips Award awarded annually for buildings that conserve the environment . No nominations.

h. Eric Davies letter regarding speeding in the village.

Cllr Hosmer read out the letter form Mr Davies. The letter covered the ongoing speeding problem on Cold Overton Road. He expressed frustration in the lack of feedback with respect to speed checks and the general recognition that speed checks rarely catch the normal speed of motorists as they inevitably slow prior to a reading being made. Mr Davies asked to be invited to the next Parish Council meeting when this matter will be discussed and reiterated his invitation for councillors to stand in his workshop to observe the traffic for themselves.

Cllrs understand and agree that there is a problem. Cllr Higgins stated that the letter should be respected and sent to an appropriate official at county council.

Cllr Crouch advised that he had had a recent conversation with Chris

Millwood who has performed the recent speed checks. Mr Millwood advised that they are aware of the problem in Langham and that it is recognised that the cars slow down as they go through the speed check and this is noted.

Cllr Duncan suggested the possible resiting of the 30mph sign further out of the village.

Clerk to forward letter to highways authority and to Inspector Johnny Monks to ask for their comments. FT

Clerk to send a letter to Mr Davies advising him of actions taken. RH

Cllr Wright also raised the matter of businesses being run from Houghtons Farm and that these may increase the traffic along Cold Overton Road. Cllr Mitchell advised that these businesses are very small scale and unlikely to impact traffic levels. FT

Cllr Hosmer advised of the Weighbridge up there.

i. Letter of thanks from headmistress Langham Primary School
Cllr Hosmer read out the letter of thanks for the donation of the Langham History book to the school. This was well received by all.

Cllr Hosmer advised that further correspondence relating to planning matters would be covered under Planning.

5 Finance

a. Current Financial position

The clerk presented the accounts and advised that they are in line with budget. The overspends are as a result of timings of the budget and will be in line with budget at year end.

The clerk advised of the differences between 07/08 and 08/09 spends on Grants and advised that these were due to start up costs of the village post office.

5. Finance Report

Langham Parish
Council

Finances April 2009 - March 2010

The financial year is divided into six two-month periods.

	2009-10	Year to date:			Current period:		
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
							2
INCOME							
Precept:	16,000.00	16,000.00	16,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights:	700.00	0.00	0.00	0.00	0.00	0.00	0.00
Burial Ground:		0.00	840.00	840.00	0.00	0.00	0.00
Admin fees:		0.00	50.00	50.00	0.00	0.00	0.00
Insurance:		0.00	0.00	0.00	0.00	0.00	0.00
Sundries:		0.00	0.00	0.00	0.00	0.00	0.00
Interest:		0.00	19.08	19.08	0.00	7.29	7.29
VAT:	1,000.00	1,000.00	1,185.00	185.00	1,000.00	1,185.00	185.00
		0.00		0.00	0.00	0.00	0.00
TOTAL:	18,700.00	17,000.00	18,094.08	1,094.08	1,000.00	1,192.29	192.29
EXPENSES:							
Clerk's Salary:	2,400.00	800.00	744.75	55.25	400.00	372.75	27.25
Clerk's Expenses:	150.00	50.00	27.92	22.08	25.00	0.00	25.00
Street Lights:	4,230.00	1,410.00	944.11	465.89	705.00	-123.98	828.98
Burial Ground RCC:	600.00	200.00	160.00	40.00	100.00	0.00	100.00
Grounds & Open Space:	7,100.00	2,366.67	2,292.99	73.68	1,183.33	1,240.00	-56.67
Insurance:	1,000.00	333.33	1,005.96	-672.63	166.67	1,005.96	-839.29
Admin:		0.00	50.00	-50.00	0.00	0.00	0.00
Sundries:	500.00	166.67	80.42	86.25	83.33	0.00	83.33
Recreation Ground:	850.00	283.33	50.00	233.33	141.67	50.00	91.67
Grants:	1,700.00	566.67	50.00	516.67	283.33	50.00	233.33
Bus Shelter:		0.00	0.00	0.00	0.00	0.00	0.00
Audit:	150.00	50.00	135.00	-85.00	25.00	135.00	-110.00
Subscriptions:	400.00	133.33	353.37	-220.04	66.67	0.00	66.67
Hall Rental:	120.00	40.00	37.00	3.00	20.00	0.00	20.00
Chairmans Fund:	100.00	33.33	9.99	23.34	16.67	0.00	16.67
Contingency:		0.00	0.00	0.00	0.00	0.00	0.00
Post Office:		0.00	0.00	0.00	0.00	0.00	0.00
VAT:		0.00	141.63	-141.63	0.00	-25.65	25.65
		0.00		0.00	0.00	0.00	0.00
TOTAL:	19,300.00	6,433.33	6,083.14	350.19	3,216.67	2,704.08	512.59
OVERALL SURPLUS/DEFICIT:	-600.00	10,566.67	12,010.94	1,444.27	-2,216.67	-1,511.79	704.88

Closing account mgmt acct		9,837.51
Ordnance Survey	62.96	
Cory Enviromental	221.38	
Expenditure		<u>284.34</u>
Rutland CC Grass	1,133.30	
Income		<u>1,133.30</u>
Closing account for y/e		10,686.47
Current a/c: at 1 Apr 09:	4,647.99	
Deposit a/c: at 1 Apr 09:	8,611.03	
Less uncleared cheques/income	<u>2,572.55</u>	
Opening balance:		10,686.47
Income to date:	18,094.08	
Expenditure to date:	<u>6,083.14</u>	
Surplus/deficit to date:		<u>12,010.94</u>
Balance at 31/5		<u>22,697.41</u>

5	<p>b. Accounts for payment.</p> <p>i. Insurance. The clerk informed the meeting that Insurance only covers those between the ages of 16 and 80. Cover can be extended to include those over the age of 80. A letter from the clerk or the councillor himself is required confirming date of birth, home address and a line that they are in good health and able to carry out duties required. Cllr Hosmer to get together these details for relevant councillors and volunteers working with the Woodlands Group.</p> <p>The clerk also advised that to increase the Personal Accident cover from £50,000 to £100,000 would cost an additional £105 on an annual policy of £1,005.</p> <p>Cllr Wright felt that £50,000 was not enough and this should be increased. Cllr Mitchell felt that the amount was adequate and that any additional spend was unnecessary. Cllr Mitchell suggested taking advice from the Parish Council Association. Cllr Wright pointed out that the Insurance premium with this new company was significantly cheaper than the previous broker and that the additional cover would still leave the premium less than before. Cllr Duncan proposed leaving the cover as is. 3 votes Cllr Wright proposed extending the cover 3 votes. 1 abstention. Before the chairman cast his vote Cllr Higgins proposed that before making a decision the council find out what other councils do. Clerk to contact other clerks to ascertain their level of cover.</p> <p>ii. Pole bracket on Junction Ashwell Rd / Burley Road</p> <p>The clerk advised that a letter had been received from EON advising of a damaged pole bracket on the junction of Ashwell Rd and Burley Road . The quote to replace the damaged bracket was £185 + vat. Cllr Duncan advised that this should be covered by Insurance. Clerk to investigate insurance and to contact EON to arrange for the work to be done.</p>	<p>RH</p> <p>FT</p> <p>FT</p>
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Planning

Ref No	Address	Proposal	Granted/Refused
FUL/2008/0693/NH	Rutland Garden Centre	Retrospective Application for retail with storage over.	G
FUL/2009/0126/NT	Manor Farm , Manor Lane	Erection of general purpose shed (revised)	G
FUL/2009/0143/APB	6 Melton Road, Langham	Garage frontage chg to brick	G
FUL/2009/0149/APB	15 Ruddle Way, Langham	Replacement of garage roller doors	G
FUL/2009/0221/PG	Rutland CC Depot , Ashwell Rd, Langham	Depot to Small business offices	G
FUL/2009/0154/APB	52 Well Street, Langham	2 porches and bank repair	G
FUL/2009/0277/NT	Land adj to 24 Church Street, Langham	2 Storey Dwelling House	G
FUL/2009/0238/APB	8 Fairfield Close, Langham	Ground floor extension - replacing garage	G
FUL/2009/0246/JM	Langham Bowls Club 39 Manor Lane	Wooden Storage Shed	G
PTA/2009/0301/APB	5 Oakham Road , Langham	Raise crown of 3 Corsican Pines	G
CAT/2009/0424/APB	29 Cold Overton Road	Various work to 27 trees	G
FUL/2008/0770/BL	Rutland Garden Centre	Sandwich bar	R
FUL/2009/0092/JM	Church View, 30 Church Street	2 Storey extension to garage	R
FUL/2009/0331/PG	Rutland Garden Centre, Ashwell	Change of use from adjacent agricultural field to garden centre extension	R
FUL/2008/0208/Dh	Rutland Garden Centre	Retrospective change of use	W
FUL/2008/0698/BL	Rutland Garden Centre	Retrospective change of use	W
FUL/2008/0692/NH	Rutland Garden Centre	Erection of retail building	
FUL/2008/0804/NT	24 Kimball Close, Ashwell	2 Storey extension	
FUL/2009/0014/NT	Rutland Polo Club	Retrospective Club House	
FUL/2008/1069/JM	20 Kimball Close	Stable Block	
FUL/2009/0300/JM	20 Kimball Road, Ashwell	2 storey extension	
FUL/2009/0442/APB	The Moorings, 56 Church St	Replacement of rotten timber windows with painted PVCu	
FUL/2009/0449/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of first floor of retail unit from storage to living accom revised FUL/2008/0208	
CAT/2009/0557/APB	Green Cottage, 33 Church Street	Pollard 1 no. Ash tree	
CAT/2009/0537/APB	28 Burley Road Langham	Reduce 1 no. Conifer by 40%	
FUL/2009/0309/JM	37 Church Street	Replace old timber windows with white UPVC to front elevation	

CAT/2009/0536/APB	Rutland Vintners, 30 Burley Road	Revised Fell 1 Conifer and reduce conifer by 40% - (Fell 1 Holly bush and reduce conifers by 40%)
CAT/2009/0538/APB	25 Church Street	Fell 2 Ilex trees
FUL/2009/0232/APB	7 Ruddle Way, Langham	Construction of first floor balcony to rear (west) elevation
FUL/2009/0440/JM	2 Melton Road	Replacement of windows and doors to UPVC

13/05/2009	FUL/2009/0246/JM	Langham Bowls Club 39 Manor Lane	Wooden Storage Shed	The thriving bowls club is a valuable amenity for the village. No objections to the proposal. We would like to commend the excellent site plan.
13/05/2009	PTA/2009/0301/APB	5 Oakham Road , Langham	Raise crown of 3 Corsican Pines	The trees do enhance the setting of the adjacent properties. The fact the needles and cones drop is not a valid reason for carrying out proposed work. However I do consider it acceptable to carry out the work to increase the amount of light reaching the property. We do not believe the trees are subject to a TPO.
20/05/2009	FUL/2009/0300/JM	20 Kimball Road, Ashwell	2 storey extension	Whilst we have no objection to an extension in principle the proposal to extend to the South elevation would have a considerable effect on the farm and character of the locality. The adjacent properties on Kimball Close are set back from the road and the proposed extension would appear overpowering and impact the neighbouring properties. However the property does back on to open fields and the extension will not obscure the views of other houses. 2:1 recommend refusal
27/05/2009	FUL/2009/0331/PG	Rutland Garden Centre, Ashwell	Change of use from adjacent agricultural field to garden centre extension	This proposal will consist of extending the garden centre into open countryside. Although there are no plans to include any buildings we do have concerns that there will be an application to develop the land at a future date. This would be unacceptable and we are mindful of the fact that this applicant has a history of retrospective applications. There is no indication of how the additional area will be allocated: growing area, storage, parking, tunneling etc. Whilst we have no objection in principle to the garden centre being extended but we cannot recommend approval due to insufficient detailed information regarding the actual use of the land.
15/06/2009	CAT/2009/0424/APB	29 Cold Overton Road	Various work to 27 trees	These trees occupy a prominent position at the edge of the village. They have significant amenity value and do much to enhance the surrounding area. We believe some of the better specimens could be worthy of protection by a TPO. We feel the technical and tabular evaluation of the maintenance is commendable and helpful. These trees are in need of some work in order to achieve continued health and we recommend approval.
22/06/2009	FUL/2009/0442/APB	The Moorings, 56 Church St	Replacement of rotten timber windows with painted PVCu	This work was started prior to our planning committee receiving the application and is now complete. The official yellow notice informing neighbours that an application has been made was removed by persons unknown soon after RCC officials had displayed the notice on the Village Hall signpost in Ashwell Road opposite the side of the property. We note that the owner states that he was advised of the option to go ahead and then apply for planning permission retrospectively. It appears he has done the former but not applied retrospectively, we would be grateful to understand the reasoning behind such advice if it were given. The property was constructed with timber double glazed windows they look in reasonable condition although probably in need of further treatment with woodstain. The replacement windows are considerably darker than the original. The photographs supplied do not accurately reflect the original colour. As the frames are darker in colour and considerably wider than the original window frames the new windows have a detrimental effect on neighbourhood properties, the immediate area and the Conservation Area as a whole. It would be preferable if the windows were constructed of wood (which is a sustainable material and longer lasting than UPVC) and painted white (See VDS) At the very least the finish should be of a considerably lighter brown colour than that proposed.
23/06/2009	FUL/2009/0449/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of first floor of retail unit from storage to living accom revised FUL/2008/0208	Retrospective planning applications for this site continue! The site has consent for business use only and this should continue. Because of the existing businesses and the overall planning and appearance of the site a mixed business/ residential area would not be acceptable. If consent for residential use were granted this would set precedent and it would be difficult to refuse further applications for conversions of commercial units to residential use. This application was submitted earlier (also retrospectively) and then withdrawn - questions should be raised as to whether this accommodation has been used over this time. There is a low cost small unit accommodation almost opposite this site within the kennels development on Ashwell Rd. Recommend refusal.

09/07/2009	CAT/2009/0557/APB	Green Cottage, 33 Church Street	Pollard 1 no. Ash tree	Whilst it is a matter of regret that such a mature tree should require such drastic action it is a safety issue. Sadly it appears that the tree has outgrown it's location. In addition tree surgery frequently damages the normal balance of life of a tree. We have no objections to this proposal
08/07/2009	CAT/2009/0537/APB	28 Burley Road Langham	Reduce 1 no. Conifer by 40%	There is no plan showing the position of this tree included within the application. However if it refers to the conifer on the boundary with Rutland Vintners then we have no objection. If it refers to a different tree then we would need to see a relevant site plan. Recommend approval if applying to the stated tree.
06/07/2009	FUL/2009/0309/JM	37 Church Street	Replace old timber windows with white UPVC to front elevation	37 Church Street is easily seen from adjacent properties and is situated within the heart of the conservation area(Article 4/2). It is adjacent to 35 Church St (Grade 2 listed) opposite the Church of St Peter St Pauls (Grade 1 listed). A recent application to replace wooden window frames with UPVC windows in 30 Church St which is opposite this property was recently refused. The committee is then split. By some it is felt that the replacement of timber frames will alter the character of 37 Church St and have a detrimental effect on the surrounding buildings and the conservation area as a whole. By others it is felt that the UPVC windows are an improvement on rotting wooden ones and the difference is not immediately obvious. Recommend refusal 2:1
06/07/2009	CAT/2009/0536/APB	Rutland Vintners, 30 Burley Road	Revised Fell 1 Conifer and reduce conifer by 40% - (Fell 1 Holly bush and reduce conifers by 40%)	Tree 1 is a poor specimen and trees 2 &3 deprive the area of light and are now too big for their position. The prominent tree in the area is the Chestnut which would benefit from the removal and reduction in size of the conifers. Recommend approval. No objections to the revised plan
06/07/2009	CAT/2009/0538/APB	25 Church Street	Fell 2 Ilex trees	Subject to neighbours views recommend approval.
14/07/2009	FUL/2009/0232/APB	7 Ruddle Way, Langham	Construction of first floor balcony to rear (west) elevation	There is no dwelling to the rear of 7 Ruddle Way and as the property is set back from the adjacent house there is little possibility of the proposed balcony being intrusive or causing lack of privacy to neighbours. The proposed balcony is somewhat utilitarian in appearance but will have limited impact on the surrounding area as a whole.

Planning

- a. The clerk circulated the planning report. Cllr Duncan requested that the new comments as given to the council be circulated prior to the meeting. FT

Cllr Hosmer had circulated the letter from Mrs Sharon Hamilton (Rutland Garden Centre), prior to the meeting and advised the council that she had indicated that she was going to attend the meeting. Cllr Mitchell asked for a resume, which Cllr Hosmer duly gave.

Mrs Hamilton has submitted a retrospective planning application for living accommodation to be based on the garden centre site.

The council discussed the other planning applications raised in the letter and pointed out that the parish council may well have put up objections to those within the Langham parish, and had no say on those within Oakham.

Cllr Mitchell questioned whether Mrs Hamilton was aware that planning permission is given by Rutland County Council and that Langham Parish Council comments are purely advisory. Cllr Crouch commented on the issue raised in Mrs Hamilton's letter regarding the need for security on site overnight. Cllr Hosmer highlighted that this reason had not been mentioned on the actual planning application but only subsequently in the letter. Cllr Higgins stressed that the planning sub-committee can only act on what is written in the papers and reiterated that the application did not talk about security. Cllr Higgins also referred to the previous planning application which had requested a change of use but which had not stated what this change of use would be. Cllr Mitchell agreed that planning applications cannot be supported with lack of information. Cllr Crouch highlighted that trading outside of Oakham Town Centre is against policy however the council recognised that it is a thriving business which provides a useful facility to the area.

Cllr Mitchell recommended that Mrs Hamilton be advised against making retrospective planning applications and that if the support of the local community is aspired to then applications must be made in advance.

Cllr Kirk responded to the point in the letter regarding other accommodation and agreed that advice on other accommodation is not within the remit of the planning sub committee. RH

Cllr Hosmer to draft a letter to Mrs Hamilton explaining the points as discussed in the meeting

- b. 56 Church Street

Cllr Hosmer gave an update on matters arising around 56 Church St to the council.

Mr Dayman had applied for a change to his windows. ON reading the comments submitted to Rutland County Council he had contacted the clerk to ask who formed the planning committee and to ask to see the detailed notes from the members.

Upon the Chairman reviewing the comments it became obvious that there had been a few problems regarding the comments submitted and as a result the comments were immediately withdrawn.

These issues were: - a question as to whether Cllr Wright should have declared an interest in the application due to the proximity of

her house to no 56. Cllr Higgins had missed the application but to speed up the comments being submitted, had suggested that due to the time pressure, on this occasion the comments be submitted without her seeing the application. Cllr Higgins apologised for this omission. Cllr Baileys comments were inadvertently omitted from the summary comments.

Cllr Hosmer read out the letter from Mr Dayman.

Led by Cllr Duncan the council gave their full support to Cllr Wright. Cllr Duncan suggested that the council do nothing or give a robust response reminding Mr Dayman that all councillors are voluntary and do the best job they can.

Cllr Mtichell responded whilst he too wholeheartedly supported Cllr Wright, a declaration of interest should have been made and we should accept that. He suggested that the council should review current procedures and inform Mr Dayman of any changes to procedures as a result of his case.

Cllr Hosmer advised that he was now seeing comments prior to them being submitted.

The meeting discussed the matter of the planning notice and whether this should have been covered in the report. Cllr Wright felt that this was reasonable and the comment had purely highlighted that other people may not have had the chance to comment and in no way suggested that Mr Dayman had removed it. Cllr Crouch felt the comment should not have been included. Cllr Mitchell felt that the comment was open to interpretation.

Cllr Higgins reminded the council that the comments were not ratified until after the Parish council meeting. She also pointed out that the comments are only opinions and it is the County Council who make the final decision. Cllr Duncan felt it was not appropriate to respond point by point.

Cllr Duncan suggested acknowledging the letter and advising that the council will respond in due course. RH

Cllr Mitchell reiterated that he felt the letter should restate current policy, acknowledge the missed declaration of interest and advise on the procedures ongoing.

Clerk to forward letter to councillors who requested it. FT

c. 22 Melton Road

The clerk advised that the porch development at 22 Melton Road does require planning permission and that RCC have written to the owner accordingly.

7. Report from any Sub Committees

a. Work on playground

Cllr Hosmer reported that the tables in the playarea have been badly burnt. Cllr Hosmer advised that he had found the offending tool – a combination of a BBQ and a blow torch.

Pete Burdett to be contacted to quote to mend tables and paint bottom of posts RH

Cllr Mitchell suggested council provide an area for BBQs. JH to support as it changes the dynamic of those using the field.

Cllr Mitchell Proposed that we look at putting a bit of aluminium on table to allow BBQs if required.

Seconded Cllr Higgins.

Cllr Duncan to supply sheet of steel to put on the table.. PD

b. Cllr Hosmer asked if there had been any progress around fitting the padlock to the gate as the field had had cars driving around it.

Cllr Crouch advised padlock had been purchased. Cllr Crouch to fit. HC

c. Cllr Crouch advised that bark had been topped up under both bits of equipment in the play area.

Cllr Duncan excused himself from meeting 9.35 due to family commitments.

8. Report from, Meetings Attended on Council behalf.

a. Parish forum: papers to be circulated regarding Core Strategy. FT
Cllr Higgins updated the council on the Core Strategy which had been the sole topic discussed at the Parish Forum meeting. Advised that Oakham had been upgraded to the main town with Uppingham as a secondary town rather than of equal weighting as previously planned. TCllr Higgins explained there had been lots of discussion and issues around creep from Oakham to Langham – led particularly by Maureen Dodds. The edge of Langham has been established as being the boundary with the ring road.

The need for travellers location was highlighted as being urgent and not just to be left to 2012. Cllr Kirk stated that he thought the decision was to have been made last November. Cllr Mitchell advised that they have 4 years left on their appeal. Cllr Crouch highlighted the transient site on A47. Cllr Mitchell to speak with Roger Begy and report back accordingly. Clerk to send out minutes. FM
FT

b. Leicestershire and Rutland Assoc of Local Councils.
Cllr Hosmer had attended regarding Core strategy and the preferred options, however the meeting had been impacted by non members and little of importance to report.

c. Planning re Gates .
Cllr Mitchell had attended a County Council planning meeting. He advised that due to the number of members declaring and interest there was no longer a reasonable number of people in the meeting and they therefore postponed making a decision

Cllr Mitchell advised that they were still awaiting the official Retail impact assessment and Highways Impact
Cllr Crouch advised that the RIA was in and was not positive from Gates perspective. The Higways impact had fed back similar numbers to those submitted by Gates however the County Council still hold the view that it is widely acknowledged that there will be 15% increase in traffic and therefore strongly contend need for traffic calming on Cold Overton Road.

Cllr Mitchell informed the meeting that a Traffic calming scheme had been drawn up by the residents committee and the residents had agreed that if a 106 agreement was put into place agreeing to the traffic

calming scheme then they will withdraw opposition.

9. Playing field inspection rota as follows
- | | |
|--------|---------------|
| August | Cllr Duncan |
| Sept | Cllr Bailey |
| Oct | Cllr Mitchell |

10. Items for Next meeting.

Next meeting - 29th September 2009

11. a. Training Courses

Cllr Higgins advised that she is attending a course on roles and responsibilities of a councillor on Sept 21st and invited other councillors to join her. Cllr Hosmer advised that places were limited. Cllr Higgins also expressed an interest in attending 'Powers of Wellbeing' training at a later stage. Clerk to contact training providers to confirm Cllr Higgins attendance.

FT

- 12 AOB

Cllr Wright asked if there had been any progress regarding the naming of the Road. Cllr Hosmer advised that the letter had been sent to Mr Childs with suggested names and suggesting that residents be contacted.

Meeting closed 9.55