

**Minutes of Langham Parish Council Meeting
Held on Tuesday 30th January 2018
At Langham Village Hall**

Attendance	Cllr. B Palmer – Chairman Cllr. Duncan Cllr. Higgins Cllr. Hosmer Cllr. Manning Cllr. Ovington Cllr. G Palmer Cllr. Wright C. Cllr. Hemsley Helen Duckering - clerk	
Apologies		
Item	Prior to the meeting Simon Mutsaars, Citizens Advice Rutland, spoke to explain the service and the expanded wellbeing provision.	Actions
1	The meeting opened at 7.30pm	
2	Declarations of Interest and Dispensations None	
3	Minutes of last meeting held on 28th November 2017 These were agreed and signed by the Chairman. Proposed Cllr. Higgins Seconded Cllr. Hosmer .	
4	Matters Arising Actions from the previous meeting <ul style="list-style-type: none"> • Street lighting issues – the matter is carried forward for C.Cllr. Hemsley to progress. • Mickley Lane gate – It was agreed to obtain two quotations to replace the vehicle gate in wood and metal. • Two expressions of interest in co-optation have been received to date. • D85 bridleway – RCC are unable to make any decisions until the period for appeals has elapsed. They will advise in due course. • CIL/Section 106 monies from 2010 – 2016 – C.Cllr Hemsley to make enquiries. • All other actions complete. 	OH HD OH
5	Clerks Report <ul style="list-style-type: none"> • The bin on Well Street, which was due to be repositioned, is broken and requires replacement. It was suggested that the bin located on junction of Bridge Street/Burley Road be moved to this location. Clerk to discuss with RCC. • Various potholes have been reported to RCC. An additional one on Manor Road to be reported for repair. 	HD HD

<p>11</p> <p>12</p> <p>13</p>	<p>Grass cutting and ground maintenance</p> <p>It was proposed that the Parish Council write to the executors of 19 Well Street asking that the hedge be cut back and offering to undertake this work if required.</p> <p>Proposed Cllr. Higgins Seconded Cllr. Manning All in favour</p> <p>It was proposed that the current contractor be asked to quote for the amended and updated grass-cutting contract for 2018/19, as circulated.</p> <p>Proposed Cllr. G Palmer Seconded Cllr. Manning All in favour</p> <p>Finance</p> <p>Current Position The clerk circulated the current financial summary. Appendix 1, 2 & 3 attached, and these were approved.</p> <p>Proposed Cllr. Duncan Seconded Cllr. Ovington All in favour</p> <p>Accounts for Payment None</p> <p>Planning Planning updates were circulated. Appendix 4 attached.</p>	<p>HD</p>
<p>14</p> <p>15</p>	<p>Playing field inspection</p> <p>February – Cllr. Ovington March – Cllr. Hosmer</p> <p>AOB</p> <ul style="list-style-type: none"> • Cllr. G Palmer reported trees in the stream at Boy Bridge. Exact locations will be forwarded to the clerk for further action. • Cllr. Hosmer reported a tree across the E153 footpath. Clerk to report to RCC 	<p>GP</p> <p>HD</p>

11	Date and time of the next meeting 27th February 7.30pm	
12	Meeting closed at 9.15 pm	

Summary of Action Points			
Number	Description of Action	Responsible	Due Date
1	Further clarification to be sought regarding street lighting and CIL from RCC	OH	ASAP
2	Clerk to obtain 2 quotations to replace Mickley Lane gate	HD	ASAP
3	Clerk to request Bridge Street bin be repositioned to Well Street (RCC)	HD	ASAP
4	Clerk to report pothole to RCC	HD	ASAP
5	Clerk to advise RCC that OEP streetlight outside Parish boundary.	HD	ASAP
6	Chairman to contact PCC regarding grant request	BP	ASAP
7	Chairman to contact Village Hall trustees regarding grant application.	BP	ASAP
8	Chairman to write in Langham News regarding future of burial ground	BP	ASAP
9	Clerk to write to executors of 19 Well Street requesting hedge cut back.	HD	ASAP
10	Cllr. Palmer to advise location of trees in stream.	GP	ASAP
11	Clerk to report fallen tree on E153 to RCC	HD	ASAP

Balance as per Bank Statement 15th December 2017			£36,854.04
		Cheque Number	Unpresented Presented
Expenditure			
27/09/17	RAF Benevolent Fund	100166	50.00
16/11/17	H Duckering - clerks salary & expenses	IB29/17	546.60
16/11/17	HMRC	IB30/17	2.40
20/11/17	LRALC	IB26/17	35.00
04/12/17	ICO	D.Debit	35.00
15/12/17	H Duckering - clerks salary & expenses	IB31/17	662.60
15/12/17	HMRC	IB32/17	12.00
			<u><u>1343.60</u></u>
Receipts			
			<u><u> </u></u>
Balance as per account			£36,854.04
Plus unpresented credits			
Less unpresented cheques			
Balance as per calc.			<u><u>£36,854.04</u></u>

Appendix 1

Balance as per Bank Statement 15th January 2018		£36,192.35	
	Cheque Number	Unpresented	Presented
Expenditure			
15-Jan	H Duckering - clerks salary and expenses		755.35
15-Jan	HMRC		12.00
			<u>767.35</u>
Receipts			
03-Jan- 18			90.00
10-Jan- 18	Western Power - way leave		15.66
			<u>105.66</u>
Balance as per account		£36,192.35	
Plus unpresented credits			
Less unpresented cheques			
Balance as per calc.		£36,192.35	

Appendix 2

Langham Parish Council
 Finances April 2017- March 2018
 The financial year is divided into six two-month periods.

CURRENT PERIOD:		5		
INCOME		2017-18	Year to date:	
	Precept:	22,000.00	20,000.00	22,000.00
	Grass Cutting:	2,000.00	2,000.00	1,358.00
	Street Lights:	2,400.00	2,400.00	1,853.38
	Burial Ground:	1,000.00	1,000.00	3,340.00
	Sundries:	600.00	500.00	215.66
	Interest:			
	VAT:			2,082.57
	TOTAL:	28,000.00	26,000.00	30,849.61
EXPENSES:				
	Clerk's Salary:	6,000.00	5,000.00	5,208.49
	Clerk's Expenses:	500.00	416.67	542.83
	Street Lights - electricity:	1,600.00	1,333.33	482.13
	Street Lights - capital:	2,000.00	1,666.67	
	Grounds & Open Space:	6,500.00	5,416.67	4,775.00
	Insurance:	1,050.00	875.00	1,086.14
	Cllr expenses:	300.00	250.00	70.00
	Grants:	1,750.00	1,458.33	517.00
	Audit:	300.00	250.00	200.00
	Subscriptions:	500.00	416.67	367.36
	Hall rental:	200.00	166.67	
	Chairmans Fund:	100.00	83.33	100.00
	Contingency:	500.00	416.67	
	Waste Collection:	900.00	750.00	585.00
	Village Hall:	1,500.00	1,250.00	
	Neighbourhood Plan Expenses:	300.00	250.00	
	Burial ground:	1,100.00	916.67	1,034.73
	VAT:			253.43
	Playarea:			18.85
	TOTAL:	25,100.00	20,916.67	15,240.96
OVERALL SURPLUS/DEFICIT:		2,900.00	5,083.33	15,608.65
	Current a/c: at 1 Apr 2017:	20,583.70		
	Adjustments:			
	2017/18 opening balance:	20,583.70	20,583.70	
	Income to date:	30,849.61		
	Expenditure to date:	15,240.96		
	Surplus/deficit to date:		15,608.65	
	Bank balance at period end:		36,192.35	

Appendix 3

2017/1138/CAT Beech House, Manor Lane

2 No. Conifer trees – Fell

These trees are situated at the border of the front garden of the above property with Manor Lane. They are situated in a prominent position but the tallest tree overhangs the highway and is close to an adjacent building. The trees have limited amenity value and are not worthy of protection by means of a Tree Preservation Order. It is noted that the applicant wishes to plant a more suitable tree in their place, which is welcomed. The proposed tree works are acceptable.

Recommend Approval

2017/1174/FUL

Brunlea, 57A Manor Lane

Demolition of conservatory and replacement with kitchen extension, construction of porch and internal alterations.

The above single storey bungalow was constructed in the very early 1980s. No pre-application advice has been sought. The application is concerned with remodelling and extending the existing dwelling, which is situated within the Conservation Area, Article 4/2.

The proposed porch is acceptable and the proposal to change the existing garage into a bedroom is acceptable in principle. However, there will be some loss of parking provision. The plans illustrate three parking spaces including additional parking at the side of the house. Conversion of the garage would only be acceptable if it can be illustrated that a minimum of four spaces would be possible. Manor Lane is very narrow, with no pavements, and on-street parking should not be the norm, either permanently or for occasional use. This would affect the collection of domestic refuse by lorry, access by emergency services and would be hazardous for pedestrians.

The demolition of the conservatory and replacement with a kitchen extension will create a more usable space suitable for 21st Century living. Internal alterations are acceptable.

Observations: The original bungalow was built of brick in colour/type often used in Langham and the wider Rutland area. It is proposed that new exterior walls are rendered, but it is recommended that these walls should match existing in order to reflect the character of their location in materials and form. Existing windows are constructed of wood but it is proposed that new windows are to be constructed of grey pvcU. It is recommended that all new windows should be constructed of wood to match existing. Wood is a sustainable material and has excellent thermal qualities. The use of pvcU, particularly in elevations viewed from the road, would have a detrimental effect on the Conservation Area. In Section 10 of the application, the applicant affirms that the site cannot be seen from the public road. This may currently be the case, but plans propose that the hedge to the front and side be trimmed back. This will expose the new porch and, possibly, the side extension to public view from Manor Lane, reinforcing the need to match existing materials and windows within the Conservation Area.

Please refer to LNP Policy D3a iii, v. Policy D3ei, ii, iii. Policy D3h I,ii.

Recommend Approval subject to above concerns being addressed.

2017/1193/FUL Parva Lodge, Cold Overton Road

Replacement of bay window with single storey garden room extension and enlargement to bay window.

Parva Lodge is a modern building constructed 20 or more years ago, using a proportion of recycled materials, such as tiles and stone. The proposal is for a rear extension and enlarged bay window, also to the rear.

The proposed building works are to match the existing dwelling, both in style and materials. There will be minimal impact on neighbouring properties. The use of timber for doors and windows is to be commended. There are no objections to the proposal.

Recommend Approval

2017/1222/RES

Land at Maresfield Road, Barleythorpe

Application for the approval of reserved matters for the construction of Continuing Care Retirement Community and Care Home, comprising 52 No. Assisted Living Units and a 60 No. Bed Care Home.

Access – Accessibility to and within the site, and access to the surrounding network for vehicles and pedestrians is satisfactory. **Recommend Approval**

Appearance – There has been some effort to lessen the impact of such large buildings on the surrounding area. This has mainly been achieved by variation in roof levels and variation in frontages. However, the impact of these buildings on the surrounding area cannot be ignored. The size and appearance of the buildings makes them resemble an army camp or university campus living quarters; all of which are designed to house maximum bodies in the minimum of space. The three storey buildings are not in keeping with the local area, with the exception of some approved developments along the railway line and Ruddle Way, Langham. The use of bricks and tiles is preferable to some other possible finishes, such as render. Other solutions to reduce the monotony of large expanses of brickwork would be welcome. Perhaps variations on brickwork style and/or colour would help, and suggestions from the architects would be very welcome.

Recommend Approval subject to above concerns being addressed.

Landscaping – There is little amenity land for either the Assisted Living Units or the Care Home. The retention of some trees and planting of additional is to be welcomed, particularly as it has been shown that the presence of trees has a positive effect on the wellbeing of people living close by. Amenity land for the Assisted Living Units, which appears only to consist of a small patch of grass, is not adequate for the number of people likely to occupy the units. At present, there is little to enhance the area around and within the development. Consideration must be given to providing outside space for those in their later years as most will not welcome spending their time trapped within four walls. Residents are unlikely to physically access the amenity land unless accompanied by carers. Further static seating within the garden/s would assist in their being used and accessible. It is recommended that the local Planning Authority should approve a suitable landscaping and planting scheme. This should preferably include more amenity land and more tree planting in the vicinity of the Assisted Living Units. Small sensory gardens are now being developed for the increasing number of resident dementia patients in hospital settings (as in Leicester General Hospital).

The proposed fencing is acceptable.

Dedicated parking places for visitors and staff appear to have improved in numbers from the last application although parking provision is still not adequate for the above developments. Peak visitor times are likely to put significant pressure on these limited parking spaces, with the outcome of deterring visitors or client outings. There is no alternative parking area within the wider Barleythorpe development. Only two disabled spaces are to be provided next to the drop-off area. Residents are most likely to have family members and friends who need a disabled space, and lack of this provision may well prevent these groups from visiting their loved ones. The number of staff parking spaces is insufficient for the number of staff likely required for a 60-bed care home.

However, it is noted that the location for these substantial number of residential units are within walking distance for visitors, of a bus route from Oakham and also the train service. The usefulness of these services depends on their running beyond late afternoon times or frequently at weekends, when visitor numbers are likely to be higher. At present this is not the case. Many visitors will be in the older age group and cycling or walking is often not an option. They may travel considerable distance to visit and will have to travel by car due to complex needs. **Recommend Refusal**

Layout – It is appreciated that 2 units of Assisted Living Units have been lost in the re-planning and resubmission of this application. The way in which buildings are laid out in relation to buildings outside the development is acceptable. The meagre open spaces within the development appear to be an after thought, and there is little relation to buildings within the development or to those outside the development. The communal lounge in the Assisted Living Units is small, but aims to serve 28 apartments. There is no evidence of day rooms or community centres, which would ensure a better quality of life for these residents, and create a community.

Attempt has been made, commendably, to make the gardens small scale, useable and sheltered. It is noted that there is planned to be a circular walk through a small garden, which would be a safe place for older people, either assisted or alone. Had there been more space on the site for a second such walk for the large number of residents, this would have been a preferred option. As the outdoor space is at a premium, small sheltered locations formed by the building themselves should be the focus of a specialist design assessment and implementation in order to form several mini outdoor sheltered seating locations, conducive with meeting others, no doubt a requirement for the overall well-being of staff and residents. **Recommend Refusal**

Scale – The proposed buildings are both large structures. It is appreciated that some steps have been made to reduce the effect on the surrounding area and the proposed tree planting will do much to soften the impact of large areas of brickwork. Perhaps suggestions outlined in 'Appearance' above will be considered. The scale of the buildings is out of place in a rural parish and is unlikely to be happily overlooked by existing and new occupants of the surrounding private houses. It is, however, accepted that it may be necessary to build on this scale to make the enterprise a commercially viable proposition. **Recommend Approval**