

**Minutes of Langham Parish Council Meeting
Held on Tuesday 28th March 2017
At Langham Village Hall**

Attendance	Cllr. P Duncan - Chairman Cllr. Hosmer Cllr. Lee-Ovington Cllr. Manning Cllr. G Palmer Cllr. Higgins Cllr. Kirk Cllr. Wright Helen Duckering – clerk 1 member of the public.	
Apologies	Cllr. B Palmer	
Item		Actions
1	The meeting opened at 7.30pm	
2	Declarations of Interest and Dispensations None	
3	Minutes of last meeting held on 31st January 2017 These were agreed and signed by the Chairman. Proposed Cllr. Kirk Seconded Cllr. Hosmer .	
4	<p>Matters Arising</p> <p>Actions from the previous meeting</p> <ul style="list-style-type: none"> • The clerk confirmed that a request to cut back or remove the overgrown conifer from the corner of 5 Bridge Street had been hand delivered. A copy of the planning consent to remove the tree was enclosed. No action has been taken by the property owner so it was agreed that further correspondence be sent requesting immediate action or referral to RCC for further action. • Adoption of Emergency Plan (also agenda item 9) – Cllr. B Palmer was thanked, in her absence, for this comprehensive document. The emergency plan is now available on the village website and it was agreed that a copy be displayed on the village hall noticeboard. It was also confirmed that the plan be reviewed in January annually. <p>Neighbourhood Plan (NP) Cllr. Lee-Ovington gave an update on progress of some actions from the Neighbourhood Plan.</p> <ul style="list-style-type: none"> • A proposal to reroute the D85 footpath and upgrade to a bridle path has been received. The Planning Committee will comment on this in line with the NP. • A review of areas protected as Local Green Spaces and Important Open Spaces is being undertaken. The green triangle on the corner of Church Street and Bridge Street, and the grounds of the Baptist Church are being considered for protection or upgrading of protection status. • Munday's Close – the Local Green Space status of this area is being considered with the requirement that the expected future expansion of the burial ground will not be affected. 	<p>HD</p> <p>HD</p>

	<p>Village Hall</p> <ul style="list-style-type: none"> • It was confirmed that 7 new trustees were appointed at the recent village hall AGM. • The new trustees were welcomed and thanked for accepting the positions. Future support to them from the Parish Council was confirmed. <p>Church Clock</p> <ul style="list-style-type: none"> • A suitable contractor to erect the clock face is still being sought. It was confirmed that sufficient funding is in place to complete the work, and a review will be completed in 1 month. 	
5	<p>Correspondence</p> <ul style="list-style-type: none"> • A request from the Chairman of the Village Hall Committee for a Parish Council representative to attend meetings. Cllr. G Palmer confirmed that she would usually attend along with other councillors on a varying schedule. • An email regarding potholes along Burley Road from Mrs E Murison. These will be advised to RCC Highways for action. • A request for clarification regarding parking at Mundays Close from Mr James Haddon, allotment society chairman. It was confirmed that short term parking for allotment holders to load/unload was acceptable, but long-term parking was not, due to access being required for the burial ground (also agenda item11). • A letter from Mr Joe Ovington, regarding effective planning enforcement by Langham Parish Council and Rutland County Council (also agenda item 12). It was confirmed that LPC has contacted RCC Planning Department, and the Enforcement Officer specifically, on numerous occasions. These have always been met with response and action. It was agreed that this matter would be discussed at the next meeting with C.Cllr Hemsley, in order that concerns can be passed directly to RCC. 	
6	<p>Clerks report</p> <ul style="list-style-type: none"> • Outstanding street lighting upgrades and repairs are continuing to be followed up with RCC, E-on and Western Power, with the assistance of C.Cllr Hemsley. 	
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>RH proposed JH seconded</p> <p>Accounts for Payment None</p>	
8	<p>Annual Parish Meeting</p> <p>It was agreed that flyers advertising the meeting would be delivered one week prior. Cllr. Duncan agreed to produce a draft of this.</p>	

	<p>Suggested agenda items:</p> <ul style="list-style-type: none"> • Neighbourhood Plan – policies, proposals for action and community actions. • Village Hall – new trustees and proposals • Church clock • Village finance • RCC Planning enforcement • Village charities <p>It was agreed that councillors would send any suggested agenda items to Cllr. Lee-Ovington by 4th April and that refreshments will be provided on the evening.</p>	ALL
9	<p>Planning</p> <p>Planning updates since the last meeting were circulated – appendix 4 attached.</p> <p>Cllr. Higgins outlined a communication from the Parish Forum regarding a pending piece of legislation in respect of developments of up to 9 dwellings and the importance for Parish Councils to understand this. Questions regarding the legislation were invited for submission to RCC. It was felt that the substance and urgency of this item were not fully understood and Cllr. Duncan agreed to research further and draft a letter to RCC, if required, asking for clarification.</p> <p>Cllr. Wright requested that a formal question be raised with RCC planning regarding how the Parish Council should deal with breaches of planning law within the parish. The clerk agreed to do this.</p>	<p>PD</p> <p>HD</p>
10	<p>Playing field inspection</p> <p>April – TM May – PD June - RH</p> <p>AOB</p> <ul style="list-style-type: none"> • Cllr Lee-Ovington advised that the Woodland Trust have trees available to the village if required. No present need was identified. • Cllr. G Palmer reported that a fence at the edge of the playing field is broken. Cllr. Hosmer agreed to inspect. • It was agreed that any photographs for replacing the list of councillors on the village hall noticeboard should be submitted to the clerk. • Cllr. Hosmer advised that a public space protection order, enforceable by a fine, could be placed on areas such as the playing field. This can be considered should the problem of dogs being allowed on this area continue. • Cllr. Duncan advised that he will not be standing for re election as Chairman at the next council meeting. 	
11	<p>Date and time of the next meeting</p> <p>23rd May 2017 7.30pm</p> <p>Annual Parish Meeting 16th May</p>	
12	<p>Meeting closed at 9.05pm</p>	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Clerk to contact 5 Bridge Street regarding immediate remedial action to remove/reduce overgrown conifer.	HD	ASAP
2	Copy of Emergency Plan to be displayed in Village Hall	HD	ASAP
3	Agenda items for Annual Parish meeting to be submitted to PLO	ALL	04/04/17
4	PD to research planning legislation and draft letter to RCC if required	PD	30/03/17
5	Clerk to write to RCC planning regarding enforcement of breaches of planning.	HD	ASAP

Unapproved

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

CURRENT PERIOD:		6	
	2016-17	Year to date:	
INCOME			
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	1,314.00
Sundries:	600.00	600.00	844.13
Interest:			
VAT:			2,219.04
RCC Section 106 grant			1,599.12
TOTAL:	26,000.00	26,000.00	29,823.67
EXPENSES:			
Clerk's Salary:	3,850.00	3,850.00	5,046.86
Clerk's Expenses:	500.00	500.00	382.09
Street Lights - electricity:	1,600.00	1,600.00	1,942.38
Street Lights - capital:	2,000.00	2,000.00	223.15
Grounds & Open Space:	6,500.00	6,500.00	8,183.68
Insurance:	1,050.00	1,050.00	1,020.81
Cllr expenses:	300.00	300.00	34.74
Grants:	1,750.00	1,750.00	1,000.00
Audit:	300.00	300.00	250.00
Subscriptions:	500.00	500.00	349.75
Hall rental:	200.00	200.00	226.00
Chairmans Fund:	100.00	100.00	159.41
Contingency:	500.00	500.00	
Waste Collection:	900.00	900.00	
Village Hall:	1,500.00	1,500.00	7,837.29
Neighbourhood Plan Expenses	300.00	300.00	1,830.92
Burial ground:	1,100.00	1,100.00	422.43
VAT:			2194.81
Playarea			1,264.85
TOTAL:	22,950.00	22,950.00	32,369.17
OVERALL SURPLUS/DEFICIT:	3,050.00	3,050.00	-2,545.50
Current a/c: at 1 Apr 2016:	23,619.66		
Adjustments:			
2013/14 opening balance:	23,619.66	23,619.66	
Income to date:	29,823.67		
Expenditure to date:	32,369.17		
Surplus/deficit to date:		-2,545.50	
Bank balance at period end:		<u>21,074.16</u>	

Balance as per Bank Statement 15th February 2017			£22,860.93	
			Unpresented	Presented
Expenditure				
07-Jan	Pat Lee - NP	100160		269.92
18-Jan	Helen Duckering - clerks salary & expenses	IB40		503.77
01-Feb	CPRE	100161	36	
09-Feb	Mow & Sow	IB42		400.00
09-Feb	Playscape	IB41		144.00
09-Feb	Pat Lee - NP	100162	333	
			369.00	1317.69
Receipts				
03-Feb-17	Dormans - Bradley			610.00
				610.00
Balance as per account plus unpresented credits			£22,860.93	
Less unpresented cheques			£369.00	
Balance as per calc			£22,491.93	

Balance as per Bank Statement 15th March 2017		£21,074.16	
	Cheque Number	Unpresented	Presented
Expenditure			
01-Feb	CPRE	100161	36.00
09-Feb	Pat Lee - NP	100162	333.00
18-Feb	Helen Duckering - clerks salary & expenses	IB43	582.47
20-Feb	Pat Lee - NP	100163	692.50
27-Feb	Langham Village Hall	100164	143.00
			<u>1786.97</u>
Receipts			
			<u> </u>
			<u> </u>
Balance as per account plus unpresented credits		£21,074.16	
Less unpresented cheques			
Balance as per calc		<u>£21,074.16</u>	

Unapproved

2017/0033/FUL Islington Cottage, 1 Cold Overton Road Single and two-storey extension.

Islington Cottage was converted from individual cottages into one dwelling many years ago and the extreme NE elevation part incorporated at a later date. The cottage is situated within the Conservation Area (Article 4/2) in a prominent position, close to the junction of Cold Overton Road with Melton Road, although the rear NE elevation is remarkably private from the public scene. The cottages would have met the needs of families when they were built but are not perhaps suitable for modern living. The main problem appears to be the lack of light reaching some rooms. In principal a rear extension would be acceptable. An extension to mimic the present cottage may be aesthetically pleasing but it would not solve the problem of lack of light or perhaps provide the additional space to ensure adequate circulation within the dwelling. The oak framed and glass extension will help solve the existing problems and provide a complementary addition to the cottage. The extension will not be seen from Cold Overton Road and perhaps only seen, with difficulty, from the Melton Road. The integrity of the cottage will remain as well as making it more suitable for 21st century living. Observations: The use of timber joinery is to be commended. Wood is a sustainable material and has good thermal properties. Consideration should be given to the use of cedar shingles instead of plain tiles in order to match existing shingles. Advice should be sought from the Conservation Officer. **Recommend Approval 13th February 2017**

2017/0104/MAJ Equestrian Centre, Melton Road Construction of 1 No. ancillary residential accommodation for staff at Ranksborough Stables.

This application is concerned with the construction of one residential unit housing seven persons, considered essential for the operation of the above business. This follows the original application that was for three similar residential units. Within the Design and Access statement a key point is made concerning the legal requirement for 24 hour monitoring of these horses, overseen by the British Horse Racing Authority. It does appear that the unit is required for accommodating the staff necessary for the care of the horses stabled on this site and this would be acceptable. The accommodation purpose should perhaps also be widened to include security, as the expectation is that the business will involve high value racehorses. The proposed building is described as temporary, but has the appearance of a more permanent structure. It is recommended that there should be conditions to any planning consent to ensure that it is not used as accommodation for persons not employed in the above business. Consideration should also be given to the removal of the building within a suitable timescale should the business cease operating on the site. Paragraph 4 of the Design and Access statement, requiring that permission for accommodation should lapse if the use of the site were to change, should be widened to include the accommodation being removed and the site being returned to its original state as much as possible in this circumstance. An approved landscaping plan should be carried out in the first available planting season after the erection of the building in order to reduce the effect of the structure on the open landscape.

Recommend Approval 2nd March 2017

2017/0140/CAT

31 Well Street

Crown lift 3 No. Sycamores – only branches below 4m from ground will be trimmed.

The above trees are growing with other trees in the rear garden of the above property. They cannot be viewed by the public, have no amenity value and are not considered worthy of protection by means of a Tree Preservation Order. The proposed works are therefore acceptable. **Recommend Approval**

12th March 2017

2017/0166/CAT

13 Harewood Close

Removal of overgrown elder tree.

This tree can be viewed from Harewood Close but its amenity value is limited. It is assumed that this is a common elder as it is self-sown. A front garden is not a typical area to find this species, although a variety of birds will enjoy feeding on the berries. However, a plentiful supply of elderberries for wildlife is available within the village and beyond. As this tree is not considered worthy of protection by means of a Tree Preservation Order, the above proposal cannot be refused. **Recommend Approval**

12th March 2017

2017/0212/CAT

8 Orchard Road

1 No. Hazelnut tree (T1) – reduce height from 6m to 3.5m. Reduce crown width from 5.5m to 3m. 1 No. Holly tree (T2) – remove.

Hazel – This tree cannot be seen from the road and therefore has no amenity value. The proposed tree works are appropriate. **Recommend Approval**

Holly – This tree occupies a prominent position to the front of the property. It is growing in close proximity to other shrubs and it appears that it has been treated as a small hedge. The tree has outgrown its allotted space and it is not worthy of protection by means of a tree preservation order. **Recommend Approval**