

**Minutes of Langham Parish Council Meeting
Held on Tuesday 26th January 2016
At Langham Village Hall**

Attendance	<p>Cllr. Duncan Cllr. Higgins Cllr. Hosmer Cllr. Manning – left meeting at 9pm Cllr. B. Palmer Cllr. G. Palmer Cllr. Wright C.Cllr. Hemsley</p> <p>Parish Clerk Helen Duckering</p> <p>2 members of the public</p>	
Apologies	<p>Cllr. Kirk Cllr. Lee</p>	
Item		Actions
1	The meeting opened at 7.40pm	
2	<p>Declaration of interests and dispensations Cllr. Hosmer declared an interest in a current planning application for a property on Well Street due to the proximity of his residential property.</p>	
3	<p>Minutes of last meeting held on 24th November 2015 The minutes were agreed and signed by the Chairman.</p>	
4	<p>Matters arising from the last meeting</p> <ul style="list-style-type: none"> • Neighbourhood Plan update – Cllr. B Palmer provided an update on progress. The plan is now ready to submit to RCC. A strategic Environmental Assessment is required. The NP should be ready for referendum by September. A Basic Conditions Statement is required to be signed by the Parish Council to confirm the NP process has followed correct procedures and confirms legislative requirements. This document had not been circulated for councillors to consider. Cllr. B Palmer will therefore circulate this and collect signatures as soon as possible. <p>It was proposed that clarification be sought from RCC regarding the number of new houses RCC expect Langham to include in the NP. A deadline for response was set at 16th February.</p> <p>Proposed Cllr. Duncan Seconded Cllr. B Palmer All in favour</p> <p>It was proposed that a letter be sent to Mr Roger Begy expressing disappointment in previous correspondence regarding the retention of Langham's status as a small service centre.</p> <p>Proposed Cllr. B Palmer Seconded Cllr. Higgins All in favour</p> <ul style="list-style-type: none"> • Church clock repairs – Cllr. Manning confirmed that a contractor has been engaged to complete the required works and the anticipated date for completion is Easter. 	<p>HD/PD</p> <p>HD/PD</p>
5	<p>Correspondence</p> <ul style="list-style-type: none"> • Letter of thanks from the Langham & Barleythorpe WI in respect of Parish Council contribution to the village hall Wi-Fi. 	

	<ul style="list-style-type: none"> Completed permit for the installation of bench outside the village hall. 	
6	<p>Proposal that Langham Parish Council meets monthly, except in August and December each year. Proposed Cllr. B Palmer Seconded Cllr. G Palmer 3 in favour 3 against 1 abstention</p> <p>It was agreed that this matter would be reconsidered at the next meeting.</p>	
7	<p>Village Hall funding</p> <p>No formal proposal has been received from the Village Hall Committee. This matter is therefore carried forward to the next meeting.</p>	
8	<p>Wildlife site</p> <p>Cllr. Wright proposed various remedial works for the meadow at the wildlife site. It was agreed that Cllr. Hosmer would speak with Mow and Sow to arrange this.</p>	
9	<p>Proposal to confirm that the council will remain opted in to the Sector Led Body arrangement for the procurement of external audit. Proposed Cllr. Hosmer Seconded Cllr. Manning All in favour</p>	
10	<p>Mowing contract quotation for 2016/17 and works to woodland area Quotation for grass cutting for 2016 including extra grass mowing in woodland area £4940 Proposed Cllr. Hosmer Seconded Cllr. Manning All in favour Quotation for works to woodland area as per Wildlife Trust recommendation £760 Proposed Cllr. Manning Seconded Cllr. Higgins All in favour</p>	
11	<p>Refurbishment/Replacement of noticeboards C. Cllr. Hemsley confirmed that the refurbishment of noticeboards at Mickley Lane and Well Street would not be cost effective. It was agreed that quotes would be obtained for new wooden noticeboards for Mickley Lane, Well Street and Kimball Close.</p>	HD
12	<p>Finance Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved. Proposed Cllr. Hosmer Seconded Cllr. Higgins</p> <p>Accounts for Payment None</p> <p>Burial Ground It was noted that the burial ground is currently 50% full and it was</p>	

	acknowledged that extending the site or allocating an additional site will need to be considered in the future. In preparation for this, Cllr. Hosmer agreed to arrange for some exploratory holes to be dug in the woodland area to assess the depth of useable ground.	RH
13	Planning The planning updates were circulated. Appendix 4 attached.	
14	Reports from meetings attended on Parish Council behalf Cllr. Higgins reported having attended the Parish Forum working group on 16 th December. The Parish Council Forum meeting will be held 28 th January. Cllr. B Palmer and Cllr. Hosmer will attend.	
15	AOB <ul style="list-style-type: none"> • Rural Development Leader Program – Cllr. B Palmer will attend this on 8th February • Langham Village Hall AGM 16th February • The Paddocks – Cllr. G Palmer reported that there are still 13 caravans in situ. If this is still the case by 1st February she will advise the clerk in order that the enforcement officer at RCC planning can be contacted. 	
16	Playing field inspection February – Cllr B Palmer March– Cllr Manning Moles are damaging the playing field. C. Cllr. Hemsley agreed to obtain a quotation from a mole catcher. The path from Mickley Lane to the burial ground is in need of repair. C. Cllr. Hemsley agreed provide a quotation for this work.	
17	Date and time of the next meeting 22nd March 2016 7.30pm Langham News copy date 7th March Property marking event 27th February 2016 It was agreed that the financial summary and planning summary will be circulated prior to meetings in future. The agenda for future meetings will be published one week in advance. Any requests for agenda items and supporting documents are to be submitted to the clerk by this date. Meeting closed at 9.50pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Letter to be sent to RCC for clarification of number of new houses expected to be included in the NP	HD/PD	ASAP
2	Letter to be sent to Mr Begy re Langham's Service Centre status	HD/PD	ASAP

3	Clerk to obtain quotations for 3 x noticeboards	HD	ASAP
4	Investigations into suitability of ground for additional burial site to be arranged	RH	ASAP

Finances April 2015 - March 2016

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

CURRENT PERIOD:		5	
INCOME		2015-16	Year to date:
	Precept:	16,000.00	16,000.00
	Grass Cutting:	2,000.00	1,819.38
	Street Lights:	2,400.00	1,561.00
	Burial Ground:	1,000.00	624.00
	Sundries:	600.00	115.66
	Interest:		7.43
	VAT:		1,973.71
	RCC Section 106 grant		12,000.00
	TOTAL:	22,000.00	34,101.18
	EXPENSES:		
	Clerk's Salary:	3,850.00	3,260.93
	Clerk's Expenses:	500.00	347.24
	Street Lights - electricity:	1,600.00	1,659.15
	Street Lights - capital:	2,000.00	669.45
	Grounds & Open Space:	6,500.00	5,373.48
	Insurance:	1,050.00	1,071.34
	Cllr expenses:	300.00	35.00
	Grants:	1,750.00	1,400.00
	Audit:	250.00	250.00
	Subscriptions:	500.00	371.80
	Hall rental:	200.00	10.00
	Chairmans Fund:	100.00	83.33
	Contingency:	500.00	416.67
	Waste Collection:	900.00	195.00
	Village Hall:	600.00	6,557.18
	Neighbourhood Plan Expenses	300.00	619.93
	Burial ground:	1,100.00	466.66
	VAT:		2107.19
	Playarea		730.71
	TOTAL:	22,000.00	25,125.06
	OVERALL SURPLUS/DEFICIT:		3,666.67
	Current a/c: at 1 Apr 2015:	17,366.90	
	Adjustments:		
	2013/14 opening balance:	17,366.90	17,366.90
	Income to date:	34,101.18	
	Expenditure to date:	25,125.06	
	Surplus/deficit to date:		8,976.12
	Bank balance at period end:		<u>26,404.52</u>

Opening balance as at 1st April 2015	4,079.59
Expenditure to date:	619.93
Income received:	
Balance at period end:	<u>3,459.66</u>

Bank Reconciliation

15th December 2015

Balance as per Bank Statement 15th December 2015		£29,971.32	
		Unpresented	Presented
Expenditure			
03-Nov	C Webb (NP)	100133	55.97
18-Nov	H Duckering - Clerks salary & expenses	IB	426.03
25-Nov	I Burger (NP)	100003	25.93
27-Nov	J L Smith (NP)	100128	22.00
27-Nov	J L Smith (NP)	100132	50.00
04-Dec	Langham Village hall	100135	10
08-Dec	E-ON	IB	239.62
14-Dec	H Duckering - Clerks salary & expenses	1	450.77
15-Dec	B Palmer (NP)	100001	20.04
			<u>1290.36</u>
Receipts			
15-Dec-15	RCC - grass cutting		1,819.38
			<u>1819.38</u>
Balance as per account plus unpresented credits		£29,971.32	
Less unpresented cheques		<u>£10.00</u>	
Balance as per calc		<u>£29,961.32</u>	

Balance as per Bank Statement 15th January 2016		£26,404.52	
	Cheque Number	Unpresented	Presented
Expenditure			
04-Dec	Langham Village Hall	100135	10.00
16-Dec	P H Building	100136	2919.60
16-Dec	Langham Village Hall	100137	40.00
06-Jan	N Holford	100138	25.00
			<u>2994.60</u>
Receipts			
11-Jan-16	Western Power - wayleave		15.66
			<u>15.66</u>
Balance as per account		£26,404.52	
plus unpresented credits			
Less unpresented cheques			
Balance as per calc		£26,404.52	

2015/1102/CAT 9 Orchard Road

Fell 1 No. Cherry tree.

The above tree is growing close to what was the front garden of this 1960s house. The area which would have been garage or garage space is taken up by a two-storey extension to the main dwelling. The tree is significant and appears in good health. The tree is to the side of the driveway, but is not blocking it. To the side of the drive, but again not blocking it, is a small mound formed by root ball. The applicant states that the raised area around the tree prevents access and prevents works being carried out to improve the drive. Access to the parking area is possible, though perhaps not ideal. If the applicant wishes to change the surface area from the existing gravel to block paving or Tarmac, it would be more difficult to achieve a satisfactory finish.

The Cherry tree is in a prominent position in the Conservation area of the village. Several branches have been removed during its lifetime and the tree has put on considerable spindly top growth to compensate for this work. The shape of the tree is poor, as is its general appearance. Cherry trees appear to have a finite life in terms of aesthetic value, and this is not a good example of the species. Although the loss of a tree is regrettable, an application for tree work cannot be refused, unless it is worthy of protection by a Tree Preservation Order. This tree does not warrant such protection so it would seem sensible to remove the tree and replace it with another Cherry as suggested in the application.

Recommend Approval 23rd December 2015.

2015/1106/FUL 57 Manor Lane

Proposal to change plans and elevations that has planning permission.

This application differs from the last application. The original barn like structure has now been amended to include a front porch, a gable end to the front elevation, the removal of the front and rear single storey projections and the extension of both storeys at the rear of the house. This will now reflect the design of the adjacent houses. However, it is not a direct copy of 55 Manor Lane, which is of a design not typical of the village.

The design and access statement is extremely helpful and makes a strong case for the new dwelling to meet the changing needs of a family within changing environmental requirements within the existing conservation village of Langham.

It is regrettable that the innovative design of the barn like building has been abandoned, but this latest design is an acceptable compromise. It would be preferable if the proposed porch was of a plain, more simple design, in order to reflect the lines of the proposed dwelling. Please refer to Village Design Statement guideline No. 19.

The applicant appears to support the retention of the mud wall, which is much appreciated, but it is recommended that the Conservation Officer oversees any work to or in the vicinity of the wall.

2015/1127/FUL

Carole's Hair Salon, 1A Well Street

Proposed change of use from hairdressers to residential.

There is no design and access statement supplied with this application and only limited information is given as to the existing and proposed materials to be used. For the windows, doors and roof it is stated that both existing and proposed materials are unknown. However, from the road, it can be seen that to the front elevation, the roof appears to be constructed of two types of corrugated material, doors and windows appear to be constructed of wood, but without any indication of proposed materials it is difficult to assess the impact of this proposed change of use on the Conservation Area. There is no designated space for the storage of wheelie bins and other domestic paraphernalia. Rutland County Council have recently proposed that Well Street be made a no parking area from Monday to Friday because of difficulties experienced by bin lorries attempting to collect domestic waste. The above proposal does not include any facilities for off road parking, which is not acceptable in this part of the village and will have a detrimental effect on this part of the Conservation Area. The proposed change of use could potentially change single, intermittent car parking to regular additional household parking. Clients visiting the hairdressers have often parked outside the premises, but this is for relatively short periods during shop hours, and most local people using the business tend to walk to the salon. The conversion of the shop into a residential unit would create an extremely small home with minimal storage space that is required for every day living. The application diagrams presented indicate that only minor changes are planned to accommodate a portioned off bedroom, or a kitchen area within the space available. Although change of use from hairdressers to residential may be acceptable in principle, the above application is not acceptable in its present form. To modernize this currently amenity limited small building to meet present day living standards, there would need to be a Design and Access statement with justification as to what is to be achieved. **Recommend Refusal 19.01.2016**

2015/1155/FUL

15 Melton Road

Extension

This proposal is for a rear side kitchen extension to this Victorian/Edwardian cottage. It would be difficult to view the extension from the front of the property except when walking from the Oakham direction. The kitchen extension will bring this cottage up to present day living standards and therefore no objection to the proposal can be seen. Observations. All materials should match existing. It may be necessary to use reclaimed bricks.

Recommend Approval 18.01.16

2016/0023/CAT 15A Manor Lane

Fell 1 No. Copper Beech & 1 No. Beech tree.

It is stated that the above trees were planted 27 years ago. Beech trees can survive for hundreds of years. They develop a huge domed crown and can grow to more than 40m tall. The beech is certainly not a suitable tree for a very small garden next to a built structure. It can only be assumed that whoever planted them failed to research this particular species.

The trees can be seen from Hainsworth Close, which provides access to the rear houses, but not from Manor Lane. It is regrettable that these trees were not placed in a more suitable location where they would be able to thrive. These trees have limited amenity value and will continue to cause problems if left in this unsuitable environment. They are not suitable for protection by means of a Tree Preservation Order.

Recommend Approval 18.01.16

2016/0032/CAT 1 Hayes Close

Fell 1 No. Apple tree.

The above tree is situated to the front of 1 Hayes Close and, judging from the house name, perhaps a survivor from the former orchard. It is a significant tree on the edge of the Conservation village. The tree is partially covered in ivy but appears to be in good health. No written evidence has been supplied with regard to possible damage to either drains or block paving and both of these appeared to be in good order. The main reason for wanting to fell the tree is because it produces apples which fall and make the drive slippery. This problem could easily be solved by picking the apples as soon as they are ready and raking up any apples that do fall. The apples could be used for cooking or eating. Surplus apples could be given to friends or neighbours, put in the green bin or raked on to the grass for birds etc. to enjoy.

This mature tree can be easily seen from Manor Lane and Hayes Close. As well as enhancing the cramped development of the three houses in the latter, it can be readily viewed from Manor Lane. It makes a valuable contribution to this part of the village and to the Conservation Area. Due to its considerable amenity value, the loss of this tree would be detrimental to this Conservation Village. It is recommended that this tree is afforded protection by means of a Tree Preservation Order.

Recommend Refusal 24.01.16

**Minutes of Langham Parish Council Meeting
Held on Monday 8th February 2016
At Langham Village Hall**

Attendance	Cllr. Duncan Cllr. Higgins Cllr. Lee Cllr. Manning Cllr. B. Palmer Cllr. G. Palmer Cllr. Wright C.Cllr. Hemsley Parish Clerk Helen Duckering 9 members of the public	
Apologies	Cllr. Hosmer Cllr. Kirk	
Item		Actions
1	The meeting opened at 7.30pm	
2	Declaration of interests and dispensations None	
3	Proposal to sign Langham Neighbourhood Plan Conditional Statement confirming that it has been produced in accordance with the required procedures and legislation subject to minor corrections and the removal of abbreviations. Proposed Cllr. Lee Seconded Cllr. Higgins All in favour.	All
4	Proposal to write to Rutland County Council in support of Barleythorpe's position regarding the formulation of a Neighbourhood Plan. Proposed Cllr. Manning Seconded Cllr. Higgins All in favour	HD
5	To receive any response from Rutland County Council to letter sent to them on 29th January regarding the calculation of housing allocation to Langham between now and 2036. The response from Rutland County Council, previously circulated, had raised further issues requiring clarification. Cllr. Lee has raised these points and awaits further response from Rutland County Council.	
6	AOB <ul style="list-style-type: none"> • It was proposed that a letter of condolence be sent to the widow of C. Cllr. Roger Begy Proposed Cllr. Higgins Seconded Cllr. Wright All in favour • It was proposed that, as the letter to C. Cllr Begy as agreed at the previous meeting regarding Langham's status as a small service centre was no longer appropriate to be sent, a similar letter should be sent to C. Cllr. Terry King. Proposed Cllr. Manning Seconded Cllr Lee All in favour Meeting closed at 20.07pm	HD/PD HD/PD

Minutes of Langham Parish Council Meeting Held on Tuesday 22nd March 2016 At Langham Village Hall		
Attendance	Cllr. Duncan – Chairman Cllr. Hosmer Cllr. Kirk Cllr. Lee Cllr. Manning Cllr. B. Palmer Cllr. G. Palmer Cllr. Wright County Cllr. Hemsley Parish Clerk Helen Duckering 7 members of the public	
Apologies	Cllr. Higgins	
Item	Mr Nick Holford, Chairman of Langham Village Hall Committee, spoke to explain the current financial position of the village hall in support of their request for financial assistance from the Parish Council	Actions
1	The meeting opened at 8.15pm	
2	Declaration of interests and dispensations None	
3	Minutes of last meeting held on 26th January 2016 The minutes were agreed and signed by the Chairman Minutes of the extraordinary meeting held on 8th February 2016 The minutes were agreed and signed by the Chairman	
4	Matters arising from the last meeting Neighbourhood Plan – The necessity for an in depth SEA has been queried and a high level one will now be developed with RCC. Each Parish Councillor will receive a copy of all Neighbourhood Plan documents by 5 th April for consideration by 29 th April; the cost of hard copies will be covered by the Chairman’s fund. Official sign off is anticipated for 24 th May. The Annual Parish Meeting will be used to update those attending. Church clock repairs – These are ongoing and progress will be reported as work is completed.	
5	Proposal to contribute to Village Hall funding Having considered the information presented by the Village Hall Committee it was proposed that the Parish Council make a grant to the village hall of £1500 to pay for this year’s insurance and water bill. Proposed Cllr. Hosmer Seconded Cllr. Lee All in favour Cllr Manning and Cllr Duncan agreed to meet with the village hall committee to discuss future action	

6	<p>Proposal to replace 2 village noticeboards and install a noticeboard at Kimball Close It was proposed that 3 aluminium, wood effect noticeboards be purchased at a total cost of £2100 Proposed Cllr. B Palmer Seconded Cllr. Lee All in favour</p>	
7	<p>Proposal to increase the number of Parish Council meetings to 10 per annum Proposed Cllr B Palmer Seconded Cllr. Lee 3 in favour 5 against</p>	
8	<p>Annual Parish Meeting 17th May Topics for the agenda will include the Neighbourhood Plan, village hall funding, police and crime, along with regular formal agenda items. The headline topics will be used to promote and increase attendance in posters and flyers. Cllr. Duncan agreed to produce these ready for distribution in early May.</p>	PD
9	<p>WI litter pick Tuesday 29th March 5-6pm from the village hall</p>	
10	<p>Finance Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved. Proposed Cllr. Hosmer Seconded Cllr. B Palmer All in favour Accounts for Payment None Burial Ground Nothing to report</p>	
11	<p>Planning The planning updates were circulated. See appendix 4</p>	
12	<p>Playing field inspection April – Cllr Duncan May – Cllr Lee</p>	
13	<p>AOB</p> <ul style="list-style-type: none"> • Copy Date for Langham News 9th May • Cllr G Palmer reported that there are presently 13 caravans in situ at The Paddocks site. • The 40mph speed limit signage on Burley Road has still not been installed. The clerk agreed to contact RCC to establish when this will be completed. 	HD

14	Date and time of the next meeting 24th May 2016 7.30pm Annual Parish Meeting 17th May 7.30pm Meeting closed at 9.40pm	
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Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Flyers and posters for the APM to be produced for delivery	PD	01/05/16
2	Clerk to order noticeboards	HD	ASAP
3	Clerk to contact RCC regarding Burley Road speed signage	HD	ASAP

Balance as per Bank Statement 15th February 2016			£25,506.52
		Cheque Number	Unpresented Presented
Expenditure			
18-Jan	H Duckering - clerks salary and expenses	BP	
18-Jan	Clive Palmer - VH	100139	500.27
26-Jan	H Duckering - printer ink	BP	80.00
03-Feb	Mow & Sow	BP	15.00
15-Feb	H Duckering - clerks salary and expenses	BP	270.00
			450.77
			<u>1316.04</u>
Receipts			
21-Jan-16	Fords - Williamson		113.00
03-Feb-16	Co-op - Suter		305.00
			<u>418.00</u>
Balance as per account plus unpresented credits			£25,506.48
Less unpresented cheques			
Balance as per calc			<u>£25,506.48</u>

Balance as per Bank Statement 15th March 2016		£24,224.91	
	Cheque Number	Unpresented	Presented
Expenditure			
14-Feb	CPRE	100140	36
17-Feb	Alex Marshall - NP	100141	
			83.39
22-Feb	Pat Lee - NP	100142	
			173.00
01-Mar	Community Heartbeat Trust	IB28	
			63.60
05-Mar	E-ON	IB29	
			239.62
05-Mar	N Holford - VH	IB30	
			230.04
14-Mar	Topps Tiles	IB31	
			577.92
			<u>36.00</u>
			<u>1367.57</u>
Receipts			
12-Mar-16	Dormans		86.00
			<u>86.00</u>
Balance as per account plus unpresented credits		£24,224.91	
Less unpresented cheques		<u>£36.00</u>	
Balance as per calc		£24,188.91	

Langham Parish Council
 Finances April 2015 - March 2016
 The financial year is divided into six two-month periods.

		CURRENT PERIOD: 6	
		2015-16	Year to date:
INCOME			
Precept:	16,000.00	16,000.00	16,000.00
Grass Cutting:	2,000.00	2,000.00	1,819.38
Street Lights:	2,400.00	2,400.00	1,561.00
Burial Ground:	1,000.00	1,000.00	1,015.00
Sundries:	600.00	600.00	115.66
Interest:			7.43
VAT:			1,973.71
RCC Section 106 grant			12,000.00
TOTAL:	22,000.00	22,000.00	34,492.18
EXPENSES:			
Clerk's Salary:	3,850.00	3,850.00	4,102.47
Clerk's Expenses:	500.00	500.00	347.24
Street Lights - electricity:	1,600.00	1,600.00	1,659.15
Street Lights - capital:	2,000.00	2,000.00	869.13
Grounds & Open Space:	6,500.00	6,500.00	5,696.48
Insurance:	1,050.00	1,050.00	1,071.34
CIr expenses:	300.00	300.00	35.00
Grants:	1,750.00	1,750.00	1,400.00
Audit:	250.00	250.00	250.00
Subscriptions:	500.00	500.00	407.80
Hall rental:	200.00	200.00	10.00
Chairmans Fund:	100.00	100.00	
Contingency:	500.00	500.00	
Waste Collection:	900.00	900.00	195.00
Village Hall:	600.00	600.00	7,222.82
Neighbourhood Plan Expenses	300.00	300.00	876.32
Burial ground:	1,100.00	1,100.00	496.66
VAT:			2300.05
Playarea			730.71
TOTAL:	22,000.00	22,000.00	27,670.17
OVERALL SURPLUS/DEFICIT:			6,822.01
Current a/c: at 1 Apr 2015:	17,366.90		
Adjustments:			
2013/14 opening balance:	17,366.90	17,366.90	
Income to date:	34,492.18		
Expenditure to date:	27,670.17		
Surplus/deficit to date:		6,822.01	
Bank balance at period end:		<u>24,188.91</u>	

2016/0074/CAT 18 Ruddle Way Fell 1 No. Goat Willow, Fell 1 No. Cherry

Goat Willow – This tree can hardly be seen from the road and has therefore no amenity value. **Recommend Approval**

Cherry - This tree is growing in a small grass area in Ruddle Way. It occupies a prominent position within this high density development and has considerable amenity value. In the grass area the roots were slightly raised but the exterior paving slabs appeared unaffected. It was not possible to view any slabs within the garden of the property. As this tree contributes considerable amount to the Conservation Area and to Ruddle Way in particular, consideration should be given to making the tree subject to a Tree Preservation Order.

It is noted that if permission is granted for felling, the applicant wishes to replace the above cherry with three fruit trees on M26 rootstocks. The Royal Horticultural Society gives these trees an eventual height of 2.4 – 3m with a spread of 3.6m which may make them unsuitable for this position unless they are grown in a restricted manner such as cordons or espalier etc.

Recommend refusal unless damage is being caused to areas within the garden area.

9th February 2016

2016/0108/RES Land between Barleythorpe and Burley Park Way, Barleythorpe

Reserved matters application for erection of apartment block, comprising of 24 apartments and associated parking and infrastructure following planning application APP/2011/0832

This application is for the erection of 3 one bed roomed apartments, 15 two bed roomed apartments and 6 three bed roomed apartments. It is not surprising that apartments have been difficult to sell, as they are not a typical choice for those living in rural Rutland. A reduction in the number of apartments will affect the total number of new homes built on this development. How will this shortfall be resolved? It would not be acceptable for homes to be built outside of the designated area.

Access – The access to the site is acceptable. Access to the compounds for bins is not ideal for those living furthest away from the vehicular entrance although it is accepted that the proposed position will be easier for collection by the bin lorries.

Recommend Approval

Appearance – The original design for these apartments was, we believe, modified slightly from the original to include some variation in the roofline. This did add some interest to what promises to be a large block of apartments completely alien to Rutland, and this area of Barleythorpe in particular. There is some variation in the type and colour of building materials which will help reduce the impact of this large block on the remainder of this development and it is unlikely that further changes will be made to its appearance.

Recommend Approval

Landscaping – The use of existing hedges, trees and saplings and the provision of additional shrubs and hedges is to be welcomed on this site, which is dominated by such a large building.

Recommend Approval

Layout – The new layout of the apartments, to include 3 bedroom apartments, as well as one and two bedroomed apartments, is to be commended. This is likely to be recommended by market need but is also likely to provide a better social mix overall for the apartment block. Parking provision consists of one space for each for 1 and 2 bedroom apartments and two spaces each for 3 bedroom apartments plus 4 spaces for visitors. This provision is unrealistic. Likely occupants of many of these apartments will consist of at least two adults. Most of these adults will need to work to service a mortgage and, due to lack of higher paid work opportunities in Oakham, they will need to travel further afield for employment. Transport to cities and towns outside of the area can be expensive and inconvenient particularly for those working variable and unsocial hours. A car for both occupants is often a necessity and not a choice. If there is not adequate parking provision for this block and other areas of this development, the roads will be clogged with on street parking. The idea of ‘designing out’ car use is unproven and better parking provision is essential.

Recommend Refusal

Scale – The scale of this apartment block proposed within the development in relation to its surroundings is not acceptable. It will be particularly overpowering and detrimental to the surrounding and wider development.

Recommend Refusal

22.02.2016

2016/0066/CAT

Rendle House, The Old Hall Gardens

Holm Oak (Quercus ilex) - Reduction of crown height by up to 2m to allow lower crown development with the intention of creating a more balanced crown (currently it is very asymmetrical and heavy on the house side) and to pull away from the house. Beech (Fagus sylvatica) - Fell - Very close to boundary (neighbouring property - fence) and suppressing Holm Oak (T23) (which is now to be retained).

Holm Oak – The proposed work is acceptable. This tree is subject to a tree Preservation Order and this latest proposal will hopefully ensure its survival for many years to come. **Recommend Approval**

Beech – There are concerns that yet another tree in the former Old Hall Gardens may be felled. These trees have been in place for many years and contribute to the character of the gardens and the wider Conservation Area. This beech can be viewed from the public right of way that passes to the rear of Rendle House. It appears healthy and its loss would have a detrimental effect on this part of the village. It is accepted that some works to this beech may be appropriate but there is not a good case for felling this mature tree. It is requested that the Tree Officer protects this tree by means of a tree Preservation order.

Recommend Refusal and request a Tree Preservation Order.

9th February 2016

**Minutes of Langham Parish Council Meeting
Held on Tuesday 24th May 2016
At Langham Village Hall**

Attendance	Cllr. Duncan – Chairman Cllr. Higgins Cllr. Hosmer Cllr. Lee Cllr. Manning Cllr. B. Palmer Cllr. G. Palmer Cllr. Wright County Cllr. Hemsley Parish Clerk Helen Duckering
Apologies	Cllr. Kirk
Item	Actions
	The meeting opened at 7.30pm
1	<p>Election of the Chairman Nomination: Cllr. Duncan Proposed Cllr. Hosmer Seconded Cllr. Manning 3 votes in favour</p> <p>Nomination: Cllr. B Palmer Proposed Cllr. Lee Seconded Cllr. G Palmer 2 votes in favour</p> <p>Cllr. Duncan was duly elected as Chairman.</p> <p>Election of Vice Chairman Nomination: Cllr. B Palmer Proposed Cllr. Lee Seconded Cllr. G Palmer 5 votes in favour</p> <p>Cllr. B Palmer was duly elected as Vice Chairman</p>
2	<p>Declaration of interests and dispensations None</p>
3	<p>Continuation of Adoption of General Powers of Competence It was agreed that the Council would continue to adopt the General Powers of Competence. Proposed Cllr. Hosmer Seconded Cllr. Manning All in favour</p>
4	<p>Election of committees The following committees were re-elected Planning: Cllr. Wright Cllr. Higgins Cllr. Lee Assisted by Cllr. B Palmer and Cllr. Hosmer</p>

	<p>Finance: Cllr. Duncan Cllr. Kirk Cllr. G Palmer The clerk</p> <p>Burial Ground: Cllr. Hosmer Cllr. Manning</p>	
5	<p>Minutes of the last meeting held on 22nd March 2016</p> <p>The minutes were agreed and signed by the Chairman Proposed Cllr. Hosmer Seconded Cllr. Lee All in favour</p>	
6	<p>Matters arising from last meeting</p> <p>Neighbourhood Plan Cllr. Lee confirmed that the SEA scoping report had been submitted to the 5 relevant agencies, of which 1 had replied requesting a minor amendment. The Neighbourhood Plan (NP) is due to go to RCC Cabinet on 21st June, followed by submission to the national assessor and should be ready for referendum by end 2016. Cllr. Lee thanked Cllr. Wright for her work in checking the NP. Cllr. B Palmer thanked Cllr. Lee, on behalf of the Parish Council, for her work and commitment to the NP throughout its preparation.</p> <p>Approval of the Neighbourhood Plan It was proposed that the Neighbourhood Plan be approved in the current draft dated 24th May 2016 Proposed Cllr. Lee Seconded all All in favour The Neighbourhood Plan was signed by the Chairman</p> <p>Church clock Progress will be reviewed in one month</p> <p>40mph sign Burley Road The clerk advised that RCC had no knowledge of plans to erect signs on Burley Road, but had given details of the procedure to obtain these. It was agreed that further details of cost were necessary and the clerk agreed to obtain these.</p> <p>Village Hall funding Following a discussion of the situation with village hall finance and funding it was proposed that an agenda be formulated for a meeting of the village hall trustees, the parish council and the village hall committee on 14th July. The meeting to be chaired by C.Cllr. Hemsley and facilitated by Cllr. Lee. Proposed Cllr. B Palmer Seconded Cllr. Lee All in favour</p> <p>Cllr. Duncan, Cllr. Lee and C.Cllr Hemsley agreed to formulate the agenda and the clerk agreed to minute the meeting and book the village hall.</p>	<p>HD</p> <p>PD PL OH HD</p>

10	Planning The planning updates were circulated. See appendix 4 A further application to remove a fir tree on Bridge Street was reported.	
11	Playing field inspection June – Cllr. Manning July – Cllr. B Palmer	
12	AOB <ul style="list-style-type: none"> • Soil from burial ground – Cllr. Hosmer advised that he had approached various parties to see if they would take any of the excess soil from the burial ground. • Bus shelter on Melton Road – the clerk agreed to contact RCC to ascertain whether the requested repairs were scheduled and also to obtain up to date quotations for replacing the bus shelter roof. 	HD
13	Date and time of the next meeting 26th July 2016 7.30pm Meeting closed at 9.15pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Clerk to contact RCC for cost of installing speed signs along Burley Road	HD	ASAP
2	Collation of details of overgrown/overhanging hedges	ALL	Next meeting
3	Clerk to contact RCC and Great Casterton PC regarding cost and effectiveness of speed indicative signs.	HD	ASAP
4	Clerk to contact RCC regarding bus shelter repairs and improvements and obtain quotations for replacing roof on Melton Road shelter	HD	ASAP

Balance as per Bank Statement 15th April 2016 **£23,123.77**

	Cheque Number	Unpresented	Presented
Expenditure			
18-Mar	H Duckering - clerk's salary and expenses	IB32	569.25
11-Apr	E-ON	IB1	581.46
11-Apr	RCC - cemetry rates	IB2	32.43
			<hr/> <hr/> 1183.14 <hr/> <hr/>

Receipts

12-Apr-16	Davenport - plot		44.00
12-Apr-16	Worsfold - plot		74.00
			<hr/> <hr/> 118.00 <hr/> <hr/>

Balance as per account **£23,123.77**

plus unpresented credits

Less unpresented cheques

Balance as per calc **£23,123.77**

Balance as per Bank Statement 15th May 2016

£43,720.28

	Cheque Number	Unpresented	Presented
Expenditure			
18-Apr	H Duckering - clerk's salary and expenses	IB3	480.77
18-Apr	V Page - VH paint	100144	72.92
18-Apr	P Lee - NP printing	100143	220.00
26-Apr	Nick Holford - VH paint	IB4	26.76
29-Apr	P Duncan - printing	IB5	95.00
04-May	Mow & Sow	IB6	800.00

72.92 1622.53

Receipts

26-Apr-16	RCC - precept		20,000.00
04-May-16	HMRC - VAT refund		2,219.04

22219.04

Balance as per account

£43,720.28

plus unpresented credits

Less unpresented cheques

£72.92

2015/0599/FUL □ Rendle House, The Old Hall Gardens, 36B Burley Road

Small extension to utility room. Finished in same materials as existing property.

This can best be described as an extension to form an additional room.

The above house was one of two, built in traditional style in traditional materials, within the grounds of the Old Hall (Grade II* Listed) and adjacent to The Limes (Grade II Listed). In principle, an extension is acceptable as long as none of the mature trees are affected by the extension or associated building works, and as long as the integrity of the important garden is retained. In addition, any extension would need to be of an appropriate design to compliment Rendle House. □ However, the extension with a flat roof and metal atrium is out of keeping with the existing dwelling. It will dominate the front (south) elevation and rear (north) elevation. It is difficult to comprehend that pre-application advice has been sought for this awkward extension to a carefully constructed house, the design of which aimed to be sympathetic to its Grade II listed neighbours. The extension will have a detrimental effect on Rendle House and the setting within the Old Hall Gardens. The use of matching materials is to be commended but the proposed extension is not acceptable within this important part of the Conservation Area.

Recommend Refusal 18th April 2016 Granted 13/05/16

2016/0260/FUL Ranksborough Hall, Ranksborough Drive

Variation in condition 3 (2015/0974/FUL) – Use of land as a static caravan site for holiday purposes.

This is an application to vary Condition 3, which states that units should not be occupied for permanent residential use and only be used for holiday occupation for not more than 28 days in a calendar year by the same person. It is accepted that holiday plans have changed considerably in recent years and that the above condition may now appear unreasonable. It would be possible for owners to have holiday use for longer periods together with some limits set by the LPA. This limit may be far more generous, perhaps most of the year, than present limits and should include the compilation of a register of permanent addresses of owners. The stipulation that a home cannot be occupied for a full year would mean that provided a resident went away in holiday at some point during the year, they could be permanently resident. The statement of maximum occupation in any one year should be defined fully. It is essential that permanent occupation on this site in open countryside is not permitted. The register should be reviewed at regular intervals and be made available to planning officers when required, but preferably be monitored by Rutland County Council.

Recommend Approval subject to the above concerns being addressed. 18th April 2016

2016/0363/AGP Agricultural building, Cold Overton Road

Proposed agricultural building to facilitate horticultural production and fruit growing.

This application has been submitted by Mr. Brian Samson of Bass Solar Energy, solar equipment suppliers. The site has a sign on the gate indicating the connection with Bass Solar Energy. □ The above site, which appears to be vacant, is situated in open countryside. There are some old metal hoop-like structures, which may have formed a polytunnel at some time. However, there is no apparent activity to demonstrate the intention to cultivate this land in the near future, particularly as the coming growing season is almost upon us. □ If it can be demonstrated that the proposed building is solely for horticultural use, no objection can be seen. It would not be acceptable for solar supplies to be stored within this building, nor would it be acceptable for the land to be used for demonstrating such equipment. A solar energy or similar business should not be permitted to operate from this site. It is recommended that the Planning Officer seeks clarification on this issue. □ The proposed building is of some considerable size and it is recommended that it be sited further to the east. This would be less obtrusive and minimize the impact on the rural landscape and free up more land for horticultural production. It is noted that the walls are to be forest green, which in open countryside, is of paramount importance.

Recommend approval for horticultural use only and subject to the above concerns being addressed. 18th April 2016

Land between Barleythorpe and Burley Park Way, Barleythorpe

Reserved matters application for 'revised car parking layout to the G-Link Buildings to better utilise the car parking areas to allow all 3 bedroomed dwellings to have 2 parking spaces. Better use of private amenity space' following approved application APP/2012/0495.

The proposed car parking provision is certainly not adequate for this development. Most residents of one and three bedroomed dwellings are likely to be working, and this often entails travelling out of the county, usually by car, particularly for higher paid employment. A one bedroomed property may have two adults working in order to furnish a mortgage and it is possible that a three bedroomed dwelling may have more than two working adults, all needing a car. There is no provision for visitor parking, which is likely to prove frustrating for friends, relatives and callers such as the doctor, nurse, carer or delivery driver. The lack of sufficient parking provision in this and other areas of the Barleythorpe development will lead to parking on the pavements and roads, leading to congestion and causing danger to other residents, pedestrians, motorists and users of the highway. Visitor parking is imperative and needs to be reinstated and prioritised. Some units could possibly be sold without a parking space at a lower price than others, leaving this to purchaser choice, if the matter cannot be resolved by other means.

Recommend Refusal 11th May 2016

**Minutes of Langham Parish Council Meeting
Held on Tuesday 26th July 2016
At Langham Village Hall**

Attendance	Cllr. Duncan – Chairman Cllr. Hosmer Cllr. Higgins Cllr. Manning Cllr. B Palmer Cllr. G Palmer Helen Duckering - clerk
Apologies	C.Cllr Hemsley Cllr. Lee Cllr. Wright Cllr. Kirk
Item	Actions
1	The meeting opened at 7.30pm
2	Declarations of Interest and Dispensations None
3	Minutes of last meeting held on 24th May 2016 These were agreed and signed by the Chairman. .
4	<p>Matters Arising from Last Meeting</p> <p>Neighbourhood Plan</p> <p>Cllr. G Palmer updated on progress. The NP has now been submitted to cabinet at RCC. The plan was praised for its thorough and comprehensive content. An assessor will be appointed from a list. The steering group will make a recommendation on choice of assessor to the Parish Council. A list of proposals requiring action, taken from the NP, has been drawn up. This will be circulated to the Parish Council for consideration and will be discussed at the September meeting.</p> <p>Cllr. Higgins advised that she had had a discussion with Richard Clifton from RCC. Again the NP was praised. An area was highlighted in respect of the school. As the NP has not made specific provision for the expansion of the school, which is now part of a wider federation, this may make the school vulnerable in the future. Cllr B Palmer explained the rationale for this, in that Langham residents represent only 30% of the school roll and the catchment covering a vast area. It was acknowledged that this was very useful information and that the NP is reviewed every 2 years and this could be reconsidered in the future.</p> <p>Church Clock</p> <p>Cllr. Manning advised that the clock should be reinstalled by mid-August. Cory have now been taken over by Biffa, however, the agreed grant is still available.</p> <p>Village Hall Trustees meeting</p> <p>A draft flyer has been composed for the village hall trustees to approve.</p>

HD

	<p>Actions from the previous meeting</p> <ul style="list-style-type: none"> • Cllr. Hosmer has arranged for Mow & Sow to remove the excess soil from outside the burial ground. • The cost of installing 40mph signs along Burley Road would be £1800 plus £700 for a licence. • Overgrown hedges at Ranksborough Drive and Manor Lane have been reported to RCC. • The faulty speed display sign on Melton Road has been reported. • The bus stop on Melton Road has been repaired by RCC and a new bus stop installed on Burley Road. 	
5	<p>Correspondence</p> <p>Cllr Duncan reported receiving one item of correspondence relating to a sign identifying properties by the pumping station green. He will contact the resident to respond.</p>	
6	<p>Finance</p> <p>Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved.</p> <p>RH proposed BP seconded</p> <p>Accounts for Payment None</p> <p>Burial Ground Nothing to report</p>	
7	<p>Installation of 40mph signs along Burley Road</p> <p>The total estimated cost of the required signs is £2500. It was acknowledged that the speed limit along stretches of this road is currently 40mph. Rationalizing the speed limit for the entire road would seem appropriate given the increased traffic volume created by Oakham Enterprise Park. It was agreed that the clerk would write to Rutland County Council and propose a contribution of £1000 towards the cost, provided that the work is completed in the current financial year.</p> <p>Proposed RH Seconded BP</p>	HD
8	<p>Installation of speed data collection equipment</p> <p>It was agreed, that due to the significant cost and lack of evidence that the collected data was of use, the plan to install speed data collection equipment should be formally abandoned.</p>	
9	<p>Installation of dog waste bin at Ranksborough Park</p> <p>Cllr. Hosmer had received a request to install a bin at Ranksborough Park. It was agreed that this should be done at a cost of £180 plus fitting.</p> <p>Proposed RH Seconded BP</p>	HD

10	<p>Proposal to make grants to Langham Parish Church and Langham Baptist Church</p> <p>It was agreed that a grant of £600 be made to Langham Parish Church towards maintenance of the clock and a grant of £400 be made to Langham Baptist Church towards grass cutting.</p> <p>Proposed BP Seconded TM</p>	HD
11	<p>Churchyard maintenance</p> <p>The standard of grass cutting and maintenance of the churchyard was discussed. The contract is currently subcontracted by RCC. It was agreed that the clerk should contact RCC to ascertain the cost of the work currently undertaken in order that alternatives can be considered.</p> <p>The ivy growing on the churchyard wall has again become overgrown. It was agreed to ask Mow & Sow to cut this back and remove it.</p>	HD
12	<p>Hedge maintenance</p> <p>Councillors have submitted to the clerk lists of hedges within the village requiring cutting back. Those impeding the highway will be reported to RCC for attention. It was agreed that the others would be left until the September meeting to allow residents to act on the recent request published in the Langham News.</p>	HD
13	<p>Annual Playing field RoSPA inspection</p> <p>Items identified by the report:</p> <ul style="list-style-type: none"> • Damage to goalposts – a risk assessment has been carried out and condition will be monitored • Rot in large swing post – a risk assessment has been carried out and this will be replaced in due course • Slide ramp support – a risk assessment has been carried out and condition will be monitored • Youth shelter shackles – to be replaced 	HD
13	<p>Annual review of clerk's salary</p> <p>It was agreed to increase the clerk's salary by the national award plus increase hours by 1 per week.</p>	
14	<p>Planning</p> <p>Planning updates were circulated – appendix 4</p> <p>Cllr. Higgins gave a summary of recent applications for The Paddocks and vintners site on Burley Road. The recently erected advertising hoarding on Oakham Road was also discussed. A planning application is currently pending for this. Cllr G Palmer had received complaints from residents that this and other signage were making the entrance to the village look untidy and creating a poor impression. The planning committee will respond.</p>	

15	Playing field inspection August – GP September – RH October - PD	
16	AOB <ul style="list-style-type: none"> • Cllr. Duncan confirmed that the cost of the village hall flyers would be met by the Chairman's fund • Cllr. Manning confirmed that the defibrillator should be working again by 27th July once a replacement battery was received. • Cllr. Hosmer advised that the Neighbourhood Watch Scheme are intending for villages to set up emergency action groups and that further information would follow. Cllr. B Palmer advised that each parish should have an emergency plan drawn up. It was agreed that councillors would advise the clerk of details (keyholders, telephone number). 	ALL
17	Copy Date for Langham News 5th September 2016	
18	Date and time of the next meeting 27th September 2016 7.30pm	
19	Meeting closed at 9.05pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Clerk to circulate NP proposals to councillors.	HD	ASAP
2	Clerk to contact RCC to propose £1000 contribution towards 40mph signs	HD	ASAP
3	Clerk to order and arrange installation of dog waste bin at Ranksborough Park	HD	ASAP
4	Clerk to forward grants to Langham Parish Church and Langham Baptist Church	HD	ASAP
5	Clerk to report overgrown hedges to RCC	HD	ASAP
6	Clerk to order replacement shackles for youth shelter.	HD	ASAP
7	Clerk to contact RCC regarding of cost of grass cutting in churchyard	HD	ASAP
8	Details for inclusion in emergency plan to be forwarded to Clerk	ALL	ASAP

Balance as per Bank Statement 15th June 2016			£38,121.38
	Cheque Number		Unpresented Presented
Expenditure			
18-Apr	V Page - VH paint	100144	72.92
17-May	N Holford - VH	IB9	66.91
	H Duckering - clerks salary & expenses	IB8	505.17
	Alex Wilby - audit	IB7	50.00
26-May	P H Building Ltd - VH	100147	1809.28
	LRALC	IB10	313.75
02-Jun	Mow & Sow	IB11	400.00
07-Jun	Ray Lewis - benches	100149	23.43
	C Palmer - VH labour	100146	1800.00
	C Palmer - VH materials	100145	277.03
08-Jun	E-ON	IB12	239.62
13-Jun	N Holford - VH	IB13	62.79
15-Jun	Langham Village Hall	100148	60.00
			<u>5680.90</u>
Receipts			
10-Jun- 16	Dormans - Talboys		82.00
			<u>82.00</u>
Balance as per account plus unpresented credits			£38,121.38
Less unpresented cheques			
Balance as per calc			<u>£38,121.38</u>

Balance as per Bank Statement 15th July 2016			£30,985.49
	Cheque Number		Unpresented Presented
Expenditure			
06-Jun	C Palmer - VH	100151	£300.00
06-Jun	C Palmer - VH	100150	84.21
17-Jun	H Duckering - clerks salary & expenses	IB14	
			539.02
06-Jun	cancelled	100152	
06-Jul	P H Building Ltd - VH	IB15	4248.00
10-Jul	E-ON	IB16	579.59
13-Jul	Melton BC - RoSPA	IB17	59.40
13-Jul	Mow & Sow	IB18	875.00
			<u>384.21</u>
			<u>6301.01</u>
Receipts			
16-Jun-16	JG Cross		66.00
24-Jun-16	Topps Tiles - refund		577.92
07-Jul-16	Langham Village Hall		1,021.20
07-Jul-16	Dormans		20.00
			<u>1685.12</u>
Balance as per account			£30,985.49
plus unpresented credits			
Less unpresented cheques			<u>£384.21</u>
Balance as per calc			£30,601.28

Langham Parish Council
 Finances April 2016 - March 2017
 The financial year is divided into six two-month periods.

CURRENT PERIOD:		1	
		2016-17	Year to date:
INCOME			
Precept:		20,000.00	20,000.00
Grass Cutting:		2,000.00	2,000.00
Street Lights:		2,400.00	2,400.00
Burial Ground:		1,000.00	1,000.00
Sundries:		600.00	100.00
Interest:			
VAT:			2,219.04
RCC Section 106 grant			1,599.12
TOTAL:		26,000.00	26,000.00
EXPENSES:			
Clerk's Salary:		3,850.00	641.67
Clerk's Expenses:		500.00	83.33
Street Lights - electricity:		1,600.00	266.67
Street Lights - capital:		2,000.00	333.33
Grounds & Open Space:		6,500.00	1,083.33
Insurance:		1,050.00	175.00
Cllr expenses:		300.00	50.00
Grants:		1,750.00	291.67
Audit:		300.00	50.00
Subscriptions:		500.00	83.33
Hall rental:		200.00	33.33
Chairmans Fund:		100.00	16.67
Contingency:		500.00	83.33
Waste Collection:		900.00	150.00
Village Hall:		1,500.00	250.00
Neighbourhood Plan Expenses		300.00	50.00
Burial ground:		1,100.00	183.33
VAT:			1573.96
Playarea			
TOTAL:		22,950.00	3,825.00
OVERALL SURPLUS/DEFICIT:		3,050.00	22,175.00
Current a/c: at 1 Apr 2016:		23,619.66	
Adjustments:			
2013/14 opening balance:		23,619.66	23,619.66
Income to date:		24,104.16	
Expenditure to date:		17,122.54	
Surplus/deficit to date:			6,981.62
Bank balance at period end:			<u>30,601.28</u>

It is noted that no pre-application advice has been sought. Application APP/2012/0123 was approved for residential use for the benefit of Clifford and Lucy Lee, Joe and Lucy Price, Fred and Carolina Price and Saley and Alex Lee, and/or their dependent children only. The use was to be limited to occupation by four family units within the existing four pitches only, to a maximum of eight residential caravans. The number of caravans was not to be exceeded by a maximum of 10 days in any calendar year. Since the travellers occupied the site, Rutland County Council has shown no control over what happens there, and has often shown no desire to control it. In the past, residents of the site have consistently ignored the rules of their Planning Permission in terms of how many caravans can be on the site, and for how long, in any given 12 month period. Despite continual letters from Langham Parish Council advising that conditions have been broken, Rutland County Council have responded saying that the breaches are effectively acceptable as, a) the additional caravans will have left before the relevant paperwork can be completed, although they were not, or. b) that they are aware that the occupants wish to add more caravans to the site so the situation will be left as it is.

The original caravans have since been replaced by mobile homes with a more permanent appearance. This is no longer a Traveller Site, but a Park Home Site occupied by people who have a Romany heritage. It appears that some family members ceased living at the site on a regular basis some time ago except for times such as Christmas and New Year when a considerable number of caravans regularly exceeded the permitted time limits as outlined above.

The **Planning Policy for Traveller Sites, Aug 2015**, clearly states that local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community. The proposed variations of conditions 1 and 2 will ensure that the existing site will expand considerably, particularly as it cannot be long before grandchildren of the original inhabitants will want to move on to the site with their children.

If expanded by numbers of pitches and caravans, the above site, situated in open countryside, will dominate the landscape on the approach to Langham and will have little regard for the protection of the local environment, and indeed the planned limits of the settlement of Langham. Many residents of the village, the elderly included, would love to have their families living closer but this is not possible as they are bound by planning law. Some residents have been refused permission to build, or convert buildings, within their gardens to accommodate older relatives, even recently. Any increase in the population of this site may increase tension within the settled community who often feel that their concerns are not addressed. Ideally, there should be peaceful and integrated co-existence between the site and the local community but gypsies do not often integrate with an established population.

As some family members have been living away from the above site it is difficult to see why it is now necessary to relocate to Langham, particularly as no reasons have been given for wanting to vary the conditions apart from being family members. It is not known if the proposed additional family members intend to lead a nomadic lifestyle or if they intend to settle, perhaps siting a possible eight additional mobile homes to replace touring caravans.

Whilst this application, in itself, seems straightforward – its potential ramifications are not – especially if past history is taken as a guide to likely future actions. The occupants of this site look after it very well and are very pleasant people, but it is vitally important to a community that every member is treated equally. Furthermore, it is understood that the applicants own an adjacent field. If this application is granted will this then lead to further extended family being moved there and a massive Park Home site being created?

As there is not a compelling case for expansion of this site, and mindful of the Langham residents who have had to accept the 'status quo', the above proposal is not acceptable. The community very clearly, in their comments in the Neighbourhood Plan Survey, said they wanted no more traveller homes in Langham (100% of the responses said 'too many' or 'enough', see attached). As a small village, we have more than our share already, and a site of the size suggested is completely inconsistent with the character and appearance of Langham. The Langham Neighbourhood Plan Policy HR1c clearly states '*The Plan supports the Rutland County Council Gypsy & Traveller Accommodation Study 2013, which states there is no requirement for further sites in Langham – private, public or transit. **Neither is there any requirement to extend the existing sites beyond their current size.***'

Recommend refusal.

10th July 2016

Change of use and alteration of wine merchants (A1) to residential (C3) and erection of open sided carport.

It is noted that pre application advice has been sought and that a comprehensive Design and Access/Planning/Heritage Statement has been supplied with this application. However, there are a number of errors, which may lead to some confusion. The road referred to throughout as Church Street is actually New Lane. The property does not back on to church land (P4) and the pair of thatched cottages described on P13 is Langham Cottage, 2B Burley Road, a single dwelling. Before conversion to Rutland Vintners, the above property was part of Langham Cottage and was used as a barn and stabling.

In Section 3 of the Design and Access Statement, a great deal is made of responding to current planning legislation, nationally and for Rutland, and rightly so. However, there is no reference to the Village Design Statement, now incorporated into the Neighbourhood Plan for Langham. It would have been appropriate to include the VDS criteria in the checklists on page 34, under paragraphs 'layout' and 'scale'. This process would have assisted in the management of any building or carport, and consideration of a location. The Langham Neighbourhood Plan is available to view online www.langhaminrutland.org. This would assist with some of the design requirements for this part of Langham.

The revised plans are an improvement on the originals, particularly as the thatched roof on the former stables is to be retained. We can see no objection to the conversion of the existing building into living accommodation. It is stated that three parking spaces will be provided which is the number of cars to be housed in the proposed carport. In addition, it would appear that more vehicles could be parked between the carport and the wall fronting Burley Road. This extra space is particularly important, as there are problems with on street parking within this part of the village, particularly before and after school opening and closing times. At other times, some residents have to park on the road, and during school hours staff and visitors to the school park on Burley Road, as there is not adequate parking provision within the school grounds.

The design of the carport is acceptable but the Village Design Statement, states that garages should not dominate the front elevation, Guideline 21. It would be preferable if the carport opening faced Elevation B in order to appear less obtrusive. It is not true that the three-car carport cannot be seen from a public area. Almost all of the forecourt of the main building can readily be viewed from Burley Road and some from the lower end of Ruddle Way. The structure of the original building incorporates the space around which they are located. The forecourt in itself is an integral part of the buildings, which are readily appreciated from Burley Road. For the car user there is little difference in an open carport compared with an open forecourt with circular access. For the general public, the view of the open forecourt has precedence.

Recommend Approval for change of use and alteration to residential.

Recommend Refusal for carport in proposed position.

12th July 2016

2016/0463/ADV Land west of Land's End Way, Oakham

Proposed eight no. signs (double poster sign, wall mounted sign, vinyl sign, two no. double pole totem signs and two no. low level hoop signs).

It is noted that no pre-application advice has been sought, but Aldi probably has a template code for its new stores. This application includes some signs for information, some for identification and some for advertising. The most significant of these signs, as far as Langham is concerned, is that marked 1 on the plan, to be mounted on the end gable, at some height. The local topography should shield this lit sign from sight across the fields towards Langham. There is a tendency for commercial enterprises to require a plethora of signs which are often intrusive and out of place in their chosen setting. However, perhaps mindful of the intrusive nature of some signage, it appears that Aldi has adhered to the 'less is more' way of thinking. The proposed signage will be adequate for both the supermarket and its customers without having a detrimental effect on the surrounding area.

Recommend Approval subject to checking regarding sign marked 1. 6th June 2016

2016/0539/FUL Rutland Village, Rutland Garden Centre, Ashwell Road

Use of unit 3 as a children's 'soft play centre' and use of units 1,2,4 and 5 for retail sales (use class A1) restricted to specified products for sale other than any one of units at any given time being used for retail sales without restriction to those specific products (note amended scheme from planning permission 2014/0679/FUL).

Application FUL/2002/0294 was approved subject to Unit 3 being used for the sale and display of garden materials, equipment and other ancillary products and for no other purpose. Application 2014/0679/FUL was approved for Units 1,2,4 and 5 to retail A1 specified products. There were to be no restrictions on Unit 3. Both of these previously granted planning applications gave consideration to the location of Rutland Village in open countryside, on the periphery of the Parish of Langham. ~~The use of unit 3 as a soft play centre~~ restrictions are in place. Groups of children in a soft play centre generate a high level of noise and the building may require some insulation to reduce the noise level in order that tenants and customers in other units are not subject to unacceptable levels of noise pollution. In addition, all recommended health and safety measures would need to be in place. If approved, Unit 3 will still operate with no restrictions on use. Units 1,2,4 and 5 should continue to operate with restricted retail A1 use. No other unit should have unrestricted use as this would contribute to an unrelated out-of-centre retail facility, which may affect the vitality and viability of Oakham town centre.

Recommend Approval for Unit 3 only, subject to overall child safety being addressed. 16th June 2016

2016/0578/CAT 3 The Range

Remove a small tree to the front of the house that overhangs the path and is dying.

The above tree is a multi-stemmed specimen planted in a prominent position at the front of the property next to, and overhanging the pavement. It has been subject to tree works at some time, although it appears that these have not always been sympathetic or beneficial to the tree. At present, the tree is in flower, possibly followed by berries in the autumn, which may litter the pavement. If this tree had been planted at a greater distance from the pavement, in order to accommodate its eventual height and spread, it would be possible to continue to appreciate this specimen. The removal of this tree is regrettable but in this instance, it does not warrant protection by means of a Tree Preservation Order and there is no option but to agree to the proposal.

Recommend Approval 12th July 2016

**Minutes of Langham Parish Council Meeting
Held on Tuesday 27th September 2016
At Langham Village Hall**

Attendance	Cllr. Duncan – Chairman Cllr. Hosmer Cllr. Higgins Cllr. Manning Cllr. B Palmer Cllr. G Palmer Cllr. Kirk Cllr. Wright Helen Duckering - clerk	
Apologies	Cllr. Lee	
Item	Prior to the meeting commencing PC Appleton provided an update on crime in Langham. The recent vandalism in the playing field will be reported for a crime reference and additional patrols of the area will take place. A property-marking event for allotment equipment will be arranged.	Actions
1	The meeting opened at 7.35pm	
2	Declarations of Interest and Dispensations None	
3	Minutes of last meeting held on 24th July 2016 These were agreed and signed by the Chairman. Proposed Cllr. Hosmer Seconded Cllr. B Palmer .	
4	Matters Arising From Last Meeting Neighbourhood Plan (NP) Cllr B Palmer reported that an independent examiner has now been appointed. The South Kesteven and Rutland Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (published Aug 16) has affected parts of the NP and amendments have been submitted to RCC. It was also noted that land adjacent to the Langham junction level crossing is now empty. It was agreed that the ownership of this land would be established via the land registry. Church Clock The completion of the repairs is imminent, subject to suitable weather. Village Hall One person had attended the recent meeting to meet volunteers. It was agreed that direct approaches to potential volunteers may be more effective and that the Parish Council will continue to look at options to assist. Actions from the previous meeting All actions completed. RCC have advised that they are seeking alternative contractors to maintain the churchyard. A request to install 40mph signs along Burley Road has been submitted to RCC and Cabinet will consider this in due course.	PD
5	Correspondence Letters of thanks for the Parish Council donations had been received from Langham Baptist Church and Langham PCC.	

6	<p>Clerks report</p> <ul style="list-style-type: none"> • The annual audit is now complete and approved. The required documents have been displayed on the noticeboards and the village website. • Enquiries have been made into the effectiveness of combining the Parish Council and Village Hall insurance policies. The advice has been that the policies should be kept separate. • The faulty A606 speed indicator sign on Melton Road is still to be repaired. RCC advise that the fault will require the manufacturer to correct, and they are waiting for them to attend. • New noticeboards are now installed on Well Street and Ashwell Road. The board for Kimball Close is awaiting location instructions from the residents association. The clerk agreed to make contact with them. • The planning application for the Ranksborough Hall advertising sign on the A606 has yet to be decided upon. The clerk has made enquiries with RCC Planning department and is awaiting a reply. 	HD
7	<p>Finance</p> <p>Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved.</p> <p>JH proposed GP seconded</p> <p>Accounts for Payment None</p> <p>Burial Ground Mow & Sow are due to remove the mound of excess soil from by the burial ground on 12th October.</p>	
8	<p>Neighbourhood Plan proposals</p> <p>Cllr B Palmer outlined 5 proposals from the NP to be considered</p> <ol style="list-style-type: none"> 1. To reduce speeding on the A606 into Langham from Melton Mowbray 2. To seek to improve the traffic situation outside the school, seek to create stronger links with the school and to seek a school governorship for a Parish Councillor 3. Provision of an additional Openreach cabinet to provide superfast broadband 4. Munday's Close – to implement Nigel Webb's report and seek LEADER funding 5. To produce a business and activity directory for Langham <p>It was agreed that</p> <ol style="list-style-type: none"> 1. The speed sign on the A606 would be better located prior to the Whissendine turn. The clerk agreed to contact RCC Highways to investigate how this could be done. 2. Enquiries will be made into the present school governor team and possible contacts 3. Cllr Duncan will place a request in the Langham News to ascertain demand for superfast broadband. 4. Steering group will consider Nigel Webb's report and return with proposals 5. Cllr B Palmer explained that possible funding might be sought in future. It was suggested that an online only directory would be cheaper and more effective. This will be considered further. The collected business details will be forwarded to Parish Councillors for additions and amendments. 	<p>HD</p> <p>PD</p> <p>ALL</p>

9	Maintenance of hedges It was agreed to obtain a quotation from Mow & Sow to reduce the height of the hedge in the churchyard, opposite the village hall. The clerk agreed to do this.	HD
10	Replacement of playing field equipment The clerk agreed to obtain a quotation to replace the vandalised picnic table and parts of the youth shelter. The vandalism will be reported to the police for a crime number and the insurance company contacted to claim if necessary.	HD
11	Village Hall noticeboards It was agreed that photographs of the Parish Councillors would be displayed on the noticeboard in the village hall, along with contact details. All councillors to forward their own photograph to the clerk.	ALL
12	Langham Parish Emergency Plan It was agreed that the template supplied by Cllr. B Palmer was excellent and will be considered further at the November meeting.	
13	Good Neighbour Scheme It was agreed that, as few unmet needs could be identified and the high criteria to be met to implement a scheme, the scheme was not required in Langham at present.	
14	Planning Planning updates were circulated – appendix 4 The approval of the recent Paddocks planning application was discussed. It was agreed that no individual would appear to be materially disadvantaged by the approval of this or previous applications. It was further agreed that Rutland County Council apply the correct legislation in response to each case.	
15	Playing field inspection October – PD November - TM	
16	AOB <ul style="list-style-type: none"> • Cllr. Manning advised that he had, on several occasions, observed dogs being allowed to run free in the churchyard. It was suggested that signs on each gate, asking that dogs be kept on leads, would be appropriate. The clerk agreed to contact the churchwardens to establish if the signs would be wanted. • Cllr. Higgins advised that the Langham History Group is participating in a Parish Boundaries project and further information would be circulated. • Cllr. G Palmer advised that the WI are proposing to install and maintain a planter next to the bench outside the village hall. • Cllr. G Palmer advised that a resident had expressed concern at rubbish bins being left out on Burley Road. It was suggested that the resident make contact with the householders concerned. 	HD

17	Date and time of the next meeting 29th November 2016 7.30pm	
18	Meeting closed at 9.05pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Cllr. Duncan to research Traveller's Rest via Land Registry	PD	ASAP
2	Clerk to contact Kimball Close residents association regarding location of noticeboard.	HD	ASAP
3	Parish Councillors to check, amend and add to business directory data	ALL	ASAP
4	Cllr Duncan to write in Langham News regarding superfast broadband.	PD	ASAP
5	Clerk to contact RCC Highways regarding relocation of speed sign on A606	HD	ASAP
6	Clerk to obtain quote from Mow & Sow to reduce height of churchyard hedge.	HD	ASAP
7	Clerk to obtain quote to replace damaged play equipment and contact insurance company	HD	ASAP
8	Parish Councillors to supply clerk with photograph for village hall noticeboard.	ALL	ASAP
9	Clerk to contact churchwardens regarding installing signs in churchyard.	HD	ASAP

Balance as per Bank Statement 15th August 2016 £28,592.3

	Cheque no.	Unpresented	Presented
Expenditure			
28/7/1	H Duckering - clerks salary & expenses	IB18	557.60
09-Aug	C Palmer - VH	100151	300.00
09-Aug	C Palmer - VH	100150	84.21
09-Aug	Mow & Sow	IB19	835.00
09-Aug	Glasdon UK	IB20	216.30
11-Aug	Langham Baptist Church	100154	400.00
11-Aug	Langham Parish Church	100155	600.00
		<u>600.00</u>	<u>2393.11</u>

Receipt

Balance as per account	£28,592.38
plus unpresented credits	
Less unpresented cheques	£600.00
Balance as per calc	<u>£27,992.38</u>

Balance as per Bank Statement 15th September 2016			£27,733.10
		Cheque Number	Unpresented Presented
Expenditure			
11-Aug	Langham Parish Church	100155	£600.00
17-Aug	H Duckering - clerks salary and expenses	IB22	582.97
26-Aug	Playdale	IB23	20.26
26-Aug	E-ON	IB24	28.16
10-Sep	Came & Company	IB25	1122.89
10-Sep	Mow & Sow	IB26	1130.00
12-Sep	Grant Thornton	IB27	240.00
			600.00 3124.28
Receipts			
23-Aug- 16	Fords - Walker		254.00
30-Aug- 16	RCC - street lighting		2,011.00
			2265.00
Balance as per account			£27,733.10
plus unpresented credits			
Less unpresented cheques			£600.00
Balance as per calc			£27,133.10

	2016-17		Year to date:
INCOME			
Precept:	20,000.00	20,000.00	20,000.00
Grass Cutting:	2,000.00	2,000.00	
Street Lights:	2,400.00	2,400.00	2,011.00
Burial Ground:	1,000.00	1,000.00	637.00
Sundries:	600.00	300.00	
Interest:			
VAT:			2,219.04
RCC Section 106 grant			1,599.12
TOTAL:	26,000.00	26,000.00	26,369.16
EXPENSES:			
Clerk's Salary:	3,850.00	1,925.00	2,694.51
Clerk's Expenses:	500.00	250.00	217.49
Street Lights - electricity:	1,600.00	800.00	967.54
Street Lights - capital:	2,000.00	1,000.00	223.15
Grounds & Open Space:	6,500.00	3,250.00	6,343.68
Insurance:	1,050.00	525.00	1,020.81
CLLr expenses:	300.00	150.00	
Grants:	1,750.00	875.00	1,000.00
Audit:	300.00	150.00	250.00
Subscriptions:	500.00	250.00	313.75
Hall rental:	200.00	100.00	
Chairmans Fund:	100.00	50.00	95.00
Contingency:	500.00	250.00	
Waste Collection:	900.00	450.00	
Village Hall:	1,500.00	750.00	7,837.29
Neighbourhood Plan Expenses	300.00	150.00	280.00
Burial ground:	1,100.00	550.00	302.43
VAT:			1760.16
Playarea			66.38
TOTAL:	22,950.00	11,475.00	23,372.19
OVERALL SURPLUS/DEFICIT:	3,050.00	14,525.00	2,996.97
Current a/c: at 1 Apr 2016:	23,619.66		
Adjustments:			
2013/14 opening balance:	23,619.66	23,619.66	
Income to date:	26,369.16		
Expenditure to date:	23,372.19		
Surplus/deficit to date:		2,996.97	
Bank balance at period end:		<u>27,133.10</u>	

2016/0637/RES Land between Barleythorpe and Burley Park Way, Barleythorpe

Reserved matters application to change external appearance of apartment block 18 x 2 bedroom and 6 x 3 bedroom apartments under Reserved matters application 2016/0812/RES in relation to permission APP/2011/0832

The supporting letter with this application explains the intention to increase the specification of this building and to improve the external appearance, in the hope that purchasers will find these apartment blocks more attractive than other apartment blocks, which have proved unpopular with buyers. Large apartment blocks are completely out of place in this rural area and there is a definite over supply in this development.

Appearance – A large apartment block out of place both in a rural parish and in this housing development, but consent has been granted and the proposed appearance is the present concern. The use of reconstituted stone is acceptable and should be an improvement on the original plan. However, although illustrations have been provided, the intended colour of the stone has not been stated. This should preferably be of a similar colour to natural building stone used in the local area and should first be approved by the appropriate planning officer. The other stated materials are acceptable, although it is regrettable that windows and doors are not to be constructed of wood, which is a sustainable material with good thermal properties.

Recommend Approval

Scale – Consent for a large apartment block already exists and the proposed block differs little from that application as far as scale is concerned. This part of the application is therefore acceptable.

Recommend Approval

1st August 2016

2016/0676/CAT Steels Cottage, 40 Church Street Fell 1 No. Laburnham tree.

The above tree is situated in a prominent position to the side of Steels Cottage but no reasons have been given for wanting to carry out the proposed works. However, the tree is in a cramped position, is covered in ivy and does not appear to be in the best of health. There are several saplings, probably self-seeded, growing in the same area. The tree prevents the flow of light reaching the side windows and doors of the cottage due to it being planted in an unsuitable position. The loss of this tree would be regrettable but it is not worthy of protection by means of a Tree Preservation Order.

Recommend Approval 11th August 2016

2016/0620/FUL Pyrford House, 7 The Range

Rear single storey extension, front and side double storey extension.

Professional planning services have been utilized for this application but no design and access statement has been supplied. In addition, no pre- application advice has been requested. The application form states that no trees or hedges will need to be removed or pruned in order to carry out the proposal. The proposed ground floor plan clearly shows three trees that are to be removed. It is recommended that the applicant is made aware of the requirement for a separate application for the proposed tree works as the property is within the Conservation Area.

The above property is on a good-sized plot, set back from the road. There are two general styles of property in The Range. All are brick built, some with small paneled casement windows and others with larger paned windows. In principal the extensions are acceptable. However, the design and proposed use of materials, particularly on the front of the property, are completely alien to this part of Langham and to the wider village area. The plans depict a mixture of window styles to the front of the property including a large area of glass reaching to the apex of the roof of the proposed front extension. The majority of walls are to be rendered or covered with timber cladding. Building materials should be sympathetic to existing buildings in the locality and should reflect those in the vicinity in colour, tone and texture. In addition, window styles typical of the area should be maintained. The proposal in its present form is not acceptable.

Please refer to Langham Neighbourhood Plan Policies D3aiii, D3ei, D3eii, D3hi, D3hii

Recommend Refusal 12th August 2016

2016/0728/CAT Linden House, 8 The Range Fell 4 No. Conifer trees and 1 No. Field Maple Tree Conifers

These conifers have been planted too close together. Although the silvery conifer promised to be a fine specimen, it has been damaged by the neighbouring trees and will be completely brown where others have grown against it. Conifers do not shoot from old wood and it is obvious that this group of trees cannot really be saved.

Recommend Approval

Field Maple

This tree may be one that was originally planted as part of the landscaping scheme undertaken by the developers. It is a fine specimen, which appears to be in good health. Situated in a prominent position it has considerable amenity value and makes a valuable contribution to the Conservation Area, It is recommended that this tree be made the subject of a Tree Preservation Order (TPO). There could then be some approved work carried out, such as a crown lift. This would ensure that the tree survives as well as ensuring that more light is able to reach the dwelling house.

Recommend Refusal 19th August 2016

2016/0750/CAT 50 Well Street

To reduce approx. 4 No. apple trees in side garden by 50%

The above trees can be partially viewed from Well Street and Westons Lane but they have minimal amenity value and contribute little to the Conservation Area. They are not worthy of protection by a Tree Preservation Order.

Recommend Approval 19th August 2016

	<ul style="list-style-type: none"> • Cllr. Higgins advised that enquiries had been made into the body of Governors at Langham Primary School. It was agreed that the clerk should make contact with the governor responsible for communication and ask that any decisions made, likely to affect the village at large, be communicated to the Parish Council via the clerk. <p>Neighbourhood Plan (NP) Cllr. Lee advised that, subject to some small amendments and modifications to the map, the national assessor has passed the Neighbourhood Plan. The referendum will be advertised by Rutland County Council and publicised by the Neighbourhood Plan and Parish Council. It was proposed that a PMSA licence be obtained in order that an up to date map is available and can be published on the village website. Proposed Cllr. Lee Seconded Cllr. Higgins All in favour.</p> <p>Church Clock Cllr. Manning advised that the clock is now ready to be erected and this will be undertaken in due course.</p> <p>Village Hall & Trustees Cllr. Manning advised that he is aware of 3 or 4 individuals who are willing to become village hall trustees. The village hall AGM will take place on 5th February 2017. Cllr. Higgins asked for clarification on a point from the village hall committee meeting regarding risk analysis. Cllr. Duncan advised that undertaking a risk analysis would not remove liability from the trustees.</p>	<p>HD</p> <p>HD</p>
5	<p>Correspondence None</p>	
6	<p>Finance Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved. JH proposed PL seconded</p> <p>Accounts for Payment None Langham Precept 2017/18 The clerk circulated a budget summary for 2017/18. Appendix 4 attached. It was agreed that a request for a precept of £22000 would be made. Proposed Cllr. Hosmer Seconded Cllr. Lee All in favour</p>	
7	<p>Grass cutting contract 2017/18 and hedge maintenance It was proposed that quotations received from Mow and Sow for £5210 and £520, for grass cutting and hedge maintenance respectively, be accepted. Proposed Cllr. Hosmer Seconded Cllr B Palmer All in favour</p>	

8	Langham Parish Emergency Plan Cllr. Duncan agreed to produce a draft plan for circulation by mid January. Cllr. Lee, Cllr. B Palmer and the clerk will meet to complete the plan by the January meeting for approval. Proposed Cllr. Lee Seconded Cllr. B Palmer All in favour	PD PL BP HD
9	Planning Planning updates were circulated – appendix 5	
10	Playing field inspection December – BP January - PD	
11	AOB <ul style="list-style-type: none"> • The clerk agreed to obtain a quotation to replace the seats on the two youth swings at the playing field, as they are cracked. • Cllr. Higgins advised having attended a presentation by Superintendent MulQueen, Leicestershire Police, Cyber Crime Unit and requested that a copy of Digital Parenting be circulated. • Cllr. G Palmer advised that RCC will remove any dustbins left out in the street and householders must request their return. Cllr. Duncan agreed to place an entry in the Langham News regarding this. 	HD PD
12	Date and time of the next meeting 31st January 2017 7.30pm	
13	Meeting closed at 9.15pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Clerk to contact funeral director regarding grave digging.	HD	ASAP
2	Clerk to submit a formal application, to relocate A606 speed sign, to RCC. PL to provide supporting evidence.	HD/PL	ASAP
3	C. Cllr. Hemsley to advise if signs available for churchyard.	OH	ASAP
4	Clerk to write to Suzanne Johnson, School Governor, regarding communication between school and PC	HD	ASAP
5	Clerk to obtain PSMA licence for village map	HD	ASAP
6	Emergency Plan draft to be prepared and completed	PD/PL/BP/HD	Mid Jan
7	Clerk to obtain quotation to replace swing seats.	HD	ASAP
8	Notice of removal of dustbins by RCC to be placed in Langham News	PD	ASAP

Langham Parish Council

Finances April 2016 - March 2017

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

CURRENT PERIOD:		4	
INCOME	2016-17	Year to date:	
Precept:	20,000.00	20,000.00	20,000.00
Grass Cutting:	2,000.00	2,000.00	1,836.38
Street Lights:	2,400.00	2,400.00	2,011.00
Burial Ground:	1,000.00	1,000.00	704.00
Sundries:	600.00	400.00	828.47
Interest:			
VAT:			2,219.04
RCC Section 106 grant			1,599.12
TOTAL:	26,000.00	26,000.00	29,198.01
EXPENSES:			
Clerk's Salary:	3,850.00	2,566.67	3,164.98
Clerk's Expenses:	500.00	333.33	217.49
Street Lights - electricity:	1,600.00	1,066.67	1,454.96
Street Lights - capital:	2,000.00	1,333.33	223.15
Grounds & Open Space:	6,500.00	4,333.33	7,583.68
Insurance:	1,050.00	700.00	1,020.81
Cllr expenses:	300.00	200.00	34.74
Grants:	1,750.00	1,166.67	1,000.00
Audit:	300.00	200.00	250.00
Subscriptions:	500.00	333.33	313.75
Hall rental:	200.00	133.33	
Chairman's Fund:	100.00	66.67	159.41
Contingency:	500.00	333.33	
Waste Collection:	900.00	600.00	
Village Hall:	1,500.00	1,000.00	7,837.29
Neighbourhood Plan Expenses	300.00	200.00	280.00
Burial ground:	1,100.00	733.33	332.43
VAT:			1857.64
Playarea			66.38
TOTAL:	22,950.00	15,300.00	25,796.71
OVERALL SURPLUS/DEFICIT:	3,050.00	10,700.00	3,401.30
Current a/c: at 1 Apr 2016:	23,619.66		
Adjustments:			
2013/14 opening balance:	23,619.66	23,619.66	
Income to date:	29,198.01		
Expenditure to date:	25,796.71		
Surplus/deficit to date:		3,401.30	
Bank balance at period end:		<u>27,020.96</u>	

Balance as per Bank Statement 15th October 2016			£27,000.23
		Cheque Number	Unpresented Presented
Expenditure			
11-Aug	Langham Parish Church	100155	600.00
16-Sep	H Duckering - clerks salary and expenses	IB28	516.47
04-Oct	Mow & Sow	IB29	400.00
10-Oct	E-ON	IB29	584.90
14-Oct	Peter Duncan - VH meeting	IB30	64.41
14-Oct	H Duckering - clerks salary and expenses	IB31	500.47
			<u>2666.25</u>
Receipts			
20-Sep- 16	Co-op - Suter RCC - grass cutting		97.00
11-Oct- 16			1,836.38
			<u>1933.38</u>
Balance as per account plus unpresented credits			£27,000.23
Less unpresented cheques			
Balance as per calc			<u>£27,000.23</u>

Balance as per Bank Statement 15th November 2016			£27,020.96
	Cheque Number	Unpresented	Presented
Expenditure			
05-Nov	Peter Duncan - Land registry	IB34	34.74
05-Nov	Mow & Sow	IB33	840.00
			<u>874.74</u>
Receipts			
24-Oct-16	Came & Company - Aviva		828.47
25-Oct-16	Co-op - Hyde		67.00
			<u>895.47</u>
Balance as per account plus unpresented credits			£27,020.96
Less unpresented cheques			
Balance as per calc			<u>£27,020.96</u>

Langham Parish Precept 2017/18

2017/18

INCOME

Precept:	22,000.00	£748 local council tax support grant now withdrawn
Grass Cutting:	1,850.00	10 cuts funded by RCC
Street Lights:	0.00	All maintenance now undertaken by RCC
Burial Ground:	750.00	grant withdrawn
Sundries:	600.00	
TOTAL:	25,200.00	

EXPENSES:

Clerk's Salary:	5,900.00
Clerk's Expenses:	500.00
Street Lights: to RCC	585.00
Grounds & Open Space:	8,500.00
Insurance:	1,200.00
Councillor Expenses:	300.00
Grants:	3,000.00
Audit:	300.00
Subscriptions:	500.00
Hall Rental:	250.00
Chairman's Fund:	100.00
Contingency:	2,000.00
Contribution to 40mph signs	1,000.00
Waste Collection:	1,000.00
TOTAL:	25,135.00

2016/0868/CAT 8 Harewood Close

Crown to be reduced in height by up to 2m and a radial reduction by up to 1.5m to 1 No. Ash tree.

This ash tree is situated in a prominent position between Grange Close and Harewood Close on what was formerly a farmyard. It appears to be in excellent health, has considerable amenity value, and contributes much to the Conservation Area. Considerable work to this tree is proposed which will have a detrimental effect on both the tree and this part of the village. As the applicant is unable to use his garden because of the mess made by pigeons, and the tree-works will be in the hands of a competent tree surgeon, the proposal is just acceptable. However, this may not improve matters, as most residents in the village suffer in the same way even without a mature tree in the vicinity of their dwelling.

Recommend Approval. 30th September 2016

2016/0866/CAT Allotments, Mickley Lane Fell 1 No. Leylandii

This conifer is not a suitable species for an allotment that is used for growing produce and it will be difficult for plants to thrive in the vicinity of the tree. It can only be seen by other allotment holders and has no wide ranging amenity value.

Recommend Approval 4th October 2014

2016/0911/CAT Langham House Stable Yard, 18 Church Street

T1 Cherry Laurel – Remove northmost main stem to make maintenance easier. T2 Remove lowest primary branch northwest to allow greater light infiltration to garden.

These trees/shrubs are situated to the rear of the above dwelling. They cannot be seen from the road and have no amenity value. The trees are presumably in good health and worthy of the maintenance being requested.

Recommend Approval 4th October 2014

2016/0892/RES

Land between Barleythorpe

Reserved Matters Application to substitute house type on plots 91-96, 103-111, 120-128, 137-140 (28plots) approved under reserved matters application 2014/0581/RES in relation to outline permission APP/2011/0832.

Appearance – The above terraced 4 bedroom houses are to be built in blocks of 2,3 or 4 houses. There is little space between the blocks, but the variation in facing materials; window head etc. will help to improve the visual impact on the street scene. The kerb appeal has been slightly improved by the inclusion of additional features, although it is difficult to imagine how any garage door can be described as Georgian.

The rear elevation will also be improved by the removal of the Juliette balconies and substituting railing to the decking across the width of the house. It is assumed that safety assessments have, or will be made in the type of balcony railing and decking construction to be used at the first floor level. The most notable change is the increase in the size of the living accommodation, which is to be welcomed in a 4 bed roomed home.

It is assumed that the decking area will be constructed of wood. As this area will lead from the main living area on the first floor, consideration should be given to using a material that will be more permanent in order to ensure longevity and safety.

Bins can be stored in the garage and accessed either via the main garage door or the internal door from the hall.

Recommend Approval subject to the above comments being addressed.

Layout – The small increase in the footprint of each of the 3 bed family homes creates a dining-kitchen at ground floor level, which more realistically supports a family's needs than the previously agreed design. For this high-density development, the layout is acceptable.

Recommend Approval 16th October 2016

2016/0928/CAT 29 Ruddle Way

Fell 1 No. Birch tree and 1 No. Cherry tree.

These trees appear to be in good health. Although they are unlikely to cause subsidence, they are planted in the wrong place; between the footpath and a driveway, and too close together. The above dwelling is situated within a high- density development with little scope for tree planting and these trees are not suitable in their present situation.

Recommend Approval 13th October 2016

2016/0920/CAT Pyrford House, 7 The Range

Prunus – This tree, which is situated to the rear of the dwelling, has no amenity value. It is not worthy of protection by means of a Tree Preservation Order (TPO). **Recommend Approval**

Willow – (Possibly a *Pyrus salicifolia* Pendular - Willow-leaved Pear). This tree, situated to the rear of the house, has no amenity value and is not worthy of protection by means of a TPO. **Recommend Approval**

Larch – This tree can be seen from the road but it has very limited amenity value. It promises to be a handsome tree when mature but it is not suitable for a domestic garden and it is not worthy of protection by a TPO.

Recommend Approval 12th October 2016

2016/0933/CAT 31 Melton Road

T1 Elder (~9m) - reduce height to ~6m, tidy lowest growth (around 1.5m), clean crown as necessary (crossing limbs, deadwood). Maintain height appropriate for a small garden (reduce shading). T2 Apple (~9m) - reduce height to ~6m (back to previous pruning points), remove crossing limbs, pull in southern branches by approx. 2.5m (to edge border). Maintain height appropriate for a small garden; encourage fruiting (reduce shading). T3 Juniper (~3m) - remove to low stump. Very low amenity value (severely leaning stem). T4 Silver birch (~12m) - crown raise to 3m (remove lowest branches). Reduce possible interference with adjacent fences.

Some of the above trees can just be glimpsed from the road but they have little amenity value. The proposed works appear to be appropriate and none of the trees are worthy of protection by means of a Tree Preservation Order. It is recommended that work to the Silver Birch is carried out during the dormant season to avoid the bleeding of sap which is likely to occur when the tree is in bud or leaf.

Recommend Approval 12th October 2016

2016/0945/CAT 59 Manor Lane 1 No. Fir tree (T1) – Fell. 1 No. Apple tree (T2) – Fell.

Fir tree – Although situated in a prominent position, this is not a good specimen. Many of the lower branches are brown or missing and it has limited amenity value. This tree is not worthy of protection by means of a Tree Preservation Order (TPO).

Recommend Approval

Apple tree – This tree, which may predate the existing bungalow, appears to be in good health and has a bumper crop of apples at the present time. The former owner/builder of the bungalow was an experienced and competent gardener and it is unlikely that the tree was neglected whilst he was in residence. As the property is on a corner site, the low-level apple tree affords some privacy for the living space of the bungalow. The tree is an established part of the street scene at this T-junction and its loss would be detrimental to the Conservation Area (Article 4/2). Ashwell Road is a popular area for walkers, joggers and for families and its loss would be regretted. Few fruit trees still exist within the village and the retention of this tree will ensure that some of our heritage remains. It is recommended that this tree be made the subject of a TPO, after which some appropriate pruning should be carried out.

Recommend Refusal 21st October 2016