

## Minutes of Langham Parish Council Meeting held on 26th January 2010

### Attendance

Cllr R Hosmer Chair

Cllr R Wright

Cllr J Higgins

Cllr P Duncan

Cllr A Pickard

Cllr H Crouch

Cllr F Mitchell

Cllr R Bailey

Cty Cllr Wainwright

1. Apologies  
None

### Declaration of Interest

None currently

2. Minutes of meeting held on 24<sup>th</sup> November 2009  
P525 Corrected to read Cllr Wright recommended setting the Precept half way between last years level and the proposed level and not at the current Precept level as stated.

The Minutes were signed as correct.

Proposed Cllr Pickard  
Seconded Cllr Duncan

3. Matters Arising

- a. Seat on Oakham Road

Cllr Hosmer advised that the seat has been installed.

- b. Steel plate on table

Cllr Duncan apologised that he had not yet managed to get the Steel cover on for BBQ and advised that he was going to put the sheet on the table that has the marks on it. PD

- c. Noticeboard

Cllr Hosmer advised that the notice-board near Mickley Lane has been installed.

- d. Gate into playground

Cllr Duncan commented that the small gate into the playground no longer closes and suggested putting a spring on it. Cllr Mitchell questioned whether the gate was needed. No decision made. RH  
Cllr Duncan also raised the issue as to the number of notices in the playground area and suggested installing just one sign. Cllr Hosmer to look into.

- e. Community cafe

Cllr Higgins advised that the rota for the community café had been reinstalled.

4. Correspondence

Cllr Hosmer informed the meeting that a letter had been received regarding the standards complaint. In light of the paragraph at the beginning of the letter about legality of publicising content Cllr Wright requested that the letter not be read out until clarified. Clerk to contact Mr Pook. FT

5 Finance

a. Current Financial position

The clerk circulated the financial report and advised that we are currently looking at coming in ahead of budget as discussed at previous meeting.

The financial situation was accepted

proposed by Cllr Pickard  
seconded by Cllr Mitchell

b. Accounts for payment - none

## 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:		5
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
<b>INCOME</b>							
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	2,538.79	2,538.79	0.00	0.00	0.00
Burial Ground:		0.00	1,928.00	1,928.00	0.00	62.00	62.00
Admin fees:		0.00	125.00	125.00	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	30.87	30.87	0.00	0.00	0.00
VAT:	1,000.00	1,000.00	1,185.43	185.43	0.00	0.00	0.00
		0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>18,700.00</b>	<b>17,000.00</b>	<b>21,808.09</b>	<b>4,808.09</b>	<b>0.00</b>	<b>62.00</b>	<b>62.00</b>
<b>EXPENSES:</b>							
Clerk's Salary:	2,400.00	2,000.00	1,675.75	324.25	400.00	186.25	213.75
Clerk's Expenses:	150.00	125.00	222.03	-97.03	25.00	0.00	25.00
Street Lights:	4,230.00	3,525.00	2,215.60	1,309.40	705.00	0.00	705.00
Burial Ground RCC:	600.00	500.00	700.00	-200.00	100.00	0.00	100.00
Grounds & Open Space:	7,100.00	5,916.67	5,333.85	582.82	1,183.33	59.17	1,124.16
Insurance:	1,000.00	833.33	1,005.96	-172.63	166.67	0.00	166.67
Admin:		0.00	125.00	-125.00	0.00	0.00	0.00
Sundries:	500.00	416.67	124.85	291.82	83.33	0.00	83.33
Recreation Ground:	850.00	708.33	50.00	658.33	141.67	0.00	141.67
Grants:	1,700.00	1,416.67	1,150.00	266.67	283.33	0.00	283.33
Bus Shelter:		0.00	0.00	0.00	0.00	0.00	0.00
Audit:	150.00	125.00	135.00	-10.00	25.00	0.00	25.00
Subscriptions:	400.00	333.33	353.37	-20.04	66.67	0.00	66.67
Hall Rental:	120.00	100.00	37.00	63.00	20.00	0.00	20.00
Chairmans Fund:	100.00	83.33	9.99	73.34	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	426.67	-426.67	0.00	0.00	0.00
		0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>19,300.00</b>	<b>16,083.33</b>	<b>13,565.07</b>	<b>2,518.26</b>	<b>3,216.67</b>	<b>245.42</b>	<b>2,971.25</b>
<b>OVERALL SURPLUS/DEFICIT:</b>	<b>-600.00</b>	<b>916.67</b>	<b>8,243.02</b>	<b>7,326.35</b>	<b>-3,216.67</b>	<b>-183.42</b>	<b>3,033.25</b>

<b>Closing account mgmt acct</b>		<b>9,837.51</b>
Ordnance Survey	62.96	
Cory Enviromental	221.38	
<b>Expenditure</b>		<u>284.34</u>
Rutland CC Grass	1,133.00	
<b>Income</b>		<u>1,133.00</u>
<b>Closing account for y/e</b>		<b>10,686.17</b>
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:		<b>10,686.47</b>
Income to date:	21,808.09	
Expenditure to date:	<u>13,565.07</u>	
Surplus/deficit to date:		<u>8,243.02</u>
Balance at 31/5		<u><b>18,929.49</b></u>

## a. Planning update

Cllr Crouch declared an interest in the Hawksmead proposal if it were to be discussed.

- i. As a result of a planning response submitted to RCC Cllr Wright advised the council that everything that is within the curtilage of a listed building is also listed and that this continues even if a part is sold and comes under a new owner but this was not referenced.
- ii. Cllr Higgins updated the council with respect to the Rutland Garden Centre residential application and advised that as no Access and Design statement had been submitted with their application the Parish Council did not have all the required information to assist with the deliberation. Cllr Hosmer clarified that we stood behind our original comments. Cllr Crouch pointed out that they have not approached this in the correct order.
- iii. With respect to the Barn conversion near Barleythorpe Cllr Wright voiced her opinion that the prospect of a 'precedent being set' should have been included within the parish council submission as this is a 'Planning Consideration'. Cllr Hosmer felt that they had been advised not to make such a comment but conceded that the advice is not always consistent.
- iv. There was a discussion regarding the proposed extension on Jubilee Drive. Cllr Wright read out the advice from the council document issued in 2002 with respect to Extensions to houses which states that 'It is important that semi detached or detached houses should not appear to become terraced when extended to the side.
- v. There was a lengthy discussion relating to the content of comments submitted by the parish council. Cllr Wright advised that planning documents should be used in order to establish opinion. Cllr Mitchell pointed out that opinion can go against planning policy but agreed that only points of planning relevance should be put forward. It was agreed that only the opinions of the majority of the planning sub-committee should be put forward and no reference made to differing views. The majority to be decided by the number for or against with no weighting given to strength of feeling. Cllr Wright expressed the opinion that if Cllr Hosmer were to add his views then his name should be added to the names on the sub-committee. Cllr Higgins stated that the views of the sub-committee needed to be either unanimous or ratified by the Chairman but Cllrs Mitchell and Wright disagreed as responsibility is delegated to the Planning Committee. Cllr Duncan proposed that decisions submitted to the planning department should put forward a unanimous view. FT  
Seconded : Cllr Kirk Agreed unanimously.
- vi. The issue of the big development lead by Hawksmead was discussed. The proposal includes the land on the Langham side of

the Oakham bypass being converted into playing fields etc.

Cllr Wright raised the issue of all the information being given on 4 full discs and the time given in which to comment was totally inadequate. Clerk to contact the council to request a hard copy and an extension of time within which comments can be submitted. FT

Cllr Crouch informed the meeting that the plans include inaccuracies. There was a suggestion that Hawksmead be invited to come and present their case to the council but Cllr Hosmer advised that they had previously done this and councillors had attended their earlier presentations in Oakham and Barleythorpe. FT

Cllr Hosmer proposed that Parish Council obtain a Hard copy of plan and then to have an additional meeting. Nick Wainwright to be chased for his involvement. Clerk to action. (Also see additional discussions at end of meeting.)

7. Report from any Sub Committees

Cllr Pickard and Cllr Hosmer reported that the playing field had been checked, although this was impeded slightly due to the snow at the time and all looked fine.

8. Report from, Meetings Attended on Council behalf.

Cllr Higgins advised that she had been unable to attend the Parish forum due to the bad weather and that the next one is on the 4<sup>th</sup> March.

Cllr Hosmer advised that he had attended the Assoc of Parish Council meeting where the RAF Cottesmore closure and the impact it will have on the area was discussed.

At the County Council meeting Cllr Hosmer advised on the Budget meeting on Sat morning at museum. Council put forward priorities.

Susie from Cottesmore had resigned. Cllr Hosmer advised that Ron Simpson is to take over as Chairman.

9. Playing field inspection rota as follows

Feb Cllr Duncan

Mar Cllr Pickard

Apr Cllr Bailey

10. Brook Clearing

Cllr Hosmer advised that the brook was last cleared about 20 years ago and that if another clearing was required all riparian owners would need to be contacted. The last clearing was subsidised and parishioners told that it was a one off. The question as to the legality of subsidising the work was made. Cllr Hosmer advised that when the river floods it is not always the houses next to the river which flooded and therefore the state of the brook is of concern to all residents.

Cllr Hosmer advised that County Council used to do checks on the brook but this no longer occurs.

Cllr Duncan agreed that the Parish council should organise the work but should not subsidise it.

Cllr Mitchell proposed writing to the Environmental agency to ask what they recommend the Parish council do. This was agreed unanimously. FT  
Clerk to action

Cllr Higgins suggested going about the process of finding the information and planning in stages to avoid unnecessary concern. This was agreed.

11. Grass Contract

Cllr Hosmer advised that Glyn the present grass cutter was happy to continue for another year and asked the Parish council if they were happy for this to occur.

Proposed Cllr Kirk

Seconded Ray Bailey - unanimous

Clerk to contact to Mr Hubbard to let him know the decision. FT

12. Parish Meeting

The AGM was discussed with particular reference to how to get parishioners to attend.

Cllr Higgins referred all to the minutes from previous meeting and advised that the 2 topics agreed to be included were the village sign and jubilee celebrations.

Cllr Crouch recommended that all the main points be covered in a flyer and posted through doors rather than relying on people to read the village notice-boards.

The significant issue of the Hawksmead development was also felt to be needed to be discussed, and that either the AGM include this point or should an extraordinary meeting to be called to develop the views of the village. Clerk to review dates. FT

Cllr Mitchell advised that the village was unlikely to be able to impact much on the proposed plans and a more fruitful line might be to look at factors which might overcome some of the issues for the village.

These measures included potential:-

Traffic calming measures

New playground

It was agreed that an additional Parish council meeting be planned to look at the details of the Hawksmead plan. It was also agreed that the matter should be raised further at the AGM. It was suggested that people be advised of the agenda through a flyer included with the Langham News. Cllr Wright to investigate. RW

Cllr Hosmer to contact printing company to ascertain the cost of an A5 double sided print RH

Cllr Higgins to talk to Langham News distributors to ask if they would be willing to distribute with Langham News. JH

Date of Hawksmead meeting to be **Tuesday 23<sup>rd</sup> Feb at 7.30pm** in the village hall. Clerk to book room. FT

13. Items for Next meeting.

- a. Cllr Wright advised that the land next to brook had been marked on the council plan as 'neglected' and suggested that the Parish Council arrange for some work to be done to tidy it up. It was suggested that Cllr Hosmer ask Glynn to trim the area but Cllr Wright reminded the meeting that she had asked for this item to be included on the the agenda for the next meeting.

**Next meeting – Tues 30th March 2010 in the committee room.**

14. AOB

- a. Cllr Bailey advised that the problem with the church clock was a result of an electrical fault on the winding gear. The clock works but does not chime. He advised that an electrician has been contacted. RH
- b. Cllr Kirk highlighted the recent achievement of the local school in receiving an 'Outstanding' Ofsted report. Cllr Higgins suggested that a letter be sent to Langham school congratulating them on their recent 'Outstanding' Ofsted report. Clerk to action.
- c. Cllr Kirk also suggested writing a letter of condolence to Julian Jenkins regarding the sad death of his wife Ruth. Cllr Hosmer to compose the letter. FT
- d. Cllr Kirk advised that the copy date for the Langham News was 10<sup>th</sup> March RH
- e. Cllr Mitchell advised that he was not currently living in the village and asked if the Parish council would like him to resign. It was felt that this would not be necessary as Cllr Mitchell is still a landowner in the parish and it was felt that his knowledge and expertise were of direct benefit to the village.

Meeting ended 9.10pm



## Appendix A : Planning submissions

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### Planning report July 2009

Date	Ref No	Address	Proposal	Granted/ Refused
1-May-2008	FUL/2008/0208/Dh	Rutland Garden Centre	Retrospective change of use	<b>W</b>
19-Aug-2008	FUL/2008/0693/NH	Rutland Garden Centre	Retrospective Application for retail with storage over.	<b>A</b>
	FUL/2008/0692/NH	Rutland Garden Centre	Erection of retail building	
	FUL/2008/0698/BL	Rutland Garden Centre	Retrospective change of use	<b>W</b>
17-Sep-2008	FUL/2008/0770/BL	Rutland Garden Centre	Sandwich bar	<b>R</b>
	FUL/2008/0804/NT	24 Kimball Close, Ashwell	2 Storey extension	
20-Jan-2009	FUL/2009/0014/NT	Rutland Polo Club	Retrospective Club House	
	FUL/2008/1069/JM	20 Kimball Close	Stable Block	
2-Mar-2009	FUL/2009/0126/NT	Manor Farm , Manor Lane	Erection of general purpose shed ( revised)	<b>G</b>
2-Mar-2009	FUL/2009/0092/JM	Church View, 30 Church Street	2 Storey extension to garage	<b>R</b>
23-Mar-2009	FUL/2009/0143/APB	6 Melton Road, Langham	Garage frontage chg to brick	<b>G</b>
16 April 2009	FUL/2009/0149/APB	15 Ruddle Way, Langham	Replacement of garage roller doors	<b>G</b>
15 April 2009	FUL/2009/0221/PG	Rutland CC Depot , Ashwell Rd, Langham	Depot to Small business offices	G
20 April 2009	FUL/2009/0154/APB	52 Well Street, Langham	2 porches and bank repair	G
01/05/2009	FUL/2009/0277/NT	Land adj to 24 Church Street, Langham	2 Storey Dwelling House	G
01/05/2009	FUL/2009/0238/APB	8 Fairfield Close, Langham	Ground floor extension - replacing garage	G
13/05/2009	FUL/2009/0246/JM	Langham Bowls Club 39 Manor Lane	Wooden Storage Shed	G
13/05/2009	PTA/2009/0301/APB	5 Oakham Road , Langham	Raise crown of 3 Corsican Pines	G
20/05/2009	FUL/2009/0300/JM	20 Kimball Road, Ashwell	2 storey extension	
27/05/2009	FUL/2009/0331/PG	Rutland Garden Centre, Ashwell	Change of use from adjacent agricultural field to garden centre extension	<b>R</b>
15/06/2009	CAT/2009/0424/APB	29 Cold Overton Road	Various work to 27 trees	G
22/06/2009	FUL/2009/0442/APB	The Moorings, 56 Church St	Replacement of rotten timber windows with painted PVCu	G
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	
9-Jul-2009	CAT/2009/0557/APB	Green Cottage, 33 Church Street	Pollard 1 no. Ash tree	G
8-Jul-2009	CAT/2009/0537/APB	28 Burley Road Langham	Reduce 1 no. Conifer by 40%	G
6-Jul-2009	FUL/2009/0309/JM	37 Church Street	Replace old timber windows with white UPVC to front elevation	G

6-Jul-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%)	G
6-Jul-2009	CAT/2009/0538/APB	25 Church Street	Fell 2 Ilex trees	G
14-Jul-2009	FUL/2009/0232/APB	7 Ruddle Way, Langham	Construction of first floor balcony to rear (west) elevation	W
20-Jul-2009	FUL/2009/0440/JM	2 Melton Road	Replacement of windows and doors to UPVC	G
28-Jul-2009	FUL/2009/0588/NT	45 Kimball Close, Langham	Extension to front and side (N&E elevations). Erection of boundary wall and gates	G
3-Aug-2009	FUL/2009/0656/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of agricultural land to create an extension revised FUL/2009/0331	
29-Jul-2009	FUL/2009/0486	24 Kimball Close, Langham	Construction of 2 storey extension to side (west) revised 2008/0804	
4-Aug-2009	CAT/2009/0704/APB	3 Harewood Close	Fell 1 Cherry Tree	G
3-Aug-2009	CAT/2009/0662/APB	1 The Bungalows Bridge Street	Fell 1 conifer tree	G
17-Aug-2009	FUL/2009/0638/NT	40 Melton Road	Creation of new vehicular access	R
18-Aug-2009	FUL/2009/0696/NT	The Rookery, 2 Church Street	Replacement of timber door and window to UPVc	G
18-Aug-2009	FUL/2009/0697/NH	The Paddocks, Sharrads Farm, Burley Road	Variation of agricultural occupancy Condition no4	
19-Aug-2009		20 Kimball Close	Ground floor extension to south	G
24-Aug-2009	CAT/2009/0783/APB	7 The Range	Work to 6 trees	
25-Aug-2009	FUL/2009/0811/APB	Tweeny Cottage, 16 Church St	Reclaimed brick and stone wall to east boundary	G
1-Sep-2009		Langham Cof E School	wall	
1-Sep-2009	CAT/2009/0816/APB	3 Grange Close, Langham	Fell 1 fir and prune 1 cherry tree	G
8-Sep-2009	FUL/2009/0858/NT	4 Orchard Rd, Langham	2 storey extension to nth side	G
7-Sep-2009	FUL/2009/0837/NT	Ostlers Cottage, 63 Church Street	1st floor extension to south elevation	R
15-Sep-2009	CAT/2009/0905/APB	8 Fairfield Close, Langham	Fell 4 trees - various	G
22-Sep-2009	LBA/2009/0845/PG	The Old Hall , Church St	Refurbishment of Gatehouse buildings	
22-Sep-2009	LBA/2009/0818/PG	The Old Hall , Church St	Blocking of doorways to facilitate division of property into 2 dwellings	
22-Sep-2009	LBA/2009/0847/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	
22-Sep-2009	LBA/2009/0733/JM	13 Church Street	Installation of 2 Velux windows to rear	G
23-Sep-2009	FUL/2009/0866/NT	Huntsmasters House, 22 Kimball Close	Chg of use from residential (3) to mixed use B&B(C1) and resid(3)	
23-Sep-2009	FUL/2009/0844/PG	The Old Hall , Church St	Refurbishment of Gatehouse outbuildings (43a, 45 and 47 Church St)	
24-Sep-2009	FUL/2009/0817/PG	The Old Hall , Church St	Conv of property into 2 residential units	
24-Sep-2009	FUL/2009/0846/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	
29-Sep-2009	CAT/2009/0972/APB	Land between Ruddle Way and Harewood Close Langham	Work to 13 trees	G
29-Sep-2009	CAT/2009/0949/APB	Land at end of Ruddle Way	Work to 54 trees	G
6-Oct-2009	FUL/2009/0919/APB	6 Ruddle Way	Conv of double garage to bedroom, bathroom and store + additional window	G

20-Oct-2009	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch	
21-Oct-2009	CAT/2009/1069/APB	39 Church St	Reduce crown of 3 trees	G
2-Nov-2009	LBA/2009/1084/APB	The Forge, 22 Well Street	Internal alterations to walls, doors and ceilings	G
2-Nov-2009	LBA/2009/1081	13 Bridge Street	Replacement of 4 windows and 1 door with UPVC	
10-Nov-2009	CAT/2009/1170/APB	9 The Range, Langham	Fell 1 conifer tree	
16-Nov-2009	FUL/2009/1146/PG	Land adj 6 Grange Close	Erection of single dwelling house & new vehicle access	
16-Nov-2009	PTA/2009/1212/APB	Old Hall 43 Church Street	work to 8 protected trees	
17-Nov-2009	FUL/2009/1210/PG	Land at 482768 309456 Manor Lane, Barelythorpe	Restoration and ext of agricultural building to form residential property	
23-Nov-2009	FUL/2009/1190/APB	44 Church St, Langham	Construction of 2 storey ext to side (E) elevation	
24-Nov-2009	CAT/2009/1169/	41 Manor Lane	Fell 2 sycamore trees	G
16-Nov-2009	CAT/2009/1228/APB	The Old Hall 43 Church St	Pruning work to 6 Magnolia trees	
7-Dec-2009	CAT/2009/1275/APB	19 Orchard Rd	Fell 1 Leylandii tree	
4-Jan-2010	FUL/2009/1204/NT	3A Jubilee Drive	Erection of 2 storey terraced dwelling house	
6-Jan-2010	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch revised	
13-Jan-2010	OUT/2009/1306/NH	Land between Barleythorpe, Oakham bypass and Rutland College & Land north of Oakham Bypass	Outline application for residential development including local centre and ancillary services.	

## **Appendix B – Planning comments submitted**

**FUL/2009/1146/PG**

**Land adj Grange Close**

**Erection of a single dwelling house**

This application concerns an infill proposal within the Cul-de-sac of Grange Close. This is a group of 7 houses of the earlier Wilson-type homes built in circa 1970. Each house has a consistency of style and type of building materials. The Village Design Statement (VDS) refers to Grange Close as an 'example of sympathetic development in keeping with the history and character of Langham.

Numbers 6 and 7 on the LHS of the private setting are on relatively large plots. The proposed dwelling would stand behind the building line of 6 and 7 to the LHS and rear of plot 6.

The proposed design of the house with its lower ridge line, different bay and window styles would contrast with the existing houses. The VDS states that the new building should reflect the character of the location in materials and form and that window styles typical of an area should be maintained. The design statement is relied upon concerning compliance with similar build materials and should be a condition of any build approval. The major issue is the window style and pattern which is a feature of the Wilson houses, namely small pane neo-georgian. At present the proposal is at odds with this.

The parking for no. 6 and the proposed house would potentially dominate the front elevations. It may be that a slightly different position cause a smaller impact to the neighbourhood houses.

The major impact of the proposal will be within the private close. There would be little impact on Burley Road owing to the current fence, tree screening and this should be retained.

In principle there is Parish council objection to a building on this location, however the windows should be a replication on the Wilson style and the bricks as close to the current ones as possible.

Recommend approval subject to window changes and retention of screening.

Please also refer to VDS Planning Guidance NOs 14,15,16,21,24,27,29,30,34,35

We would also like to record that 2 members of Grange Close did come along to the Parish Council meeting to represent their opposition to the proposal. One particularly is concerned that the new build will directly face his house and impact on his families' privacy

**PTA/2009/1212/APB**

**Old Hall Church St**

**- work to 8 trees**

Noting that these trees are protected and in a sensitive location, as far as we can tell the proposed work appears acceptable. The only query regards T12 Ash. This should only be felled as a last resort and only if the Tree Officer considers it really necessary, it may be possible to remove only the decayed area

Recommend approval subject to the above

**FUL/2009/1210/PG Land at 482768 309456 Manor Lane, Barelythorpe  
Restoration and ext of agricultural building to form residential property**

The Planning Statement is clear and helpful as also is the Ecological survey.

The application concerns land and a derelict building with no services in Open Countryside. The site appears to be hidden from the Lane in a dip and is well away from any other development or settlement.

The site was awarded Planning permission for Equestrian usage in 2005. The traffic to and from planned stables and menage are assessed NOW as obtrusive to locale.

The application is for a sustainable eco-home for a 2 car residential use and this would be a better option. Relying on the planning statement details the re-build home would be out of sight line and partially underground. A possible downside inferred from the planning statement is that the dwelling could become an example or 'showcase' for future homes. This planning application if approved should be considered unique. This uniqueness could allow the application to be placed outside the guidelines of 'non build in open countryside' and would therefore form a special case (planning policy 7).

We recommend approval subject to very close supervision of the environment during the building process and second to close supervision of the trees and shrubs within the proximity and land as recommended in the Ecological report by expert.

**FUL/2009/1190/APB**

**44 Church St, Langham**

**Construction of 2 storey ext to side (E) elevation**

This is one of a pair of semi-detached houses built we believe in the 1920's/30's. The adjoining house was extended to the side elevation in a similar manner some years ago.

The proposed side extension and front porch will be in character with the existing house and will have negligible

impact on the Conservation Area. I consider that this proposal will be sympathetic both to the existing property and to the Conservation Area in general.

Recommend approval.

NOte RW has declared an interest however the rest of the sub committee are in full agreement with her comments

**CAT/2009/1169/**

**41 Manor Lane**

**Fell 2 sycamore trees**

This application is concerned with the felling of 2 mature trees.

These mature trees form part of the village scene and are thereby significant. The loss of these trees would be regrettable and consideration should be given to the possibility of protection by means of a TPO.

They are apparently in good health and are not near buildings or drains. However they are 2 of an original 3 , so that the weight of each tree is on one side and may be pulling them away from each other.

Recommend refusal unless considered unsafe.

**CAT/2009/1228/APB**

**The Old Hall 43 Church St**

**Pruning work to 6 Magnolia trees**

In full bloom these Magnolia trees have a significant effect within the Old Hall Courtyard. It would appear that they are currently in good condition. We support the application on the condition that the works are carried out according to good horticultural practice.

Recommend approval

**FUL/2009/1204/NT**

**3A Jubilee Drive**

**Erection of 2 storey terraced dwelling house**

This application relates to a straight, small cul-de-sac on the southern edge of the conservation village. The houses are on one side only, fronting on to the grounds of Langham Primary School. The houses are similar in style although vary in size and grouping.

This is a revised scheme. There was an earlier application for a detached house on this brown field location where originally there had been an older garage. It is felt that the comments made by the Planning Inspector in this earlier appeal are still largely relevant to this application and that the current planning policies EN1 and EN2 need to be considered.

The present application is for an end of terrace house, thus extending the semi-detached pair of houses, with similar roof height to the line of houses in the cul-de-sac. This is the same type of extension as occurred to no3 a few years ago. It is generally felt that the terrace house has sufficient space to one side for privacy and is in keeping with the style of housing in the rest of the street, although there is the query as to whether this new build would change the character of the lane into a slightly cramped environment with front gardens converted mainly into car parking areas.

It should be noted that :

The Design and Access Statement contains some inaccuracies.

Pre- application advice was sought in 2007, but no details of this advice have been supplied.

Recommend Approval subject to review of Planning policies EN1, EN2 and EN5 of the Local Plan and guidelines 13,14 and 15 of the Village Design Statement. Our planning committee agrees 2:1 on the interpretation of these policies.

**ful/2009/1053/jm**

**Langham Cof E School**

**All weather surface and enclosure to sports pitch revised**

The increase in size of the proposed all weather pitch is acceptable - the pitch size should be fit for purpose. However the 3M mesh fence will be particularly intrusive for residents of Jubilee Drive and the Conservation Area as a whole. Community consultation as to the nature of the fencing would be advisable although it is appreciated that there needs to be some method of containing the balls.

Recommend approval subject to consultation with residents regarding the fence.

# Minutes of Langham Parish Council Meeting held on 30<sup>th</sup> March 2010

## Attendance

Cllr R Hosmer Chair  
Cllr R Wright  
Cllr J Higgins  
Cllr P Duncan  
Cllr A Pickard  
Cllr H Crouch  
Cllr R Bailey  
Cty Cllr Wainwright

Also in attendance were Mr and Mrs Carlisle

1. Apologies  
Cllr F Mitchell  
Cllr G Kirk

Declaration of Interest  
None

2. Minutes of meeting held on 26<sup>th</sup> January 2009

P534 Cllr Kirk was present at the meeting and not absent as stated.  
P541 Cllr Kirk informed the meeting of the recent Ofsted 'Outstanding' report that the local primary school had received.

The Minutes were signed as correct.

Proposed Cllr Duncan  
Seconded Cllr Crouch

3. Matters Arising

- a. Brook Clearing

Cllr Hosmer informed the meeting that he had looked into the responsibilities via the Environmental Agencies booklet but that this was very vague.

It was highlighted that the Bridge next to brook has been cleared on the Ashwell Road. Cllr Wright commented on the excellent job that the contractors have done and suggested writing to Highways and the Contractors to thank them for the work done. Cllr Wainwright to investigate who is doing it and whether they are going to do any further work. FT NW

Councillors discussed whether any further work should be initiated. Cllr Wright reminded the meeting that access to land may be an issue and that nesting wildlife would have to be considered.

Cllr Hosmer highlighted the subsidence issue beside Field Close and potential issue with collapse.

Cllrs agreed that the parish section of brook does not need clearing. Various courses of action were considered. Cllr Hosmer to undertake a river walk. RH

- b. Land next to brook

Cllr Hosmer advised that he had looked at the area. Cllr Hosmer to speak to Glynn ( current grass cutter) to request that he strim and then RH

mow the area. Cllr Wright agreed to tend to the roses. RW

1. Cllr Wright advised that RCC had been surveying the areas of grass cut by contractors and will then pay by area.

#### 4. Correspondence

RCC membership payment request £40 - Proposed Cllr Wright, FT  
Seconded Cllr Higgins

NALC and LRALC - membership £281.32 Cllr Higgins advised that they provide a good contact point for training, information and legal advice etc. FT  
Proposed Cllr Higgins,  
Seconded Cllr Duncan

Cllr Hosmer advised that he had received a number of letters complaining about the problem of dog muck and had subsequently spoken to the Dog warden who sadly advised that this problem is not specific to Langham.

Leicestershire Constabulary letter read. No response needed.

RCC Village Community achievement competition details were read out. Cllr Hosmer asked for interest. Cllr Wright advised that the Village Hall people may be interested. Cllr Higgins suggested passing to Nick Holford as new chair of Village Hall committee. Cllr Hosmer to action. RH

Cllr Hosmer read out the letter regarding the Charity raising 'Buy a hippo'. Decided to pass this information on to Mrs Murison of the 'Early Years School' and School Governor. RH

It was agreed to pass on information regarding 'Rutland Best Kept Village' to 'Langham and Barleythorpe WI' who work hard on keeping the neighbourhood clean and tidy.

Cllr HOsmer advised that he had spoken to Mrs Manning re the Wheatsheaf pub. The Senior Environmental Health Officer had been contacted regarding the current position of the pub and the proposed way forwards. Criterion Asset management advised that the skips have been paid for by the Insurance company. Advised that it is expected that the premises will reopen shortly.

#### 5 Finance

- a. Current Financial position  
The clerk circulated the financial report.

##### Finance Report

As at 30 March we are in a good position being almost £7000 ahead of budget.

##### Income

We have received over £3000 in additional income. This is due to the

higher than budgeted income from Street lights and sadly from the additional number of burials not budgeted.

The amount due for grass cutting will still be paid but this is normally paid on 31<sup>st</sup> March – Clerk has phoned the CC and confirmed that we are due a payment but they will have to get back with the exact amount. This will increase our profit by an additional approx £1000.

#### Expenditure

Here we have underspent by almost £4000

The over spend on Clerk's expenses is offset by the saving in Sundries and is due to the different ways of sourcing admin items.

The street lighting costs have come in significantly under budget as we have not needed to replace any capital items.

The admin overspend is cancelled out exactly by the admin income above and relates to the Burial ground costs.

Most areas have shown underspends which is due in part to the good sourcing of suppliers and the goodwill of local villagers giving up their time voluntarily to help the parish.

The financial situation was accepted

proposed by Cllr Pickard  
seconded by Cllr Duncan

Cllr Duncan suggested looking at enhancing the burial ground as it is more than covering it's costs. Cllr Higgins seconded

#### b. Accounts for payment

£150 Glynn payment for hedge cutting around the playing field and cemetery was agreed for payment.



## 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:		6
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
<b>INCOME</b>							
Precept:	16,000.00	16,000.00	16,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	1,000.00	1,000.00	0.00	-1,000.00	0.00	0.00	0.00
Street Lights:	700.00	700.00	2,553.01	1,853.01	0.00	14.22	14.22
Burial Ground:		0.00	1,928.00	1,928.00	0.00	62.00	62.00
Admin fees:		0.00	125.00	125.00	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	-11.79	-11.79
VAT:	1,000.00	1,000.00	1,185.43	185.43	0.00	0.00	0.00
		0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>18,700.00</b>	<b>18,700.00</b>	<b>21,810.52</b>	<b>3,110.52</b>	<b>0.00</b>	<b>64.43</b>	<b>64.43</b>
<b>EXPENSES:</b>							
Clerk's Salary:	2,400.00	2,400.00	2,234.50	165.50	400.00	745.00	-345.00
Clerk's Expenses:	150.00	150.00	464.80	-314.80	25.00	242.77	-217.77
Street Lights:	4,230.00	4,230.00	2,417.38	1,812.62	705.00	201.78	503.22
Burial Ground RCC:	600.00	600.00	790.00	-190.00	100.00	90.00	10.00
Grounds & Open Space:	7,100.00	7,100.00	6,159.35	940.65	1,183.33	884.67	298.66
Insurance:	1,000.00	1,000.00	1,005.96	-5.96	166.67	0.00	166.67
Admin:		0.00	125.00	-125.00	0.00	0.00	0.00
Sundries:	500.00	500.00	124.85	375.15	83.33	0.00	83.33
Recreation Ground:	850.00	850.00	50.00	800.00	141.67	0.00	141.67
Grants:	1,700.00	1,700.00	1,150.00	550.00	283.33	0.00	283.33
Bus Shelter:		0.00	0.00	0.00	0.00	0.00	0.00
Audit:	150.00	150.00	135.00	15.00	25.00	0.00	25.00
Subscriptions:	400.00	400.00	353.37	46.63	66.67	0.00	66.67
Hall Rental:	120.00	120.00	79.00	41.00	20.00	42.00	-22.00
Chairmans Fund:	100.00	100.00	9.99	90.01	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	461.98	-461.98	0.00	35.31	-35.31
		0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>19,300.00</b>	<b>19,300.00</b>	<b>15,561.18</b>	<b>3,738.82</b>	<b>3,216.67</b>	<b>2,241.53</b>	<b>975.14</b>
<b>OVERALL SURPLUS/DEFICIT:</b>	<b>-600.00</b>	<b>-600.00</b>	<b>6,249.34</b>	<b>6,849.34</b>	<b>-3,216.67</b>	<b>-2,177.10</b>	<b>1,039.57</b>

Closing account mgmt acct

9,837.51

Ordnance Survey	62.96		
Cory Enviromental	221.38	<u>          </u>	
<b>Expenditure</b>		<u>284.34</u>	
Rutland CC Grass	1,133.00	<u>          </u>	
<b>Income</b>		<u>1,133.00</u>	
<b>Closing account for y/e</b>			<b>10,686.17</b>
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:			<b>10,686.47</b>
Income to date:	21,810.52		
Expenditure to date:	<u>15,561.18</u>		
Surplus/deficit to date:		<u>6,249.34</u>	
Balance at 31/5			<b><u>16,935.81</u></b>
Current a/c: at 30 March	8,584.15		
Deposit a/c: at 17	8,622.82		
Less uncleared cheques/income	<u>271.16</u>		
			<b>16,935.81</b>
			0.00

6 Planning

a. Hawksmead

The minutes from the 'Hawksmead Meeting' had been circulated. P547 'for Oakham' to be removed from the paragraph relating to planned development areas. The paragraph to be changed to read. 'The current plan shows that 95% of the planned development is outside of the Planned Development limits.'

The minutes were passed as correct.

No feedback received from RCC planning committee.

b. Planning update

The planning reports were circulated.

Cllr Hosmer advised that the new house in Grange Close has been approved.

7. Report from any Sub Committees

No reports

8. Report from any meeting attended on Parish Council behalf.

a. Parish Forum 4<sup>th</sup> March

Cllr Higgins advised that the Parish Forum had discussed the situation regarding Post 16 Education in Rutland. Cllr Wainwright (also a governor of Catmose College) further updated the situation RCC has put £5 million towards new trust. Now believe that the numbers of students registering is looking promising. The Trust is now in existence, led by CBEC, however the door remains open to Catmose College and Uppingham Community College to join the Trust at any stage. 96% of education will be provided on the Rutland College Site. There is further debate to be had surrounding the ownership of the current buildings, however it was clarified that Tresham College own the Playing field across the road from the college.

Clerk to send information out to councillors who are not on email.

FT

b. Access to services presented by Kevin Brooks who is leading a review and renewal of services connecting and within communities, in order to create better usage. RCC collating the date.

Cllr Higgins to print out copies of data collection form and give to key people in village. (Ranksborough, Ruddle Way, School, WI, Early Years).

Cllr Wright suggested sending to all village associations. Further copies can be obtained from RCC Kevin Brooks.

c. Neighbourhood watch.

Cllr Hosmer reported that the meeting had discussed 'No cold calling zones'. Cllr Duncan asked if cold calling was a problem in Langham. Cllr Crouch advised that it prevents rogue traders getting an opening. Cllr Crouch also warned against buying from door to

door sellers or giving bank details to anyone on the doorstep.  
Cllr Hosmer also advised that Smart Water is to be discussed at the next Neighbourhood Watch meeting.

9. Playing field inspection rota as follows

Apr Cllr Bailey  
May Cllr Hosmer  
June Cllr Duncan

The gate was discussed Cllr Hosmer advised that a closure spring should not be used due to Health and Safety considerations.

Considered that the Big gate could do with a post to prevent swing back. RH  
Cllr Hosmer to speak to Pete Burdett.

Cllr Duncan announced the metal on the picnic table is now in place.

10. Parish Meeting

Date agreed to be **Thursday 20<sup>th</sup> May**. Clerk to book the hall. FT

Items to consider

- a. Agreed to Invite the local community policeman to make presentation. RH  
FT
- b. Agreed to provide Tea and coffee.
- c. Village Sign to be an item on agenda

11. Date and Items for next meeting

The next meeting will be **Tuesday 25<sup>th</sup> May 2010**

12. AOB.

- a. Cllr Pickard raised the question of speed indicative signs. Cllr Wainwright advised that these fall into the RCC Highways responsibility at present requiring a £1500 donation for each from the parish. Agreed to ask the Parish meeting for their views. Cllr Wright suggested painting the speed on the road as an additional feature. Suggest getting Ameera Meera from Highways to the Annual meeting to discuss possibilities. Cllr Wainwright to have first talk. FT  
NW
- b. Cllr Homser advised that no progress had been seen regarding the adoption of the road to the Kennels. Clerk to contact the council RH
- c. Cllr Hosmer raised the question regarding the renaming of Ashwell Road to which there had been no follow up. Cllr Wainwright to chase. RH
- d. Cllr Bailey passed on the thanks from Jenny Morris – Treasurer of the Church for the money received for the clock. Mrs Morris advised that they have spend £1800 + £750 so far and requested a further donation from the Parish Council. Cllr Higgins supported this. To be discussed at the next meeting as a financial item. HC
- e. Field at Billesdon – charity land. This land will require a new tenancy agreement which will incur legal costs. To be raised at next meeting as a further financial item. NW

- f. Cllr Wright advised that Langham News copy date is May 10<sup>th</sup>. Cllr Crouch to write the Parish Council article.
- g. The new wall at Bell Cottage was discussed as it is doubtful whether planning consent exists. Cllr Hosmer advised the meeting that he had spoken with the owner and it is possible that there was consent within the original application. FT
- h. The problem with the light on the side of the church was discussed. It was felt that this problem may be connected with the electrical problem with the clock. RCC has responsibility for the light within the churchyard and the path. Cllr Wainwright to investigate.
- i. Travellers Site. Clerk to draft a letter to RCC to enquire how they are getting on with the search for permanent traveller sites given that the current site in Langham is only on a temp notice with a time limit that is running out.
- j. Standards letter. The Clerk advised that she had not received a response from Mr Pook and would contact him again for further advice..

13. Items for Next meeting.

Donation for Church Clock

Spend on Tenancy Agreement – Billesdon Land

Refining matters from Annual Parish Meeting

14.

Meeting ended at 8.58pm

## Appendix A : Planning submissions

Planning report Mar 2010

Date	Ref No	Address	Proposal	Granted/Refused
19-Aug-2008	FUL/2008/0693/NH	Rutland Garden Centre	Retrospective Application for retail with storage over.	<b>G</b>
	FUL/2008/0692/NH	Rutland Garden Centre	Erection of retail building	<b>pd</b>
	FUL/2008/0698/BL	Rutland Garden Centre	Retrospective change of use	<b>W</b>
17-Sep-2008	FUL/2008/0770/BL	Rutland Garden Centre	Sandwich bar	<b>R</b>
	FUL/2008/0804/NT	24 Kimball Close, Ashwell	2 Storey extension	<b>R</b>
20-Jan-2009	FUL/2009/0014/NT	Rutland Polo Club	Retrospective Club House	<b>G</b>
	FUL/2008/1069/JM	20 Kimball Close	Stable Block	<b>G</b>
2-Mar-2009	FUL/2009/0092/JM	Church View, 30 Church Street	2 Storey extension to garage	<b>R</b>
23-Mar-2009	FUL/2009/0143/APB	6 Melton Road, Langham	Garage frontage chg to brick	<b>G</b>
16 April 2009	FUL/2009/0149/APB	15 Ruddle Way, Langham	Replacement of garage roller doors	<b>G</b>
15 April 2009	FUL/2009/0221/PG	Rutland CC Depot , Ashwell Rd, Langham	Depot to Small business offices	<b>G</b>
20 April 2009	FUL/2009/0154/APB	52 Well Street, Langham	2 porches and bank repair	<b>G</b>
01/05/2009	FUL/2009/0277/NT	Land adj to 24 Church Street, Langham	2 Storey Dwelling House	<b>G</b>
01/05/2009	FUL/2009/0238/APB	8 Fairfield Close, Langham	Ground floor extension - replacing garage	<b>G</b>
13/05/2009	FUL/2009/0246/JM	Langham Bowls Club 39 Manor Lane	Wooden Storage Shed	<b>G</b>
13/05/2009	PTA/2009/0301/APB	5 Oakham Road , Langham	Raise crown of 3 Corsican Pines	<b>G</b>
20/05/2009	FUL/2009/0300/JM	20 Kimball Road, Ashwell	2 storey extension	<b>R</b>
27/05/2009	FUL/2009/0331/PG	Rutland Garden Centre, Ashwell	Change of use from adjacent agricultural field to garden centre extension	<b>R</b>
15/06/2009	CAT/2009/0424/APB	29 Cold Overton Road	Various work to 27 trees	<b>G</b>
22/06/2009	FUL/2009/0442/APB	The Moorings, 56 Church St	Replacement of rotten timber windows with painted PVCu	<b>G</b>
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	<b>R</b>
9-Jul-2009	CAT/2009/0557/APB	Green Cottage, 33 Church Street	Pollard 1 no. Ash tree	<b>G</b>
8-Jul-2009	CAT/2009/0537/APB	28 Burley Road Langham	Reduce 1 no. Conifer by 40%	<b>G</b>
6-Jul-2009	FUL/2009/0309/JM	37 Church Street	Replace old timber windows with white UPVC to front elevation	<b>G</b>
6-Jul-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%)	<b>G</b>

6-Jul-2009	CAT/2009/0538/APB	25 Church Street	Fell 2 Ilex trees	<b>G</b>
14-Jul-2009	FUL/2009/0232/APB	7 Ruddle Way, Langham	Construction of first floor balcony to rear (west) elevation	<b>W</b>
20-Jul-2009	FUL/2009/0440/JM	2 Melton Road	Replacement of windows and doors to UPVC	<b>G</b>
28-Jul-2009	FUL/2009/0588/NT	45 Kimball Close, Langham	Extension to front and side (N&E elevations). Erection of boundary wall and gates	<b>G</b>
3-Aug-2009	FUL/2009/0656/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of agricultural land to create an extension revised FUL/2009/0331	<b>R</b>
29-Jul-2009	FUL/2009/0486	24 Kimball Close, Langham	Construction of 2 storey extension to side (west) revised 2008/0804	<b>R</b>
4-Aug-2009	CAT/2009/0704/APB	3 Harewood Close	Fell 1 Cherry Tree	<b>G</b>
3-Aug-2009	CAT/2009/0662/APB	1 The Bungalows Bridge Street	Fell 1 conifer tree	<b>G</b>
17-Aug-2009	FUL/2009/0638/NT	40 Melton Road	Creation of new vehicular access	<b>R</b>
18-Aug-2009	FUL/2009/0696/NT	The Rookery, 2 Church Street	Replacement of timber door and window to UPVc	<b>G</b>
18-Aug-2009	FUL/2009/0697/NH	The Paddocks, Sharrads Farm, Burley Road	Variation of agricultural occupancy Condition no4	<b>G</b>
19-Aug-2009		20 Kimball Close	Ground floor extension to south	<b>G</b>
24-Aug-2009	CAT/2009/0783/APB	7 The Range	Work to 6 trees	<b>WTCA</b>
25-Aug-2009	FUL/2009/0811/APB	Tweeny Cottage, 16 Church St	Reclaimed brick and stone wall to east boundary	<b>G</b>
1-Sep-2009		Langham Cof E School	wall	
1-Sep-2009	CAT/2009/0816/APB	3 Grange Close, Langham	Fell 1 fir and prune 1 cherry tree	<b>G</b>
8-Sep-2009	FUL/2009/0858/NT	4 Orchard Rd, Langham	2 storey extension to nth side	<b>G</b>
7-Sep-2009	FUL/2009/0837/NT	Ostlers Cottage, 63 Church Street	1st floor extension to south elevation	<b>R</b>
15-Sep-2009	CAT/2009/0905/APB	8 Fairfield Close, Langham	Fell 4 trees - various	<b>G</b>
22-Sep-2009	LBA/2009/0845/PG	The Old Hall , Church St	Refurbishment of Gatehouse buildings	<b>G</b>
22-Sep-2009	LBA/2009/0818/PG	The Old Hall , Church St	Blocking of doorways to facilitate division of property into 2 dwellings	<b>pd</b>
22-Sep-2009	LBA/2009/0847/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	<b>G</b>
22-Sep-2009	LBA/2009/0733/JM	13 Church Street	Installation of 2 Velux windows to rear	<b>G</b>
23-Sep-2009	FUL/2009/0866/NT	Huntsmasters House, 22 Kimball Close	Chg of use from residential (3) to mixed use B&B(C1) and resid(3)	<b>A</b>
23-Sep-2009	FUL/2009/0844/PG	The Old Hall , Church St	Refurbishment of Gatehouse outbuildings (43a, 45 and 47 Church St)	<b>G</b>
24-Sep-2009	FUL/2009/0817/PG	The Old Hall , Church St	Conv of property into 2 residential units	<b>pd</b>
24-Sep-2009	FUL/2009/0846/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	<b>G</b>
29-Sep-2009	CAT/2009/0972/APB	Land between Ruddle Way and Harewood Close Langham	Work to 13 trees	<b>G</b>
29-Sep-2009	CAT/2009/0949/APB	Land at end of Ruddle Way	Work to 54 trees	<b>G</b>
6-Oct-2009	FUL/2009/0919/APB	6 Ruddle Way	Conv of double garage to bedroom, bathroom and store + additional window	<b>G</b>
20-Oct-2009	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch	<b>Amended</b>

21-Oct-2009	CAT/2009/1069/APB	39 Church St	Reduce crown of 3 trees	<b>G</b>
2-Nov-2009	LBA/2009/1084/APB	The Forge, 22 Well Street	Internal alterations to walls, doors and ceilings	<b>G</b>
2-Nov-2009	LBA/2009/1081	13 Bridge Street	Replacement of 4 windows and 1 door with UPVC	<b>G</b>
10-Nov-2009	CAT/2009/1170/APB	9 The Range, Langham	Fell 1 conifer tree	<b>WTCA</b>
16-Nov-2009	FUL/2009/1146/PG	Land adj 6 Grange Close	Erection of single dwellinghouse & new vehicle access	<b>G</b>
16-Nov-2009	PTA/2009/1212/APB	Old Hall 43 Church Street	work to 8 protected trees	<b>G</b>
17-Nov-2009	FUL/2009/1210/PG	Land at 482768 309456 Manor Lane, Barelythorpe	Restoration and ext of agricultural building to form residential property	<b>R</b>
23-Nov-2009	FUL/2009/1190/APB	44 Church St, Langham	Construction of 2 storey ext to side (E) elevation	<b>R</b>
24-Nov-2009	CAT/2009/1169/	41 Manor Lane	Fell 2 sycamore trees	<b>G</b>
16-Nov-2009	CAT/2009/1228/APB	The Old Hall 43 Church St	Pruning work to 6 Magnolia trees	<b>G</b>
7-Dec-2009	CAT/2009/1275/APB	19 Orchard Rd	Fell 1 Leylandii tree	<b>G</b>
4-Jan-2010	FUL/2009/1204/NT	3A Jubilee Drive	Erection of 2 storey terraced dwelling house	<b>R</b>
6-Jan-2010	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch revised	<b>G</b>
13-Jan-2010	OUT/2009/1306/NH	Land between Barleythorpe, Oakham bypass and Rutland College & Land north of Oakham Bypass	Outline application for residential development including local centre and ancillary services.	
23-Nov-2009	FUL/2009/1190/APB rev	44 Church St, Langham	Revised :Construction of 2 storey ext to side (E) elevation	<b>R</b>
19-Nov-2010	CAT/2009/1206/APB	Land adj to pumping station , Church St	Remove surplus growth from 2 Hawthorne trees	<b>G</b>
3-Feb-2010	FUL/2009/1053 amended	Langham Cof E School	All weather surface and enclosure to sports pitch revised	<b>G</b>
23-Feb-2010	LBA/2010/0071/PG	The Engine House 45a Church St	Internal and External alterations	<b>G</b>
23-Feb-2010	LBA/2010/1198/PG	Davenport's Cottage, 53 Church St	Internal and External alterations	
22-Mar-2010	FUL/2010/0261/JM	9 The Range, Langham	Construction of single storey extension on side and rear elevations	<b>pd</b>
29-Mar-2010	FUL/2010/0259	39 Church St	Replacement of timber single glazed windows with timber double glazed windows.	



## **Appendix B – Planning comments submitted**

### **LBA/2010/0071/PG**

#### **The Engine House 45a Church St Internal and External alterations**

The proposals for the restoration of the Grade 2 listed Engine House as outlined in the Impact and Justification Statement are sensitive and the case well thought out. The use of reclaimed materials and Collyweston slates are welcome within the restoration scheme. The restoration will have a positive impact on the Gatehouse area, The Old Hall complex and the Conservation Area and village as a whole. The replacement of modern and inappropriate features is to be commended. The issue of parking needs to be addressed. It would be preferable for off-road parking to be provided. It would also be preferable if this parking were away from the front of the building. Recommend approval but with request for parking issues to be considered.

### **LBA/2010/1198/PG**

#### **Davenports Cottage, 53 Church St Internal and External alterations**

The Design and Access Statement is the best for some time, being clear, concise and without window dressing. It clarifies the cottage's listed status within the curtilage of the Old Hall. Reference to the Village Design Statement has been included which is always good. The renovation will be of benefit to the Old Hall complex and to the village as a whole. The replacement of modern fittings/ joinery with items to match existing is to be commended. There is a concern regarding the parking. With the renovation of several buildings within the curtilage of the Old hall there will be a demand for parking facilities. Perhaps consideration should be given to dedicated parking facilities for each dwelling in order to prevent on street parking in this narrow part of Church Street or alternative parking in front of the Listed Gatehouse. Recommend approval subject to parking problem being addressed.

## Minutes of Langham Parish Council Meeting held on 25<sup>th</sup> May 2010

### Attendance

Cllr R Hosmer Chair

Cllr R Wright

Cllr J Higgins

Cllr P Duncan

Cllr A Pickard

Neil Tomlinson from Rutland County Council Highways department attended the start of the meeting to discuss Langham road traffic issues and potential solutions.

Roy Whitcomb attended the meeting to raise his concerns over road situations in Langham

1. The junction of Bridge Street and Church Street where cars tend to cut the corner.
2. The junction from Church Street on to the Melton Road joining fast traffic.
3. The Pine Trees on Bridge Street road blocking the views

The council thanked him for raising the points and Mr Tomlinson agreed to look into the issues.

Cllr Hosmer opened the discussion by advising that the main areas of concern with respect to speeding are:-

1. Melton Road and particularly the North entrance to the village.
2. Cold Overton Road
3. Manor Lane

Mr Tomlinson advised that there is £40,000 loosely allocated to Langham for improvements to road safety.

### Suggested solutions:-

The entrances to village on Melton Road (north and south) and the Entrance on Cold Overton Road to have:-

- Speed Indicative Signs shortly after the 30mph signs. These being the signs which tell you the speed at which you are travelling and thank you if going below the speed limit.
- Wooden gates at either side of road to indicate that the driver is entering a village.
- Red surfacing and sharks teeth on road to indicate a change.
- Possible rumble strips.

It was not felt that there was a need to put these on the Burley Road entrance to the village.

### Manor Lane

To have narrow road signs to warn drivers that there is not room for 2 cars to pass easily.

To have 'Slow' signs painted on the road.

In all cases it was felt unsuitable to have speed bumps, as these do little to slow down the bigger vehicles (lorries etc.) and produce a significant amount of noise pollution.

Additional trouble spots were discussed.

The Junction of Church Street and Bridge Street.

It was felt that the traffic coming along Church Street towards the Village Hall is unsighted and cannot see whether there is traffic coming along Bridge Street until they have pulled slightly out of the junction. It was felt that the perhaps the priority should be given to the traffic on Church Street. Mr Tomlinson to investigate.

The Whissendine junction off the Melton Road just north of the village as a Y junction.  
The issue of number of signs was discussed.  
There was discussion regarding the visibility of the traffic exiting the Whissendine Road on to Melton Road. Mr Tomlinson to investigate.

#### School Parking

The issue of parking at school times was raised. Mr Tomlinson advised that Ms Burnwell is the School Officer if specific issues needed to be discussed.

#### Ruddle Way roundabout.

There was discussion about the traffic from Ruddle Way being unable to see the oncoming traffic easily partly due cars parking. The issue of traffic on Burley Road not giving way to traffic coming out of Ruddle Way was also discussed.

Mr Tomlinson to review.

Mr Tomlinson to take the above away to review and to price and to get back to parish council by end of June. Proposal to be reviewed by Rutland CC cabinet meeting on 18<sup>th</sup> August. If approved, implementation would be in late autumn.

The meeting officially started at 8.30pm

#### 1. Appointment as Chairman

Cllr Hosmer announced that he did not intend to stand as chair of the Parish Council and officially submitted his notice of resignation to the meeting.

JH proposed that the appointment be put on the agenda for the next meeting as the councillors needed time for consultation.

Cllr Duncan seconded

Cllr Hosmer agreed to be chair for the meeting.

#### 2. Apologies

Cllr F Mitchell due to personal matters

Cllr G Kirk – knee operation

Cllr Bailey – calendar oversight

Cty Cllr Wainwright inadvertently stuck in London

Cllr Crouch – unexpectedly busy with work

Declaration of Interest

None

#### 3. Minutes of meeting held on 30 March 2010.

The Minutes were signed as correct.

Proposed Cllr Higgins  
Seconded Cllr Duncan

#### 4. Matters Arising

##### a. Brook Clearing

Cllr Hosmer read the letter from the County Council. Cty Council taking responsibility. No further action required.

##### b. Land next to brook

Cllr Hosmer had spent time with Glynn who agreed to strim down

regularly. He advised that a tree stump requires moving Cllr Hosmer to ask Glynn. Cllr Wright advised that she had seen to the roses but that there is a Blackberry bush on one bank which needs trimming / removing as it is likely to become an obstruction at some point. Cllr Hosmer to look at.

c. Billesdon Field

Cllr Hosmer advised that the Tenancy agreement had been signed by himself and clerk and that it was in the process of being signed by the tenant. He advised that we were awaiting the bill from the solicitors.

d. Travellers Rumours

Cllr Hosmer updated the meeting re rumours flying around the village regarding the purchase of additional land by travellers and the potential for them moving in on Bank Holiday Monday. The clerk had been in communication with Sue Hall RCC Enforcement officer. Sue Hall had been working hard on this issue, looking up land transfers and speaking to the owner of the land discussed. As far as Sue had been able to ascertain no land had been sold. It was felt that the comment regarding access may have been a cover for trespassing. Sue is keeping a close eye on the situation.

With respect to the current site, temporary permission was granted in 2008 for 5 years, hence they will need to submit a further application in 2012. The review of a permanent site for Rutland will begin next year under the LDF programme. The council agreed that they would continue to ask for County Council for updates to keep it front of mind.

5. Correspondence

Cllr Hosmer read out a letter from Eric N Davies re-raising his ongoing concerns regarding the speeding on Cold Overton Road.

Cllr Hosmer to respond to inform Mr Davies of the discussions ongoing with RCC

Subscription renewal for Campaign for Rural England (CPRE) Cllr Higgins informed the meeting that the Rutland chairman was due to resign and that as currently there may be no candidates for the post there may no longer be a sub group for Rutland of this national organisation.

Cllr Duncan suggested that we pay for this year and review for next year.

6. Finance

a. Current Financial position

The clerk circulated the accounts schedule (Appendix 1) and advised that they were very much in line with budget.

b. Accounts for payment

Insurance

The clerk advised that the insurance quote had been received for £985. This being £20 less than the previous year.

All agreed to go ahead.

Cllr Hosmer advised that P.Burdett had done additional work on the gates on Mickley Lane.

c. Sign off 2009/2010 accounts

The clerk circulated the year end accounts (Appendix 2) and advised on the changes since the previous meeting.

The receipt of the Grass Cutting payment from the County Council was received and was higher than budgeted as the amount now includes payment for rubbish removal as well.

The clerk explained the breakdown of the figures in the Audit paper and how these equal the figures in the management accounts.

The council reviewed the figures and accepted the accounts as correct.

Proposed Cllr Duncan

Seconded Cllr Pickard

Unanimous

Cllr Hosmer reviewed the points of governance on the Audit paper and the council agreed unanimously that they were satisfied with the way they had conducted financial matters in the year.

A vote of thanks was proposed for Tony Barreau who has kindly done the Internal Audit.

d. Grants to Baptist Church and Clock Repair for Parish Church

Cllr Hosmer reminded the council that the grant for the Baptist church is for grass cutting costs and the grant for the Parish church is toward the church fund for maintenance of the clock.

The council agreed to donate £400 to the Baptist church in line with the previous year.

Cllr Hosmer read out the letter from Jenny Morris Treasurer for St Peters and St Pauls Church relating to the work which is ongoing on the Church clock. The bill to date has been £1380 and there is a further estimated bill of £752 +VAT plus additional electrical costs for the installation of a new fuse box. There was considerable discussion over the level of donation to give. It was felt that the church clock and it's chimes are a village asset and given the positive state of the council's finances it was a worthy cause to contribute to. A one off annual grant of £2000 was agreed.

7. Planning

a. Planning update

The planning report was circulated. The clerk advised that there had been a relatively low level of planning applications over the last 2 months. Cllr Wright highlighted that the wording on the Cold Overton Barn comment had alluded to a precedent which had previously been thought not necessarily appropriate. Cllr Wright pointed out that it was listed as a material planning consideration by Rutland CC.

8. Report from any Sub Committees

Cllr Hosmer advised the council that there had been one burial.

Cllr Hosmer advised that the concerns raised by the RCC trees officer had been satisfactorily addressed. The dead trees on the allotment are to be reviewed.

9. Report from any meeting attended on Parish Council behalf.

Cllr Higgins advised that she had attended the County Service on behalf of the council and it had been better organised than in the previous year.

10. Playing field inspection rota as follows

May	Cllr Hosmer
June	Cllr Pickard
July	Cllr Duncan

11. Matters arising from the Parish Meeting

1. Traffic calming – being addressed
2. Dog fouling – being monitored but struggling for new ideas
3. Cold Callers – need to consider further
4. Village Sign - felt perhaps this could be combined with Cllr Kirks suggestion regarding Jubilee celebration.
5. Minutes being published before being approved at the subsequent council meeting. Felt that this should be trialled. Proposed Cllr Duncan, seconded Cllr Pickard.

11. Date and Items for next meeting

The next meeting will be **Tuesday 27<sup>th</sup> July 2010**

12. AOB.

1. Cllr Hosmer advised that Ray Lewis would like to put a seat at the end of Manor Lane and Ashwell Rd to celebrate 60 years of marriage. He would buy and install the seat himself. Cllr Wright was concerned with the chosen position as vehicles often skid on the grass verge at this point when conditions are icy. Cllr Hosmer had discussed this with Mr Lewis and he still wishes to go ahead.
2. The Manor Lane to Well St footpath - fence broken and needs to be repaired.
3. Langham News copy date 12 July. Cllr Duncan to submit article.
4. Cllr Wright raised the point that County Councillors are no more

entitled to speak at a Parish Council meeting than a member of the public. She considered that what might be considered a difficult situation could arise where both members of the public and a County Councillor were present and where the latter was invited to speak. The councillors were unanimous in their agreement that the information from the county councillors is usually of significant benefit to the Parish Council and that they represent the Council rather than a personal view.

Cllr Duncan proposed that the councillors authorise invited County councillors to speak during Parish Council meetings.

Seconded Cllr Pickard.

13. Items for Next meeting.

1. Review of website

14.

Meeting ended at 9.35pm

## Minutes of Langham Parish Council Meeting held on 27th July 2010

### Attendance

Cllr R Hosmer Chair  
Cllr R Wright  
Cllr J Higgins  
Cllr P Duncan  
Cllr H Crouch  
Cllr R Bailey  
Cllr G Kirk  
Cty Cllr Wainwright  
Clerk

Meeting started at 7.30pm and immediately adjourned to discuss the appointment of the Parish Council Chairperson.

Cllr Higgins outlines the current position with all councillors present at the meeting compared with those at previous meeting.

There is a need to fill one councillor post and a need for extra skills to meet current circumstances. Cllr Crouch to seek possible candidates, other councillors to identify skills or people.

Cty Cllr Wainwright proposed to hold an additional meeting on Tuesday 17<sup>th</sup> August to consider co-opting an additional person if that is appropriate at the time and to decide on the way forward re the chair person.

Clerk to book the room.

1. Appointment as Chairman ( of the meeting)  
Cty Cllr Wainwright agreed to chair the meeting with unanimous support

FT

2. Apologies  
Cllr Pickard due to family holiday.

### Declaration of Interest

Cllr Crouch declared an interest if Hawksmead development to be discussed.

3. Minutes of meeting held on 25<sup>th</sup> May 2010.

The Minutes were signed as correct.

Proposed Cllr Hosmer  
Seconded Cllr Higgins

4. Resignation of councillor  
Clerk advised of resignation of Councillor Fin Mitchell. Notice advising parishioners of the vacancy posted 17<sup>th</sup> July 2010. Parishioners have until August 6<sup>th</sup> to request an election otherwise Parish Council may co-opt onto the Parish Council.  
Clerk to write to Cllr Mitchell to thank him for his valued contribution during his period on the parish council.

FT

5. Matters Arising



a. Land next to brook

Glynn has trimmed twice but weeds still coming back. Council of belief that this is still of benefit and request that the trimming continues. Tree stump needs to be taken out. Cllr Hosmer to action.

RH

b. Billesden Field

Cllr Kirk advised that we are still waiting for tenants to sign the new tenancy agreement.

c. Travellers site

Following the question raised at the Parish Forum by Langham Parish Council concerning RCC lack of provision of county site for the travellers and the response by Cty Cllr Terry King and Chairman Edward Baines.

Cty Cllr Wainwright updated the meeting on the current situation.

The temporary permission given to the Langham travellers site was for 5 years only and this expires Dec 2013.

Planning permission was originally given as Rutland did not have a designated site as required under government legislation at the time.

Terry King stated that the Gov has now changed rules so that this requirement no longer exists.

As this temporary permission nears it's end the Travellers will need to re-apply on a new basis.

Cllr Kirk raised the concern that the Langham site may become the designated County Council site, although Cty Cllr Wainwright felt this would not happen.

Parish council felt that pro active action would be required by Rutland County Council in advance of this permission lapsing. Cllr Higgins raised concerns over wider issues of planning in Open Countryside which government current policy changes may produce. Villages need protecting as settlements. Cty Cllr Wainwright hoped that the impact of government policy of giving more strength to local communities would assist.

Discussion regarding likelihood of this permission being reversed.

Cllr Wright highlighted a particular problem in Cambridgeshire with a large travellers site.

Parish Council to place a formal written question before RCC asking In light of recent changes to legislation – where do we as a PC stand with respect to travellers sites?

NW  
JH

d. Trees on allotments

There was a question surrounding trees on the allotments considered unsafe or dead. The current situation was unclear. Cllr Hosmer to check which trees have been removed so far.

e. Manor Lane to Wells St footpath

The required work has been done.

- f. Village History Sign  
Cllr Wright to contact M. Frisby of Village History Group regarding content of the new sign. Cllr Wright to check condition of current sign. Council felt it would be acceptable to contribute to the costs of the content update and repair if necessary. RW
6. Review of council website was proposed to go on next meeting scheduled Parish Council meeting ( Sept 28th) FT  
All members to review details in advance of meeting All  
General consensus that it is very good and receives an astonishing number of hits.  
Cty Cllr Wainwright suggested links to other sites – RCC planning, Rutland Tourism etc. Village website overall under review by M Frisby.  
Langham News not on website as some people do not wish their names and details to be accessible over the web.
7. Christmas Tree Festival Langham  
2 people required to put together Parish Council tree for the festival. HC  
Cllr Crouch to find a tree. Decorations are already owned. FT  
Clerk to verify date of festival
8. Correspondence
- a) Trees and hedges  
Simon Court RCC Forestry Officer who works for the Highways Department has had a meeting with the Tree warden for Langham Cllr Wright  
Cllr Wright informed the council of the proposed village tree works to trees by highways in the village. All trees in Rutland that are next to the highway will be surveyed within the next two years. Any trees that have to be felled will be replaced wherever possible.  
Cllr Wright considered that these proposed tree works were appropriate and that Mr Court was enthusiastic and easy to work with.  
Cllr Duncan raised the issue of hedging along cycle paths from Langham to Barleythorpe.
- b) Letter from Mr E.N. Davies  
The Chairman summarised the points from Mr Davies letter.  
Generally pleased that some action is to be taken but raised concerns over certain suggestions.  
Cllr Higgins proposed writing to Mr Davies thanking him and updating him on the current situation. (agreed Cllr Duncan).  
RCC happy to put Speed Indicator Devices (SIDs) in if Parish Council willing to pay half price. Approx £6K in total for one sign max if no electrics close.  
Cllr Duncan highlighted that Mr Tomlinson was due to come back to the council with proposals for Langham Highways - Clerk to follow up.
- c) Note from Mr P. Atkinson concerning the position of new seat on Melton Road near the roundabout. FT  
Mr Atkinson felt the seat to be in an inappropriate place as he passes

regularly but has not seen anyone using it and asked why the original position had not been maintained and whether there was any opportunity to move the new seat.

Cllr Hosmer explained that it was not possible to install a seat next to the new widened cycle path as there is not enough room.

Cllrs agreed to review the position and to ask for ideas from the parish. Clerk to draft question for Langham News and the website.

It was felt that as the base is encased in concrete it would be more sensible to simply buy an additional seat rather than move the existing one.

FT

## 9. Finance

### a. Current Financial position

The clerk circulated the accounts schedule (Appendix 1).

The accounts are £2400 behind budget. This is due to :-

£1400 additional grant given to the church to assist with the clock and bell repairs.

£541 less refund of VAT than in previous year.

£1421 due to timing of grass cutting versus a flat budget – the majority will be balanced by the end of the year – although we expect an overspend of approx £100 due to additional cutting requirements.

£498 offset by sundries income due to purchase of seat and placing on Ashwell Road and subsequent reimbursement by Mr Ray Lewis who has purchased the seat on behalf of the Parish Council to celebrate 60 years of marriage.

The accounts were accepted.

Proposed Cllr Duncan  
Seconded Cllr Higgins

Cllr Duncan requested that the accounts be circulated in advance of the forthcoming meetings. Clerk agreed.

FT

### b. Accounts for payment

The clerk advised that EON had been in touch recommending that the lampposts undergo electrical testing every sixth year at a cost of £10 per post. It was felt that this was not necessary as EON already have a duty of care to fix any lights not working and this would be an unnecessary cost. Clerk to respond to turn down the offer.

FT

### c. Clerk salary

The Clerk left the room whilst this matter was discussed. It was agreed that the clerk's salary be increased by £100 pa. The clerk thanked the meeting for this rise.

FT

10. Planning

a) Updates received.

The planning report was circulated. The clerk advised that there had been a relatively low level of planning applications over the last 2 months. Cllr Higgins advised why a recommend refusal was given on an application for Fieldfare House 2 storey extension.

Cllr Duncan – requested that this report normally be circulated prior to meeting. Clerk agreed.

FT

**b) Gates Garden Centre, Cold Overton Rd, Leicestershire**

Gates planning permission had been given – RCC did undertake a costly traffic survey which turned up the same results as the Gates traffic survey. Cllr Wainwright felt that perhaps RCC had accepted the application and the Leicestershire position rather than undertaking much research of their own, certainly in terms of volume of traffic on Cold Overton Road Langham.

**c) Hawksmead**

Cty Cllr Wainwright updated the councillors on information he had received.

Nick Hodges is the Planning Officer responsible in RCC. NH has advised that the application is due to go to DC committee in November and Cty Council committee in December. There was considerable concern that this application may be pushed through without sufficient consideration and independent analysis.

There is significant concern over the criteria against which this application will be judged. It was felt that the number of houses had not been justified at the time and given the reasonably low levels of employment in the area that these would become commuter houses or empty rather than providing housing for Rutlanders' needs. The carbon footprint with commuting becoming an issue.

Cty Cllr Wainwright advised that the committee approach requires only that the Planning Officers report itself goes to committee and not the full details and evaluation.

It was felt by the Parish Council that adequate consideration had not been given to the implications on County resources and infrastructure such as schools, highways, retail, health etc. and that there should be significant 106 requirements included in any permission granted to ensure that these needs were covered. As the Hawkmead , Barleythorpe development will have significant impact on Langham it was felt that the Parish council need to understand :-

What the current position is and

What the actual planning proposal is now.

So that this and the implications of the development may be shared with the Village Community.

It was felt that the parish council needs to get the community involved, particularly as it is felt that RCC members are generally in favour of the proposal. Parish Councillors considered that the term 'Oakham North' for the development was misleading, as it is a proposal for Open Countryside near Barleythorpe.

Cllr Higgins proposed contacting Fin Mitchell with respect to this application to ask for guidance. JH

Cllr Duncan proposed sending a letter to RCC posing a formal question to the council asking for feedback on the current status and the framework against which this planning application will be assessed. Seconded Cllr Higgins.

Cllr Higgins to draft letter with input from Cty Cllr Wainwright, - to be reviewed at meeting on the 17<sup>th</sup>. JH  
NW

d) Brownfield sites

Cllr Wright informed the council that gardens were no longer classed as "Brownfield Sites." 60% of new development was to be on Brownfield sites and gardens made a considerable contribution to this target. The change in legislation may impact on future planning decisions.

11. Report from any Sub Committees

a. Cllr Hosmer reported that there had been quite a lot of damage on the playing field over the last couple of months, conversely Cllr Duncan reported a significant decrease in litter and glass problems. Cllr Hosmer advised that a new lock had been put on the post.

12. Report from any meeting attended on Parish Council behalf.

a. Parish Forum

Cllr Higgins had attended the Parish Forum on 28<sup>th</sup> June and submitted information on 2 main areas of the agenda:

Sustainable communities, previously circulated by email from presentation to the Forum;

2011 census , – what parish councils have to do. Cllr Higgins to pass the pamphlet details to the clerk for circulation to councillors. JH  
FT

A presentation by the library service was outlined with a sheet to go on the noticeboard for public attention. JH  
FT

13 Playing field inspection rota as follows

July Cllr Duncan  
Aug Cllr Hosmer  
Sept Cllr Bailey

14. Date and Items for next meeting

The next meeting will be **Tuesday 17<sup>th</sup> August at 7.30pm ( as extraordinary meeting).**

Items for discussion

- a. Election of Chairman
- b. Hawksmead development
- c. Mickley Lane

The Parish Council meeting will be Tuesday 28<sup>th</sup> Sept.

Items for discussion

- a. Review of website

15. AOB.

a. Mickley Lane

Cllr Crouch raised the issue of a new gate which has been recently placed on Mickley Lane just past the burial ground turn off. There is a 6 feet gap to the side of the gap to allow walkers and horses through and therefore does not prevent right of way. This gate has been put in place by Jo Ovington who owns land around the sewage plant in conjunction with other land owners past that point. Mr Ovington had asked the Parish council if they would like the gate to be before the burial ground and whether they would like to contribute, this had been turned down.

The ownership of the land was discussed and whether Mr Ovington has the right to place a gate there. The Parish Council is one owner of land on either side of the lane, the other land is not owned by Mr Ovington.

Charlotte Horner, Public Rights of Way Officer (Ops and Enforcement) at the County Council has been contacted and has advised that she has received only 2 complaints. She will investigate further only if more complaints are received or the PC request enforcement.

Cllr Crouch to draft a letter for approval by PC in order to do this.

HC

b. Speeding on Burley Road

A letter had been received from Mrs J Bannister of Mayflower Cottage asking if anything is planned to try to reduce the problem of speeding on Burley Road. Clerk to draft a response both welcoming the Bannisters to the village and advising on the ongoing discussion with CC over speed controls.

FT

c. CPRE

Cllr Higgins advised the meeting that the Rutland branch of the CPRE has now found a chairperson and will continue in existence therefore.

d. Old Hall

Cllr Wright raised the issue of pea gravel which has been placed on the public footpath at the back of the Old Hall. As well as making it difficult for those pushing wheelchairs, prams or buggies, there is a restriction on the use of gravel next to a highway. Clerk to contact enforcement officer.

FT

e. Langham News

Copy date 13<sup>th</sup> September. Cllr Duncan to write an article on the Hawksmead development after the meeting on the 17<sup>th</sup> of August.

Cllr Kirk thanked Cty Cllr Wainwright for chairing the meeting.

16. The meeting ended at 9.58pm

# Appendix 1 Financial report

Langham Parish Council

Finances April 2010 - March 2011

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

	2010-11	Year to date:			Current period:		2
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
<b>INCOME</b>							
Precept:	<b>15,000</b>	15,000.00	15,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	<b>1,000</b>	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights:	<b>2,200</b>	0.00	0.00	0.00	0.00	0.00	0.00
Burial Ground:	<b>1,000</b>	333.33	490.00	156.67	166.67	33.00	-133.67
Admin fees:	<b>100</b>	33.33	25.00	-8.33	16.67	0.00	-16.67
Insurance:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
Sundries:	<b>0</b>	0.00	498.00	498.00	0.00	498.00	498.00
Interest:	<b>0</b>	0.00	6.90	6.90	0.00	0.00	0.00
VAT:	<b>1,000</b>	1,000.00	458.74	-541.26	1,000.00	458.74	-541.26
	<b>0</b>	0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>20,300</b>	16,366.67	16,478.64	111.97	1,183.33	989.74	-193.59
<b>EXPENSES:</b>	<b>0</b>						
Clerk's Salary:	<b>2,400</b>	800.00	558.75	241.25	400.00	186.25	213.75
Clerk's Expenses:	<b>300</b>	100.00	148.56	-48.56	50.00	93.62	-43.62
Street Lights:	<b>3,500</b>	1,166.67	1,310.94	-144.27	583.33	558.38	24.95
Burial Ground RCC:	<b>1,000</b>	333.33	460.82	-127.49	166.67	320.00	-153.33
Grounds & Open Space:	<b>5,700</b>	1,900.00	3,320.99	-1,420.99	950.00	2,638.00	-1,688.00
Insurance:	<b>1,000</b>	1,000.00	984.33	15.67	1,000.00	984.33	15.67
Admin:	<b>100</b>	33.33	25.00	8.33	16.67	0.00	16.67
Sundries:	<b>300</b>	100.00	29.94	70.06	50.00	0.00	50.00
Recreation Ground:	<b>200</b>	200.00	279.00	-79.00	0.00	86.50	-86.50
Grants:	<b>1,300</b>	1,000.00	2,400.00	-1,400.00	1,000.00	2,400.00	-1,400.00
Bus Shelter:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
Audit:	<b>200</b>	200.00	0.00	200.00	200.00	0.00	200.00
Subscriptions:	<b>400</b>	400.00	414.65	-14.65	0.00	29.00	-29.00
Hall Rental:	<b>100</b>	100.00	52.00	48.00	0.00	0.00	0.00
Chairmans Fund:	<b>100</b>	33.33	13.99	19.34	16.67	13.99	2.68
Contingency:	<b>500</b>	166.67	0.00	166.67	83.33	0.00	83.33
Post Office:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
VAT:	<b>1,000</b>	333.33	370.63	-37.30	166.67	200.01	-33.34
	<b>0</b>	0.00		0.00		0.00	0.00
<b>TOTAL:</b>	<b>18,100</b>	7,866.67	10,369.60	2,502.93	4,683.33	7,510.08	2,826.75
<b>OVERALL SURPLUS/DEFICIT:</b>	2,200.00	8,500.00	6,109.04	-2,390.96	-3,500.00	-6,520.34	-3,020.34

**Closing account mgmt acct** **16,935.81**

Expenditure cancelled out -42.04  

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-42.04

Rutland CC Grass 2,087.45  

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**Income** 2,087.45

**Closing account for y/e** **19,065.30**

Current a/c: at 1 Apr 09: 8,626.19

Deposit a/c: at 1 Apr 09: 8,622.82

Less uncleared cheques/income -1,816.29

Opening balance: **19,065.30**

Income to date: 16,478.64

Expenditure to date: 10,369.60

Surplus/deficit to date: 6,109.04

Balance at 27/7/10 **25,174.34**

Current a/c: at 18 May 25,085.64

Deposit account at 5/5/10 8,629.72

Less uncleared cheques/income 2,020.68

**31,694.68**



## Minutes of Langham Parish Council Meeting held on 17 Aug 2010

### Attendance

Cllr R Hosmer Chair

Cllr R Wright

Cllr J Higgins

Cllr P Duncan

Cllr H Crouch

Cllr R Bailey

Cllr G Kirk

Cty Cllr Wainwright

Clerk

6 members of the parish

### 1. Appointment of Chairman

Cllr Hosmer proposed Cllr Duncan as Chair

Seconded Cllr Wright

### 2. Hawksmead Development

1. Cllr Kirk asked that Hawksmead be put on the agenda of the Parish Forum – Sept 6<sup>th</sup>

2. Cty Cllr Wainwright updated the committee on the Status of application.

Official consultation period has occurred, however the Cty council will accept comments any time up to the meeting which will be in November. The results of this to be taken to main committee later.

Committee report will be published **2 weeks** before the November meeting.

Felt that 2 weeks was not an acceptable length of time given the changes in circumstances since the application was submitted (Closure of Cottessmore, recession, planning changes, etc.)

Felt that with lots of unknowns – should not rush into decision.

3. Cllr Duncan asked if there were any deadlines to which the Cty council must conform. Must respond within a timescale – but this response may be to decide to defer the decision.

4. All agreed that a letter to council required including questions which would be required to be answered.

5. Meeting agreed to reiterate strong overall objections before going into the detailed objections.

6. Cllr Higgins emphasised that the detail is more relevant to Langham itself and that this information must be included to explain why Langham residents have more interest and their view is more relevant.

7. Strong objections:-

8. Core Strategy and LDF still up for consultation and still 2 years from conclusion. As such there is nothing to assess this application against and therefore should revert back to review against the **Current Planning Policy** which states that this land is **Outside of planned limits of development in Open Countryside** and should not be built on.

9. Cllr Wright highlighted that Barleythorpe is a **restraint village**.

10. Felt that the timelines are inappropriate and should be extended to allow the community to assess and feedback. Felt that there is a lack of transparency and consultation.
11. First and last paragraph must form an overall question which needs answering by RCC. Under constitution any formal question raised must be answered by RCC. NW
12. Cty Cllr Wainwright to write first paragraph to circulate by Thursday. FT
13. To be circulated by clerk to Cllr Kirk and Cllr Bailey
14. All encouraged to write in as individuals

### 3. Mickley Lane

1. Cllr Duncan advised all of a constructive meeting held the previous Thursday with Charlotte Horner of legal team at RCC.

Mickley Lane is a public right of way. Ownership of the lane is indeterminate. Ms Horner's duty is to issue enforcement notices to anyone who obstructs a public right of way, of which there are quite a few in Rutland. Her role is not to establish ownership of land. Ms Horner understands the issues of people using these with respect to burglaries, travellers.

Meeting agreed that the gate is intrusive and sudden and put there without consultation. Mr Ovington had recognised and regretted this but had asked if there was the possibility of putting some type of obstruction there to prevent unauthorised vehicle access.

Mr Ovington was advised that if he were to put in an application for a less intrusive barrier then this may be acceptable.

2. Cllr Wright advised the parish meeting of a phonecall from Mr Burdett. He had advised that he has always gone up with a tractor to cut the hedge but could not do this with the gate in place. He was also irritated to find that the gate had been chained to his hedge.
3. Cllr Wright advised that Mickley Lane used to be a track, but when it was tarmaced people therefore assumed it to be a road. Cllr Wright suggested that a sign saying 'no access to vehicles' may be appropriate. Cllr Wright also suggested a sign indicating 'public footpath' should also be erected at the Burley Road end of Mickley Lane. Meeting agreed this to be a good idea. Who
4. General consensus was that bollards would probably be acceptable.
5. Cllr Wright asked that the bollards be moved further down the lane.
6. Cllr Hosmer stated that he believed that it had been agreed that the bollards be placed 5m back from where the gate is currently positioned.
7. Cllr Crouch proposed that the parish council request that bollards be put 5m back from gate. Seconded Cllr Hosmer.

The meeting was adjourned to allow Mr Ovington to speak and other members of the public to speak.

Mr Ovington advised that the decision on the position was chosen to prevent a car parking there.

The Smith family stated that they were against any barrier – that the lane was an original road into the village.

Meeting reconvened

8. Cllr Wright suggested that Mr Burdett and Parish council to be given keys. Cty Cllr Wainwright thought that could be covered in the planning application.

4.

AOB

Cllr Hosmer advised the group that the Baptist Church had allowed the Parish council to use the room free of charge and suggested a grant be given to the Baptist Church as thanks – the amount being similar to that paid to the village hall. Clerk to review and send cheque.

FT

Meeting closed 8.37pm

# Minutes of Langham Parish Council Meeting held on 28<sup>th</sup> September 2010

## Attendance

Cllr P Duncan Chair  
Cllr J Higgins  
Cllr R Bailey  
Cllr G Kirk  
Cllr Pickard  
Cty Cllr Wainwright  
Clerk  
2 members of public

1. Apologies  
Cllr Wright due to holiday  
Cllr Hosmer due to holiday

Declaration of Interest - none

2. Minutes of meeting held on 27<sup>th</sup> July 2010.

The Minutes were signed as correct.

Proposed Cllr Higgins  
Seconded Cllr Pickard

Minutes of meeting held on 17<sup>th</sup> August 2010.

The Minutes were signed as correct.

Proposed Cllr Higgins  
Seconded Cllr Bailey

3. Matter Arising

### a) Hawksmead

Cty Cllr Wainwright updated the councillors. A group 'Atlas' has been brought in to review the application to bring to Rutland County Council in November with ratification in December.

Cty Cllr Wainwright explained that he had spoken to the Rutland C.C. Chief Exec. And requested a review and consultation. He explained to the C.E. that no updated plans had been shown to the community and that no-one is sure as to what is happening but a public consultation was refused.

People of Barleythorpe have put a letter together to object to the application and will be circulating it to collect signatories.

Local Development Framework cut off date was 23<sup>rd</sup> September – and about 61 responses were received.

Cllr Higgins highlighted that the system for submitting comment was over complicated and intimidating and required a computer even to acquire the forms. Cllr Higgins believed that this and the huge

amount of information to be reviewed gated most people out of the process. Many people felt that the use of the word 'legal' was a threat and people backed away from comment.

LDF is a 20 year vision and should be what we in Rutland wish Rutland to be, taking into consideration need and Central gov. requirements etc. It is generally felt that the consultation period failed – although this is not accepted by RCC.

Cty Cllr Wainwright advised that a Government Inspector would review all of the submitted comments in about February and that only those who had submitted a comment would be eligible to speak with the Government Inspector.

Cllr Higgins advised that at Parish Forum she had challenged the number of houses @150 per year which are to be sustained over the period making up to 1100 houses in Oakham North.. Moral high ground to provide key workers for Oakham. It was difficult to conceive all this number needed for keyworkers.

Cllr Kirk asked whether the letter which had been submitted had received a response. Cllr Higgins advised that no reply had been received.

The council discussed the possibility of an additional public consultation meeting to take place with the results of the meeting being able to be communicated to the council by the next Cty Council meeting.

Cllr Higgins advised that a 21 days notice period was required for such a public meeting.

It was assumed that Hawksmead are happy to come along to advise on their plans as they had intimated previously.

Rutland Times and Rutland Mercury editors could be contacted as it was felt that the developer coming and presenting to a public meeting is a story in itself at this time.

Cllr Kirk suggested the Victoria Hall. Cty Cllr Wainwright – Langham village hall.

Cllr Higgins suggested a 2 stage meeting. First time in Langham and 2<sup>nd</sup> one in Victoria Hall as there were countryside issues which may be better explored in the second meeting.

Proposed Cllr Kirk  
Seconded Cllr Higgins

Need a public meeting and a press release.

Saturday afternoon Oct 30th 3.30pm considered best available time and date.

Flyer required to be written and also a press release.

Also Public notices in the local papers

Rutland Radio

Clerk to establish if hall free

NW

PD

PD

PD

NW

FT

FT

Clerk to contact parish clerks to advise of meeting FT  
Cllr Higgins suggested that if any clarification on process was needed then the Parish clerk at Anstey would be a good source of information.

**b) Billesdon Field**

Cllr Kirk advised that the new lease has not yet been signed.

**c) Travellers site**

Cty Cllr Wainwright reiterated the issues regarding the current travellers site. Cllr Higgins highlighted the rights of travellers who need a named site in the county to function in modern society, to access medical needs, welfare needs and education for the children. To date this site has not been provided by Rutland County Council. Cllr Kirk highlighted the impact on other villagers who abide by the rules.

LDF states a review as late as 2012 with Leicester council but no action planned as such.

Cllr Higgins has requested that the matter be held as a debate at Parish Forum, however it must go to the working group to put it on the agenda. GK

Parish Council officially requested to Parish Forum working group that this matter be discussed and then brought to the Parish Forum as the County Council needs to address the matter and not put it aside by default.

**d) Trees on allotments**

This matter to be deferred to the next meeting

**e) Village History sign** – The clerk advised that Mike Frisby has researched the matter and has given Cllr Wright some details of a possible new sign. Cllr Wright will bring these details to the next meeting.

Cllr Higgins advised that members of the history group presently contributing to renewed format. Cllr Wright will liaise. RW

**4. Review of website**

Clerk advised that Cllr Wright has been in discussions with Mike Frisby re this website. Mr Frisby has added the links suggested by Cllr Wright eg Rutland Planning. Any additional suggestions should be passed on to Mike Frisby.

Cty Cllr Wainwright suggested that the website would be a good blogging opportunity, enabling a question to be raised and public opinion gathered. Cllr Higgins suggested the Parish Council input to Langham News be added to the website. Cllrs to submit articles to Mike Frisby as well as to Langham News editor. All

A description of what the Parish Council does in outline to be undertaken by Cllr Duncan in the first instance. PD

Mike Frisby to be invited to next meeting FT

- Info on public meeting to be added to website. NW  
PD  
FT
5. Road Safety
- The clerk had circulated the proposed scheme in diagram. Highways have been and consulted with councillors the scheme is now being costed. It will be then be taken to cabinet for approval.
6. Mickley Lane
- Cllr Duncan updated the council re the registering of the land. Clerk to send form requesting official search of the land. FT
- Clerk raised issues from Cllr Hosmer highlighting his concerns re potential expenses if ownership is taken on. Up to adjoining properties to challenge the registration.
- The meeting discussed possible ownership: corporate ownership would be preferable to an individual owner;and agreed in principle to the Parish Council registering the land. FT
- Clerk to contact Charlotte Horner to ask for advice with respect to registering the land to Parish Council.  
Proposed Cllr Higgins, Seconded Cllr Pickard.
- Cllr Kirk advised that Mr Abel Smith had previously objected to a fence being installed on footpath between Church St and Burley Rd.
- Cllr Kirk also advised that a notice has been placed behind the Old Hall on land which is not owned by them and which is a public right of way leading from Church St to Burley Rd. Clerk to write to owners of the Old Hall reminding them of these facts FT
7. 2011 Census
- Cllr Higgins advised that this had been added to the agenda as the Parish Forum had been asked by RCC that the Parish Councils should assist in the facilitation of the census.
- Cllr Higgins proposed that the point be postponed to a later date nearer the date.  
Proposed - Cllr Higgins Seconded Cllr Kirk
8. Correspondence
- None received that had not already been received online.
9. Finance
- a. Current Financial position
- The clerk circulated the accounts schedule (Appendix 1).  
The clerk advised that there had been relatively little movement on the account in the month and the variances were as per last period.  
The accounts are £570 behind budget.  
This is due to :-  
£1400 additional grant given to the church to assist with the clock and bell repairs.

£541 less refund of VAT than in previous year.

Offset by £1600 of street lighting income which is due to timings of payment vs budget, however this will end up as a deficit at the year end as budgeted income was £2200.

The year end position is forecast to be approx £2600 behind budget partially due to the decision to use the healthy surplus of funds to benefit the community.

The accounts were accepted.

Proposed Cllr Pickard

Seconded Cllr Bailey

b. Accounts for payment - none

c. The Clerk advised that the budget needs to be decided before the next meeting.

- Jubilee 2010
- Village sign

FT  
PD  
GK



10. Planning

a) Updates received.

The planning report was circulated.

Cllr Higgins commented that the approval of the planning application for 'Fieldfare' was surprising and disappointing and subsequently a neighbour has their property up for sale.

Cty Cllr Wainwright commented that there were various inconsistencies in decisions being made by planning and that the Planning committee was not formed with qualified planners. Cllr Higgins asked whether any action can happen to overturn a decision and was informed that the answer to this was 'No'.

11. Report from any Sub Committees

None received.

12. Report from any meeting attended on Parish Council behalf.

a. Parish Forum Cllr Higgins to submit the minutes for circulation to Councillors.

b. Clerk advised that Cllr Hosmer had attended the AGM for the LRALC where Mr Ron Simpson had been elected chair. No further business discussed. However the meeting was closed and broadband upgrades were discussed. Dr David Lewis ( managing Director of Rutland Telecom advised that Lyddington had upgraded at a cost of £1000 to each person involved, Cllr Duncan advised that he understood that returns could be received at a later stage. The meeting had been told that 40 people willing to invest would make it viable.

Cllr Duncan advised that it would cost around £25000 to get the faster link for a village and that there was a move at national level to increase broadband speeds.

13 Playing field inspection rota as follows

. Table requires mending – Cllr Hosmer has contacted Pete Burdett. Cllr Duncan to do a steel top as per other table.

Oct	Cllr Pickard
Nov	Cllr Hosmer
Dec	Cllr Duncan

14. Date and Items for next meeting

The next meeting will be **Tuesday 7<sup>th</sup> December** as there was a clash of dates with the Parish Forum.

## Clerk to contact the Village Hall

Items for discussion

1. Budget for 2010 - 2011
2. Website
3. Village sign
4. Playground enhancements

5. Trees on allotment
6. Hawksmead

15. AOB.

1. Cllr Pickard advised that he had been approached by young villagers requesting a second part to the skateboard ramp. Cllr Kirk advised that the playground had originally been financed from builders of The Spires. Cllr Bailey highlighted the graffiti on the skateboard ramp. Cllr Pickard advised that he had asked these villagers to do some research and to bring this back to him.

Cllr Pickard also advised that a couple of mums had requested that a baby swing be added. To be put on agenda for Nov meeting FT

2. The clerk advised the meeting that the Langham News copy date is 8<sup>th</sup> November. Cllr Pickard to write an article.
3. The clerk advised that Kimball Road is now adopted
4. The clerk reminded councillors that there is a vacancy on the Parish Council and that everyone should be thinking of people to discuss this with.
5. The Clerk advised the meeting of the sad news of the death of the Baptist Pastor Janet Allen. Cllr Higgins proposed that that a letter of condolence be sent to her bereaved husband Robert Allen. All agreed , Clerk to action. The meeting was advised of the memorial service to be held on October 10<sup>th</sup> at 3.30pm at the Baptist Chapel Langham. ALL FT

16. The meeting ended at 9.28pm

# Appendix 1 Financial report

Langham Parish Council

Finances April 2010 - March 2011

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

	2010-11	Year to date:			Current period:		3
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
<b>INCOME</b>							
Precept:	<b>15,000</b>	15,000.00	15,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	<b>1,000</b>	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights:	<b>2,200</b>	0.00	1,610.00	1,610.00	0.00	0.00	0.00
Burial Ground:	<b>1,000</b>	500.00	614.00	114.00	166.67	0.00	-166.67
Admin fees:	<b>100</b>	50.00	25.00	-25.00	16.67	0.00	-16.67
Insurance:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
Sundries:	<b>0</b>	0.00	498.00	498.00	0.00	0.00	0.00
Interest:	<b>0</b>	0.00	6.90	6.90	0.00	0.00	0.00
VAT:	<b>1,000</b>	1,000.00	458.74	-541.26	0.00	0.00	0.00
	<b>0</b>	0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>20,300</b>	<b>16,550.00</b>	<b>18,212.64</b>	<b>1,662.64</b>	<b>183.33</b>	<b>0.00</b>	<b>-183.33</b>
<b>EXPENSES:</b>	<b>0</b>						
Clerk's Salary:	<b>2,400</b>	1,200.00	1,143.00	57.00	400.00	0.00	400.00
Clerk's Expenses:	<b>300</b>	150.00	199.34	-49.34	50.00	0.00	50.00
Street Lights:	<b>3,500</b>	1,750.00	1,512.72	237.28	583.33	0.00	583.33
Burial Ground RCC:	<b>1,000</b>	500.00	660.82	-160.82	166.67	0.00	166.67
Grounds & Open Space:	<b>5,700</b>	2,850.00	4,486.18	-1,636.18	950.00	0.00	950.00
Insurance:	<b>1,000</b>	1,000.00	984.33	15.67	0.00	0.00	0.00
Admin:	<b>100</b>	50.00	25.00	25.00	16.67	0.00	16.67
Sundries:	<b>300</b>	150.00	65.12	84.88	50.00	0.00	50.00
Recreation Ground:	<b>200</b>	200.00	329.00	-129.00	0.00	50.00	-50.00
Grants:	<b>1,300</b>	1,300.00	2,400.00	-1,100.00	300.00	0.00	300.00
Bus Shelter:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
Audit:	<b>200</b>	200.00	135.00	65.00	0.00	0.00	0.00
Subscriptions:	<b>400</b>	400.00	414.65	-14.65	0.00	0.00	0.00
Hall Rental:	<b>100</b>	100.00	77.00	23.00	0.00	0.00	0.00
Chairmans Fund:	<b>100</b>	50.00	13.99	36.01	16.67	0.00	16.67
Contingency:	<b>500</b>	250.00	0.00	250.00	83.33	0.00	83.33
Post Office:	<b>0</b>	0.00	0.00	0.00	0.00	0.00	0.00
VAT:	<b>1,000</b>	500.00	438.32	61.68	166.67	8.75	157.92
	<b>0</b>	0.00		0.00		0.00	0.00
<b>TOTAL:</b>	<b>18,100</b>	<b>10,650.00</b>	<b>12,884.47</b>	<b>-2,234.47</b>	<b>2,783.33</b>	<b>58.75</b>	<b>2,724.58</b>
<b>OVERALL SURPLUS/DEFICIT:</b>	<b>2,200.00</b>	<b>5,900.00</b>	<b>5,328.17</b>	<b>-571.83</b>	<b>-2,600.00</b>	<b>-58.75</b>	<b>2,541.25</b>

<b>Closing account mgmt acct</b>		<b>16,935.81</b>
Expenditure cancelled out	-42.04	
	<u>-42.04</u>	
Rutland CC Grass	2,087.45	
<b>Income</b>	<u>2,087.45</u>	
<b>Closing account for y/e</b>		<b>19,065.30</b>
Current a/c: at 1 Apr 09:	8,626.19	
Deposit a/c: at 1 Apr 09:	8,622.82	
Less uncleared cheques/income	<u>-1,816.29</u>	
Opening balance:		<b>19,065.30</b>
Income to date:	18,212.64	
Expenditure to date:	<u>12,884.47</u>	
Surplus/deficit to date:		<u>5,328.17</u>
Balance at 28/9/10		<b><u>24,393.47</u></b>

## Langham Parish Council

Notes from a Public Meeting held in Langham Village Hall on 31 October 2010

Present:

### Hawksmead Ltd:

Paul Bywater, Strategic Projects Director  
Neil Osborne, Director, DLP Planning  
Prof. Robert Tregay, Senior Partner, LDA Design

### Rutland County Council:

David Troy, Head of Planning  
Terry King, County Councillor

### Langham Parish Councillors

Residents of Langham, Barleythorpe and other villages (approx. 150)

### Chairman:

Peter Duncan, Langham Parish Council

### *Chairman's introduction and reason for calling the Public Meeting*

There are large numbers of documents available in the public domain for both the Local Development Framework (LDF) and the proposed Oakham North development. Oakham North will have 1096 new dwellings inside the Oakham bypass. The sports fields are to be relocated to the north of the bypass between Langham and Barleythorpe.

The LDF is at the last stage of public consultation, ending on 18 November, with a public enquiry expected in middle of next year 2011.

We elect our parish and county councillors to undertake and oversee these processes and trust them to do so properly but Langham Parish Council finds it difficult, on behalf of Langham, to comment on the LDF and the Hawksmead outline planning application: for example, Hawksmead have been aware for the last 6-7 years of the LDF planning process, but their current proposals still do not meet LDF requirements. They only propose to make 15% of the dwellings "affordable". The LDF calls for a larger percentage.

Further, the application from Hawksmead needs to be processed before the Local Development Plan is approved (Spring 2011 at the earliest).

This risk might be slight, as earlier in Langham, Ruddle Way, with 50 houses on a brown-field site was granted approval ahead of the then Rutland Framework.

But if Oakham North goes ahead, there may be as many as 2000 more people who need adequate roads, transport, education, medical and possibly welfare facilities, let alone jobs. If it is to be a success more work needs to be done in order to achieve all of these. For this proposal the risk is considerably greater than it was for Ruddle Way.

There is much confusion about Oakham North and little firm information as to where it all stands at present. Much is still up in the air. That is why we have called this meeting.

**Mr Troy and Mr King responded on behalf of the Rutland County Council** explaining that the Local Development Framework will be based on the Core Strategy Document, which has been developing over time, and which has now reached its final stage prior to submission to a Government Inspector who has the final decision. There is still time to be involved in the final stage of consultation, with a submission deadline of 18 November.

Rutland over the last 10 years has a history of high housing growth. There have been 1900 new homes in the last 10 years, throughout Rutland. The government required County Councils to adopt a LDF approach to development, and the Regional Assembly was still in place then.

190 homes per year is a large number. RCC proposes 150 homes per year: 3000 dwellings in the next 20 years.

To conform to government strategic thinking development should be in sustainable locations.

RCC public consultation for the LDF has been out since 2008. Public comment has been incorporated into the Core Strategy document, which is now in its final stages to go to Government Inspector next year.

However new planning applications are coming in before this Core Strategy Document is signed off. The RCC has taken legal advice on its position.

The Government indicates that Councils need a five-year land supply before planning decisions are made. RCC has currently only a two-year supply. The RCC would rather wait until we have the land in place. To balance, the LDF is emerging as the best we have got, but we could get through on this. Currently we are using village infill, small in amount, but it is working at present.

As we are now in recession, an economic test is needed to identify a viable percentage for the number of affordable homes. As they cut back on the funding subsidy Government may no longer give financial support to affordable homes. This money is key to the viability of Oakham North. Mr. King outlined what was meant by affordable homes, a number of formats, as rentable or as part-ownership. Rutland has done well on achieving affordable homes provision to date.

Mr. King continued that the process of producing the Core Strategy document is taking longer than the government time frame given, but other counties are in a similar position. No decision has been taken yet on big planning applications, and it is difficult to give more information yet.

#### Questions followed from the audience:

*What are affordable homes?*

These are homes for which there is an economic test of viability with the developer to generate government finance.

*We would like more information on the land bank and its current size?*

Land allocation current size available is for 530 houses, which is bit less than a year ago.

*What is the housing density going to be if all these houses are put in one location, for 2000 adults and possibly 2000 children?*

Hawksmead will cover this in their presentation.

The Chairman reminded the meeting that there is much detail in these plans, but that we particularly wanted to focus on the policy issues at this stage.

*What are the number of land parcels put forward to date?*

One in Oakham, one in Uppingham, but there is only one strategic site, in Oakham.

Oakham and Uppingham numbers split 80%-20%, with a small number in towns and villages to produce another 70-80 houses per year.

Further debate took place from the floor on this issue.

*Where are these people going to work, as there are no local jobs, especially for rural areas?*

Part of the process has to look at services and jobs etc. There is an allocation of land on Oakham North site for employment, as office space, and already Lands End is located nearby.

*Have RCC taken account of the situation concerning land and available housing at RAF Cottesmore?*

The RAF and closure of Cottesmore is in a state of flux; the outcome is uncertain. The MOD is expected to give a decision in Spring 2011 about closing the base, but there is no information on the housing there. At Cottesmore the first call on the housing stock is to the MOD. Therefore it cannot be assumed as part of the calculation but may emerge in the equation later on.

*What did RCC mean by taking legal advice over these matters or a judicial review later on?*

If planning applications go ahead prior to the LDF being fully in place, then another developer or members of the community could legally challenge that. It is a possibility.

(from local GP Dr. Tim Gray): *Our medical practice cannot cope now, so what may happen when another 2000 plus people move in the immediate area?*

Mr King declined to answer as the Gray practice is in present discussions about the present circumstances.

(Dr Gray) *Why can't the question be answered? Mr. King knows that the discussions between the practice and the RCC have come to nothing, and that the circumstances of the Primary Care Trust have altered dramatically. New thinking and planning are needed here and Hawksmead cannot assist, as it is not part of their domain or remit.*

The meeting was unanimous in its reaction to Dr Gray's information, as a reason for not going at speed for this development, without having plans in place to resolve the known problems of services overload. Such a large development could not itself be viable without the availability of vital services such as primary care.

*As the main A606 goes through the middle of Langham, carrying heavy freight and other traffic which is bad enough now, how are people going to get out of their own drives, or indeed out of the area with all the additional traffic from 1000 plus homes in this one location just up the road? The support structure for 1000 homes itself generates more traffic - bin-lorries, deliveries, etc.*

A Barleythorpe resident brought up the subject of their current road problems, which were due to receive traffic calming measures towards which Barleythorpe has made a capital contribution, wanted to know what had become of this contribution, now that the total funding had been withdrawn.

**The Chairman moved the meeting on to Hawksmead's presentation from Paul Bywater and team, as the focus had moved to traffic impact matters.**

Mr. Bywater said that the impact assessments are part of the ongoing discussions with RCC. These matters will have to be addressed; otherwise there will be no planning approval.

The Hawksmead team has carried out predicted traffic assessments, which were done by Neil Osborne who explained that he was not a traffic engineer, but had accessed publicly available data to predict traffic generation from housing developments: nationally, 4.09 vehicle movements per house per day and in Oakham 4.28 movements per house per day.

From this he calculates S to N though Langham maximum 106 extra vehicles/hour daytime, and in the opposite direction, N to S, 2 vehicles per minute.

*What is the number of parking spaces per house?*

At present as this is in the outline planning stage, the matter is not finalised.

Langham has a particular traffic problem at the start and end of school times daily because of the location of the primary school near the junction of Burley Road and the bends on the A606.

Paul Bywater outlined the history of Hawksmead's involvement with the site and planning of Oakham North from its purchase of the land in 2002, the employment land application in 2004, the bypass clarification also in 2004. In 2006 the planning applications were approved for the initial build in Barleythorpe. In 2008 RCC started initial consultation on LCD planning, and in 2009 the Core Strategy Options were in place.

Ongoing discussions are not complete for the outline planning application and structure of Oakham North. Hawksmead have held four public demonstration-consultations to date with the embryonic proposals of shape in place.

In response to a question from the floor it was acknowledged that these plans are all outside planning limits of development in open countryside. It was further acknowledged following a question that some parts of the development plan, nearer to Langham, on the North side of the Bypass will be in open countryside, directly abutting a farm requiring a controlled and peaceful environment due to the needs of stud farming, a family business.

The presentation included maps and locations of the O.N. development and later histogram columns of percentage of responses to the Hawksmead public consultations. These were challenged from the meeting as no absolute figures were given, but the presenters stated that the total absolute numbers were small.

Professor Robert Tregay continued the Hawksmead presentation and acknowledged that he had had 6 years in association with the project. Hawksmead is sympathetic to the location of the landscape setting of the historic town of Oakham. All the development documents are in the public arena.

The meeting challenged the accuracy of the maps presented, especially concerning the area north of the Bypass and the Sports centre development.

A discussion followed about the status of the showground/sports centre land, currently as agricultural land, and as such will not be part of Hawksmead planning application for O.N.

There is a current planning application for a vehicular entry gate to the land north of the bypass, by the Langham roundabout, to which access was cut off by the development of the bypass.

Developments to the north of the bypass are a matter for the Agricultural Society to whom the land will belong. Developments south of the bypass are a matter for Hawksmead development projects. Professor Tregay stated that development has historically always taken place from where settlements earlier existed, and O.N follows this pattern.

#### *Why can this planning application not be halted?*

Professor Tregay continued that evaluations and ecological surveys have been undertaken as appropriate. Routes of travel out from the development have been assessed. The reasons for the Sports and showground having to move have been given. Hawksmead promised that the rural approach to Oakham development will be kept, and respect given to the historic nature of the town, and the rural gateway to the town. Professor Tregay stated that the rural nature of Barleythorpe would be protected. There would be a spine road to run through the middle of the O.N. development. There would be a parkland gate to Oakham placed up to the roundabout to protect the rural sense of Oakham. A local community centre is proposed to the centre of O. N. where community facilities may be placed, and residents may walk or cycle to them. This is not expected to challenge Oakham town centre. Physical walkways are envisaged to Catmose College

The Brook drainage from Barleythorpe will be protected as this runs directly to Rutland Water, with wetlands, and is a SPA site and a SSSI. Because of this an area of parkland will be given to protect this in the heart of the development. The existing vegetation will also be protected. Bus routes are identified outside the perimeter.



For the land north of the bypass, Professor Tregay described the Sports grounds with floodlit pitches, pavilions and car parks with recreational use. He stated that consideration had been given to the preservation of the wild-life there.

For the housing area, there will be spaces for one-off housing, low density and different houses. Most of the remainder will be high density so that overall it will be a medium density development. The low density will be in and around Barleythorpe.

Chairman reminded the meeting of the current economic circumstances.

*This development has not had enough full impact detail done on it for people to make up their minds as to the development overall. There has been insufficient time for digestion and reflection on all the issues involved for the community of villages surrounding Oakham as well as for Oakham North itself.*

Paul Bywater discussed the RCC report including viability in the current economic climate by stating that only 15% grant funding was expected at this current time, but these things are cyclic and may again improve. The viability will be reassessed annually. The outline planning application was submitted in 2009 and 2010, and we have been working with the council to get it right. We have a 15 year period to develop this, each small group of 50 houses will have to be approved individually, i.e. three of these groups a year. Any reserve planning application will have to comply with further outline requirements laid down now, and in itself will form part of the outline planning approval, i.e. a Design Code

There are key issues applying to the Sports areas, such as Floodlights, main rugby pitch, training pitches, time constraints, lux floodlight constraints, all being taken together with the ecology of the site.

RCC have appointed a large number of working parties to assess various matters. Outside consultants have been employed as well, e.g. Atlas, who are experienced in large scale planning applications. The output of this activity will be reported to the press.

Two resolutions were put to the meeting, having emerged from the questions and the sense of the meeting, and were passed unanimously:

*That the Local Development Framework should be finalised and in place, before any acceptance of new large planning applications, such as Oakham North, or others.*

*That further definitive work needs to be done to assess and relieve the impact of Oakham North on the heavy vehicle use of A606 through Langham village and the already overloaded local medical practices.*

Terry King and David Troy reiterated the need to respond to the extended deadline for the Local Development Framework consultation. Many in the meeting voiced concerns over the difficulty in navigating the RCC website.

Mike Frisby volunteered to form a web-link to the RCC site from Langham Village web-site to facilitate responses and make it easier to find the Core Strategy material and response forms.

The meeting was closed at 5.45pm

# Hawksmead Ltd

## FAQs

### Housing

1096 dwellings proposed

Housing occupancy rates are falling.

- 2.37 persons per dwelling in 2001 (census)
- 2.03 persons per dwelling in 2021 (ONS household projections 2006)

Population 2224 persons

This scale and speed of development is commensurate with the historic phases of expansion in Oakham, especially since the early 20<sup>th</sup> Century

#### **Density:**

- Overall density 41 dwellings per hectare (Core Strategy policy 40 dpha minimum)
- Range of densities from 22-75 dpha
- Houses will be 2 and 3 storey

#### **Phasing:**

- Development will take about 15 years to complete
- About 69 dwellings will be built per annum – in accordance with the Core Strategy
- An average of 41 dwellings have been completed annually in Oakham in recent years - lower than the requirement of the existing Local Plan (66 per annum)\*
- Affordable housing will be built in phases throughout the development
- A variety of different dwelling types and densities will be built in each phase

\*  $2350/15 \text{ years} = 156 \text{ dpa}$ . 60% (93) assigned to towns. 70% of town's allocation assigned to Oakham (66)

### Affordable Housing

165 affordable homes can be provided in the absence of public subsidy (in line with the Council's own viability analysis)

- 99 social rented
- 66 shared equity

Proposed to comprise a mixture of one and two bed flats, and two and three bed houses distributed across the development

Additional affordable housing and housing for special needs can also be provided if supported by subsidy from RCC or the Government.

The potential to provide additional affordable homes will be reassessed annually with RCC.

## **CCRC:**

The scheme includes a proposed Continuing Care Retirement Community

The CCRC will be a safe community where residents are able to retire and depend on the availability of care and assistance according to their needs, with increased care available without residents needing to move from their homes.

The CCRC is proposed to comprise:

- 60 bed nursing home
- 30 assisted living homes
- 70 independent living homes
- resident facilities including meeting rooms and lounges, and possibly recreational facilities, fitness suite, IT facilities, craft workshops subject to design
- some resident facilities may be available for the general public

Location of the CCRC at the centre of the site is intended to allow residents access to local facilities and easy access to bus stops for journeys to the town centre and for visiting relatives

## **Local Jobs**

### **In the adjoining Employment Area**

The site adjoins the existing designated employment area which has consent for a variety of employment uses including offices, warehousing, storage, light and heavy industry and leisure uses such as a hotel.

Rugby have developed an office park which has been successfully let and has created a significant number of new jobs

The total potential number of jobs that could be created (including those that have already been created) is in the order of 1874 (ES Chapter 5 Table 5.6)

### **Within the Site**

Within the development there will be employment created in

- Local retailing within the local centre
- Offices and other commercial/employment floorspace
- Staffing of community facilities such as the Community Hall
- Staff within the CCRC – care workers, caterers, cleaners, maintenance/grounds
- Ground staff to maintain open spaces and recreational facilities

The development is expected to provide funding for additional

- healthcare,
- police,
- fire
- other community services including youth services
- education
- library

- museum services
- waste disposal and recycling services

Additional jobs in these sectors may not be directly employed on site

There would be an average of 150 construction worker jobs on site for the 15 years that building is expected to take as well as indirect employment in professional services, marketing and in the supply and transport of materials.

### **Sports and Recreation**

22ha of playing fields for the Rugby Club, junior football and athletics will be provided. This is a net gain of 11 hectares compared to the present

It will achieve a substantial step change in the quality of sports provision and enable the Clubs to cater for the levels of local demand in Rutland

- 4 new full size rugby pitches including First XV pitch
- dedicated training pitch – avoids need to train on match pitches as at present
- 2 ‘minis’ pitches for Under 11s – a new facility to help encourage young players
- Energy efficient floodlighting for First XV pitch specified to latest standards to avoid light spillage/light intrusion
- 6 junior soccer pitches
- 2 training pitches
- Grass athletics track with scope for field athletics – no current facilities available

New purpose built pavilion is proposed to provide

- 8 adult changing rooms
- 2 junior changing rooms (there are none at present)
- Facilities for the RAS on County Show days
- Secure equipment storage

2.57 hectares of pitches courts and greens within the development (with the net additional sports fields this significantly exceeds National and RCC standards). The provision will include

- Multi Use Games Area
- Kickabout pitches
- Two tennis courts
- Bowling green

1.34 ha of children’s playspaces including equipped play areas (meets and exceeds National and RCC standards)

2.6ha ha of informal parkland (exceeds National and RCC standards)

0.9ha allotments (meets RCC standards)

## Community Hall

- This will provide 1115m<sup>2</sup> to meet RCC standards
- Includes space for
- badminton court(s)
- Meeting rooms
- Kitchen/serverly
- Potential space for childrens nursery/crèche
- Potential space for branch doctors' surgery

## **Healthcare**

The PCT has indicated they do not support the provision of a new surgery within the development but would want a capital sum payment to provide extra facilities elsewhere in Oakham.

Hawksmead will continue to prefer an on-site solution and would provide the surgery facility as they believe that the best way to meet the primary health care needs of the community would be to make provision within the community.

Alternatively, a financial sum in lieu will be made through the s106 agreement (this has now been indicated as the preferred option by RCC).

## **Highways and Transport**

### **Congestion**

Hawksmead have produced a Transport Assessment in accord with the 'Guidance on Transport Assessments' issued by the DCLG and Department for Transport. The contents and conclusions of the TA have since been reviewed to reflect the Department for Transport's National Transport Model (NTM) March 2010 with reduced growth rates to 2019 (3.5%) as well as impact of the proposed Sainsbury supermarket in the event that scheme were to obtain permission.

The assessment of traffic from the development includes

- traffic generated by the proposed development south of the bypass
- the traffic generated by the playing fields uses
- completion of the existing industrial area with a mix of employment uses (now including the proposed Sainsbury supermarket)
- existing planning commitments in the area

The assessment of trip rates used for calculating traffic impact is based on actual surveys carried out in Oakham (4.28 vehicular trips per dwelling per day – the regional standard for the East Midland is 4.09 trips). Relevant junctions have all been subject to traffic counts and an assignment of traffic through each junction agreed with RCC.

The analysis shows that none of the junctions in Oakham will be overloaded as a result of the development. Some alterations to junctions paid for by Hawksmead will mean that queue lengths will be no worse as a result of the development and in some cases may reduce from the present.

## **Bus Services**

Hawksmead funded the extension of the Hopper service to serve the adjoining employment area including providing bus stops.

Hawksmead will provide for the extension of bus services into the site so that no house is more than 400m from a bus stop.

## **Foot and cycle ways**

Two new crossings will be provided

- a Toucan crossing of the bypass to enable safe access to the sports fields
- a Toucan crossing at Huntsman Drive / B640

These proposals arise from a consideration of pedestrian needs, existing and projected traffic flows and speeds and have been agreed with RCC.

A network of pedestrian priority routes and cycleways has been incorporated in the Master Plan following discussions with RCC

## **Langham**

Taking into account

- traffic from the committed employment area
- traffic generated by Sainsbury's if it is permitted
- traffic generated by the redevelopment of Catmose Campus

The additional peak am traffic through Langham (total both directions) arising from the development will amount to 148 vehicles – just over 2 a minute

In the pm peak it will be about 120 – 2 a minute.

## **Drainage**

A Sustainable Urban Drainage Scheme (SUDS) has been devised

The drainage strategy has been approved by the Environment Agency and Anglian Water Ltd

The Environment Agency confirm that the site is not at flood risk, not likely to cause downstream flood risk and not likely to adversely affect the natural environment or biodiversity.

The EA suggest conditions on the grant of planning consent to ensure that the provisions of the drainage strategy are adhered to

The EA require the s106 Agreement to make provision for the proper maintenance of the SUDS infrastructure (swales, ditches, ponds, soakaways, permeable paving)

## **Natural Environment**

The Planning Application is accompanied by an Environmental Impact Assessment prepared in accord with the relevant National legislation

Hawksmead have submitted specialist reports on potential species habitats

- water voles
- crayfish
- badgers
- bats
- great crested newts
- brown hares
- breeding birds
- reptiles
- otters

Not all these species are present.

Where species have been identified to be present mitigation strategies have been proposed including for protected species.

The EA are satisfied that the mitigation strategies are appropriate and development will not unacceptably affect the natural environment or biodiversity.

## **Education**

Hawksmead were advised prior to submitting the application that there was available capacity in a range of existing primary schools in Oakham and at Langham and that RCC did not require the provision of a new primary school within the development.

In these circumstance Hawksmead will make payments to RCC (in accordance with DCSF guidelines and the RCC Planning Obligations Strategy) to fund the cost of additional primary school places when they are needed.

The development of 69 dwellings per annum will generate the need for 14 extra primary school places a year (0.203 pupils per dwelling – Planning Obligation Strategy) and 10 secondary places (0.145 pupils per dwelling - Planning Obligation Strategy)

RCC have advised that there are sufficient surplus places at the Catmose Campus to accommodate the additional number of secondary aged pupils.

## **Design**

Hawksmead propose that the development should be implemented in accord with a series of detailed Design Codes which will:

- provide a framework for future decisions on Reserved Matters applications
- govern issues such as density, height, mass and character of buildings
- ensure that the developer uses a consistent and appropriate palette of materials
- ensure that design is suitable and appropriate, respecting local character and identity
- emphasise the importance of creating a quality environment.

- help ensure that development achieves appropriate standards of environmental efficiency

The Design Codes will be durable and ensure that development carried out in later phases reflects best practices and ensures that North Oakham retains a clearly defined sense of place

A draft has been submitted to RCC for discussion.

### **Community Facilities**

- Police
- Youth Services
- Fire Service
- Waste Disposal/Recycling
- Library
- Museum Services

Capital contributions will be made by Hawksmead under the s106 agreement for the provision of services and facilities needed to support the development

Hawksmead have agreed to review the s106 agreement periodically and if economic circumstances improve, additional funding will be made available to RCC in accordance with a formula to be agreed



# Minutes of Langham Parish Council Meeting held on 7<sup>th</sup> December 2010

## Attendance

Cllr Pickard  
Cllr Hosmer  
Cllr Wright  
Cllr Kirk  
Cty Cllr Wainwright  
Cllr Duncan  
Cllr Crouch

Mike Frisby

Mr Ovington and Mrs Lee

1. Apologies  
Cllr Higgins  
Cllr Bailey

## Declaration of Interest

Cllr Hosmer – If planning application for 6 Well Street discussed

2. Minutes of meeting held on 28<sup>th</sup> September 2010.  
P570 Cllr Higgins prior to the meeting requested that Inspector be replaced by Government Inspector.  
P572 Cllr Wright asked that Mr be added to the name Abel Smith and that Charlotte Horner's name be corrected.

The Minutes were signed as correct.

Proposed Cllr Kirk  
Seconded Cllr Pickard

3. Matter Arising

### a) Hawksmead

Cty Cllr Wainwright updated the meeting on progress. He explained that the planning application that had been submitted had been retracted since the public meeting in Langham. Cty Cllr Wainwright has requested access to minutes of meetings held to discuss the Hawksmead plan but this access has been denied by the Chief Executive. Therefore he is not aware of how any of the issues raised by the public meeting are being addressed. Cty Cllr Wainwright has asked for a steering group but this has not been acted upon.

Cllr Duncan stated that if the process has been delayed to facilitate further review then the public meeting had been a success in that these issues will not go away.

Decided that Parish council should write to RCC as a PC to ask for feedback from the points raised at the meeting.

With the recent change in focus by the government to pass decision making power down to the communities it was felt that Langham residents should have more say, however there was concern that

FT  
PD

the decision may occur before LDF? LDF consultation document has been submitted to Secretary of State – including all comments.

Cty Cllr Wainwright explained that he had been warned that he risked exposing the council to large legal costs if the application is opposed and the costs of appealing run into thousands of pounds. Cllr Hosmer advised that he had heard about an application for a pub and restaurant to be built on Hawksmead land. Cllr Crouch advised that he had spoken to those connected to the rugby club who told him that the sale to hawksmead was a done deal.

#### b) Billesdon Field

Cllr Kirk advised that he had rung the farmer direct and he agreed to increase the rent up to £400 from £300. The farmer asked to get his son added to the tenancy agreement which was agreed. Cllr Kirk to write a letter to confirm these details.

GK

#### c) Village History sign

Cllr Wright updated the council with research done so far. A quote had been obtained for a sign - board oak with steel frame made with Glass fibre re-inforced plastic. The artwork and information will be updated by the history group. 5 year warranty against fading.

A3 £350, A2 sign £600. Discussion regarding position. Council in favour of the idea but Cllr Duncan suggested getting more quotes.

Agreed on an A2 sign

Cllr Duncan to get a quotes in conjunction with discussions with Mike Frisby.

PD

Cllr Wright to work with village history group to design the artwork. 'Visual'

RW

#### d) Mickley Lane

Meeting adjourned to discuss details with Mr Ovington.

All agreed that the meeting with Ms Horner had given provisional agreement to put in bollards in the lane.

Mr Ovington advised that he had doen a survey of people in the lane and all said they would prefer a gate to bollards and therefore he did not plan to remove the gate at this stage. He also advised that Severn Trent have also stated that they don't want bollards as they will have to unlock 2 or more rather than just one lock for a gate.

Cllr Crouch reiterated the previously stated problem with the gate as it stands in that it prevents access by those in wheelchairs; those whose mobility is impaired and those with pushchairs and that the gate is too restrictive – a point which Ms Horner had agreed with at the last meeting on site.

Cllr Duncan reminded Mr Ovington that at the end of the last meeting on site the bollards to restrict vehicle access had been agreed as an acceptable compromise.

The facts now stand that the gate was put on land which Mr

Ovington does not own. A meeting was held which agreed that the gate was over the top but that bollards would be considered OK. If the gate is shut then the RCC enforcement people will need to get involved again.

The meeting then reconvened.

#### e) Trees on allotments

Cllr Pickard to remove the trees as requested by Simon Court –  
Tree officer

#### f) Travellers site

Cty Cllr Wainwright updated the meeting on points raised at the Parish Forum. There had been a problem with the Travellers site not being a point on the agenda but it had been raised under Matters Arising. Due to the snowy weather and traffic issues the Langham representatives were unable to attend. Jeremy Tomlinson has however sent through an update to Cllr Higgins advising on the statement from Mr Troy, which Cty Cllr Wainwright read out. It was felt that the timescales proposed did not address the situation with the Langham site in that the temporary planning consent expires in Dec 2012 and therefore decisions on sites need to be made before this time.

Clerk to write a letter to RCC to advise that the date set is after the end of the temp planning consent, this date being December 2012 – 5 years after the travellers won their appeal.

FT

#### 4. Review of website

Mike Frisby kindly addressed the meeting regarding the Langham Website and possible improvements to be made.

He advised that the site gets an incredible 40000 – 70000 hit sites a month with 7800 unique visitors.

MF advised that he could set up private email addresses for councillors.

Cllr Duncan agreed that this is a good idea. Agreed on the format  
:firstname.surname @langhamvillage.com

MF

MF to set this up

MF ran through a list of possible improvements for discussion by the councillors. He suggested the following:-

People's roles

Finance overview

Priorities and performance against these.

What the decision making processes are

Services run by the PC and those still owned by RCC e.g. – burial ground, street lighting, grass cutting.

Members interests.

Meeting dates – date of next meeting.

Public attendance criteria.

Clerks roles and responsibilities.

Cty Cllr Wainwright – parish council to be more important going forward. would like to use as a basis for consultation and feedback to RCC. Email and contact forms.

FT

MF agreed that this could be done but he advised against open postings

as these would need to be moderated, which is too consuming an activity. Cllr Duncan thanked Mr Frisby for all his help and agreed that the council would discuss this at a future meeting.

FT

Mr Frisby raised the issue of the early parish clerk ledgers and asked if the Village History Group could copy these records for safety. He also suggested that the originals then be stored at the Records Office. Councillors agreed that scanning and copying was a good idea, but that the decision on where to store needed to be decided at a later stage. Cllr Hosmer highlighted that people who want to access the records may not wish to do this online and therefore the records should remain easily accessible in the village.

Cllr Duncan – would like data stored in a separate place rather than just at the records office as this may be more difficult to access.

## 5 Road Safety

Cllr Duncan updated the meeting on the proposed road safety scheme. He advised that given the current financial climate the work was under pressure and the RCC had requested a contribution from the Parish Council. Cllr Duncan explained that this was a project that is considered very important for most villagers and given the parish council's favourable financial state he could think of nothing more appropriate to spend the money on.

The Parish Council agreed that they contribute up to £4000 to not be paid before work is started.

Proposed Cllr Hosmer.  
Seconded Cllr Wright.

## 6. Playground Enhancements

Cllr Pickard updated the meeting on progress made. With respect to the Skateboard ramp no information had yet been received back from those requesting it so no decision could be made at this stage.

With respect to a baby swing it was felt that further research was needed to understand whether the swing could simply be swapped with a current one.

Cllr Pickard to investigate further.

Cllr Wright commented that she felt that it was the 7 -12 age group who needed more equipment, however no request has been made from this group.

It was suggested that the existing Playdale equipment be extended to provide the above group with an additional and a more stimulating play experience.

Cllr Duncan advised that there was £5000 set aside in the budget for playground improvements.

## 7 Correspondence

A letter had been received from Mr Anderson regarding a blockage in the stream. Clerk to send this on to land owners Peter Nourish and Mr Allen. Clerk to write to Mr Anderson to say we have done this.

FT

FT

The clerk advised the group on the Heroes for help initiative from the Troops at Cottesmore. Cllr Crouch explained that as from the 15<sup>th</sup> Dec

there will be people available to assist in village projects. The clerk had responded back to say that Langham Parish Council would be interested in principle.

Possible projects – clearing of the brook; playground improvements.

## 8. Finance

### a. Current Financial position

The clerk circulated the accounts schedule (Appendix 1).

The clerk advised that there had been relatively little movement on the account in the month and the variances were as per last period.

Proposed Cllr Pickard

Seconded Cllr Crouch

### b. Accounts for payment – none

### c. Budget for 2011 – 2012

Cllr Duncan explained the proposed budget ( Appendix B) with the Precept being as per last year £15000. Budgeted expenditure includes a village sign, money for the Jubilee, Road safety improvements and playground improvements.

The clerk advised that the bank balance was up significantly from the standard float of previous years and therefore it was possible for the spend to be increased without a rise in the precept being necessary.

Cllr Kirk advised that the budget would still leave the bank float at £10000.

The Parish councillors agreed but requested that the road safety amount be reduced by £1000 and the jubilee fund be increased by the same amount.

Proposed Cllr Kirk

Seconded Cllr Pickard

9. Planning  
 The clerk circulated the planning reports ( Appendix C and D)  
 The clerk advised that no response had been received form the Old Hall.  
 Cllr Wright advised on the following applications:-  
 Rutland Garden Centre – a further retrospective application along the same lines as that previously refused. Cllr Crouch advised that there had been another break in at the site.  
 2 Dormer Bungalows and or a stable at 64 Burley Rd.
- Cllr Wright raised the issue of the gravel at the Old Hall – clerk advised that enforcement officers had not been too concerned. Clerk to send on email. FT
- Cllr Wright also raised the problem of the sign for the Old Stables which is on the pumping station green.
- Cllr Duncan highlighted that the PC need to discuss the issue of registering land. To be put on agenda for next meeting. FT
- Cllr Wright updated that Mr Abel Smith has started the foundations for his porch on disputed land.

10. Report from any Sub Committees

None.

11. Report from any meeting attended on Parish Council behalf.

Cllr Hosmer had attended the Neighbourhood watch AGM. Due to cutbacks there will be no more leaflet campaigns.

12. Playing field inspection rota as follows

Dec Cllr Duncan  
 Jan Cllr Pickard  
 Feb Cllr Duncan

13. Date and Items for next meeting

The next meeting will be **Tuesday 25<sup>th</sup> January**

Items for discussion  
 Land Registration  
 Website

14. AOB.

1. Cllr Wright requested that reasons for apologies not be recorded in the minutes – all agreed.
2. Cllr Wright advised that Langham News Copy Date is 10<sup>th</sup> January. Cllr Duncan to write an article.
3. Cllr Hosmer updated the PC on the Community Response Plan. Asked if councillors happy that their name goes on the list - all

agreed. Cllr Hosmer to complete with assistance from Cllr Pickard and Cllr Kirk.

4. Cllr Hosmer asked for agreement to recruit Glynn Hubbard to tidy up the playing field and Burial ground.
  5. The clerk raised the problem of grit bins and asked if PC wished to fund more. Generally felt that these are emptied by people for driveways and in bucket loads and not used for the local roads and pavements as they should be and therefore no further bins to be purchased.
  6. Cllr Duncan checked that Mr Nourish is compensated for his efforts clearing the snow. He was advised that this does happen.
  7. Clerk advised that the Parish Council had missed the Christmas Tree Festival. The church warden had asked if the parish council would like to make a donation but it was felt that the church had already received significant donations in the year.
  8. The clerk advised that the CPRE now has a new Chairman Julian Lessey who had submitted an article to the Rutland Times opposing the housing proposal.
16. The meeting ended at 9.47pm

# APPENDIX 1 Finance Plan

Langham Parish Council

Finances April 2010 - March 2011

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

	2010-11	Year to date:			Current period:		4
	Budget	Budget	Actual	Variance	Budget	Actual	Variance
<b>INCOME</b>							
Precept:	15,000	15,000.00	15,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	1,000	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights:	2,200	0.00	1,610.00	1,610.00	0.00	0.00	0.00
Burial Ground:	1,000	666.67	871.00	204.33	166.67	257.00	90.33
Admin fees:	100	66.67	50.00	-16.67	16.67	25.00	8.33
Insurance:	0	0.00	0.00	0.00	0.00	0.00	0.00
Sundries:	0	0.00	499.00	499.00	0.00	1.00	1.00
Interest:	0	0.00	6.90	6.90	0.00	0.00	0.00
VAT:	1,000	1,000.00	458.74	-541.26	0.00	0.00	0.00
	0	0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>20,300</b>	<b>16,733.33</b>	<b>18,495.64</b>	<b>1,762.31</b>	<b>183.33</b>	<b>283.00</b>	<b>99.67</b>
<b>EXPENSES:</b>	<b>0</b>						
Clerk's Salary:	2,400	1,600.00	1,532.50	67.50	400.00	389.50	10.50
Clerk's Expenses:	300	200.00	199.34	0.66	50.00	0.00	50.00
Street Lights:	3,500	2,333.33	1,869.32	464.01	583.33	356.60	226.73
Burial Ground RCC:	1,000	666.67	840.82	-174.15	166.67	180.00	-13.33
Grounds & Open Space:	5,700	3,800.00	5,554.18	-1,754.18	950.00	1,068.00	-118.00
Insurance:	1,000	1,000.00	984.33	15.67	0.00	0.00	0.00
Admin:	100	66.67	50.00	16.67	16.67	25.00	-8.33
Sundries:	300	200.00	150.02	49.98	50.00	84.90	-34.90
Recreation Ground:	200	200.00	329.00	-129.00	0.00	0.00	0.00
Grants:	1,300	1,300.00	2,400.00	-1,100.00	0.00	0.00	0.00
Bus Shelter:	0	0.00	0.00	0.00	0.00	0.00	0.00
Audit:	200	200.00	135.00	65.00	0.00	0.00	0.00
Subscriptions:	400	400.00	414.65	-14.65	0.00	0.00	0.00
Hall Rental:	100	100.00	122.00	-22.00	0.00	45.00	-45.00
Chairmans Fund:	100	66.67	13.99	52.68	16.67	0.00	16.67
Contingency:	500	333.33	0.00	333.33	83.33	0.00	83.33
Post Office:	0	0.00	0.00	0.00	0.00	0.00	0.00
VAT:	1,000	666.67	500.73	165.94	166.67	62.41	104.26
	0	0.00		0.00		0.00	0.00
<b>TOTAL:</b>	<b>18,100</b>	<b>13,133.33</b>	<b>15,095.88</b>	<b>-1,962.55</b>	<b>2,483.33</b>	<b>2,211.41</b>	<b>271.92</b>
<b>OVERALL SURPLUS/DEFICIT:</b>	<i>2,200.00</i>	<i>0.00</i>	<i>3,600.00</i>	<i>3,399.76</i>	<i>-200.24</i>	<i>-2,300.00</i>	<i>-1,928.41</i>

Closing account mgmt acct

16,935.81



Expenditure cancelled out	-42.04	<u>          </u>	
		-42.04	
Rutland CC Grass	2,087.45	<u>          </u>	
<b>Income</b>		<u>2,087.45</u>	
<b>Closing account for y/e</b>			<b>19,065.30</b>
Current a/c: at 1 Apr 09:	8,626.19		
Deposit a/c: at 1 Apr 09:	8,622.82		
Less uncleared cheques/income	<u>-1,816.29</u>		
Opening balance:			<b>19,065.30</b>
Income to date:	18,497.64		
Expenditure to date:	<u>15,095.88</u>		
Surplus/deficit to date:			<u>3,401.76</u>
Balance at 28/9/10			<b><u>22,467.06</u></b>