

**Minutes of Langham Parish Council Meeting  
Held on Tuesday 25<sup>th</sup> September 2018  
At Langham Village Hall**

|            |  |         |
|------------|--|---------|
| Attendance | Cllr. B Palmer – Chairman<br>Cllr. Higgins<br>Cllr. Hosmer<br>Cllr. Ovington<br>Cllr. G Palmer<br>Cllr. Sweeney<br>Cllr. Wright<br>C.Cllr. Hemsley<br>Helen Duckering – clerk<br><br>7 members of the public   |         |
| Apologies  | Cllr. Duncan   |         |
| Item       | Prior to the meeting, Tim Maskell spoke on behalf of the Munday's Close Working Group, confirming that an application for a grant has been prepared to submit to Mick George Community Fund. However, quotes received may be insufficient to justify an application being made. A further quote is awaited and a decision will be made.  | Actions |
|            | <b>The meeting opened at 7.40pm</b>  |         |
| 1          | <b>Declarations of Interest and Dispensations</b><br><br>None  |         |
| 2          | <b>Minutes of last meeting held on 24<sup>th</sup> July 2018</b><br><br>These were agreed and signed by the Chairman.<br><br><b>Proposed Cllr. Higgins</b><br><b>Seconded Cllr. Hosmer</b><br>.  |         |
| 3          | <b>Matters Arising</b><br><br><b>Actions from the previous meeting</b> <ul style="list-style-type: none"> <li>• Consecration of additional land at burial ground is scheduled for 2pm 16<sup>th</sup> October 2018. Service to be conducted by Reverend Deborah Marsh.</li> <li>• Planning permission for 2 years of treeworks at Munday's Close approved.</li> <li>• Playing field – the suggestion to place a second litterbin on the playing field will be considered in March 2019. Reduction of the height of the hedge along Burley Road, to reduce seclusion of area, will be considered.</li> <li>• All other actions complete.</li> </ul> | BP/RH   |
| 4          | <b>Clerk's Report</b>  |         |

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|   | <ul style="list-style-type: none"> <li>Traffic proposal – Safety improvements along A606. A new policy for the approval of traffic proposals has been adopted by RCC. This application will now pass to a working group for consideration by 23<sup>rd</sup> October. Approval is expected by December and delivery of an approved scheme by May 2019.</li> <li>Local Plan and Site Allocation Consultation – a response to these has been submitted. No strong objections to the development of the site north of Ranksborough Drive have been received from Ranksborough residents.</li> <li>D85 bridleway – no further information has been received. C.Cllr Hemsley agreed to obtain an update and advise.</li> </ul> <p><b>Correspondence</b></p> <ul style="list-style-type: none"> <li>Confirmation of potential election costs received from Rutland County Council.</li> <li>Invitation from RCC to attend a Winter Planning meeting – Cllr. Sweeney to attend.</li> <li>Request from Rutland Poppy Project for a representative to attend the opening ceremony and receive a commemorative horseshoe for the War Memorial – Cllr. B Palmer to attend.</li> <li>Quotation received from Mow and Sow for hedge and treework around burial ground and playing field.<br/>Proposed Cllr. Hosmer<br/>Seconded Cllr. Sweeney<br/>All in favour.</li> </ul> | OH<br><br>JS<br>BP |
| 5 | <p><b>To confirm acceptance of recommendations on Green Spaces</b></p> <p>It was proposed that the report on Green Spaces be accepted. Appendix 1 attached.</p> <p><b>Proposed Cllr. Higgins</b><br/><b>Seconded Cllr. Hosmer</b><br/><b>All in favour</b></p> <p>Cllr. Ovington and Cllr. G Palmer were thanked for the excellent evaluation and recommendations.</p> <p>It was agreed that an article be placed in the Langham News outlining progress on policies in the Neighbourhood Plan that are being actioned i.e. traffic, Munday's Close and the protection of Green Spaces. Cllr. Ovington will draft the article.</p>   | PO                 |
| 6 | <p><b>Confirmation of contribution to Village Hall Trustee's Grant application to LEADER</b></p> <p>It was proposed that the Parish Council reaffirm the commitment to provide a contribution of £7000 towards Village Hall refurbishments should the Village Hall Trustee's grant application to LEADER be successful.</p> <p><b>Proposed Cllr. Wright</b><br/><b>Seconded Cllr. Higgins</b><br/><b>All in favour.</b></p>  |                    |
| 7 |  |                    |

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|    | <p><b>Munday's Close Working Group grant funding application</b></p> <p>It was proposed that the Parish Council make a contribution of up to £1330 for work in Munday's Close, the work being completed by means of a grant or without.</p> <p><b>Proposed Cllr. Wright</b></p> <p><b>Seconded Cllr. G Palmer</b></p> <p><b>All in favour</b></p>                        |  |
| 8  | <p>The meeting was closed at 8.25pm<br/>Proposed Cllr. Hosmer<br/>Seconded Cllr. Sweeney.</p> <p>The meeting was reopened at 8.35pm<br/>Proposed Cllr Hosmer<br/>Seconded Cllr. Ovington</p>   |  |
| 9  | <p><b>Co-option of Parish Councillor</b></p> <p>It was proposed that Steve Catlin be co-opted to the Parish Council</p> <p><b>Proposed Cllr. Ovington</b><br/><b>Seconded Cllr. Higgins</b><br/><b>All in favour</b></p>   |  |
| 10 | <p><b>Confirmation of frequency of Parish Council meetings and dates of meetings for 2019</b></p> <p>It was proposed that the Parish Council continues to hold 10 meetings annually.</p> <p><b>Proposed Cllr. Ovington</b><br/><b>Seconded Cllr. Higgins</b><br/><b>5 in favour</b><br/><b>2 against</b></p> <p>List of meeting dates for 2019 attached. Appendix 2.</p> |  |

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|----|---|---|
| 11 | <p><b>Finance</b></p> <p><b>Current Position</b></p> <p>The clerk circulated the current financial summary. Appendix 3, 4 &amp; 5 attached, and these were approved.</p> <p><b>Proposed Cllr. Sweeney</b> <sup>[SEP]</sup></p> <p><b>Seconded Cllr. Hosmer</b></p><br><p><b>Accounts for Payment</b></p> <p>Came &amp; Company Insurance £1129.59</p> <p>LRALC £40.00</p> <p>PKF Littlejohn £240</p> <p>The purchase of a Commemorative Wreath £17 was authorised.</p>  |   |
| 12 | <p><b>Planning</b></p> <p>Application 2018/0775/FUL Sharrads Lodge, Burley Road</p> <p>Proposed erection of agricultural storage unit.</p> <p><b>Recommend Refusal.</b></p><br><p>The Parish Council requested that the Neighbourhood Plan Steering Group review and make a definitive definition of development acceptable in the Green Separation Zone.</p> <p>The Parish Council requested that the Neighbourhood Plan Steering Group ascertain what type of development designates a brownfield site.</p> <p>Summary of Planning applications since the last meeting was circulated. Appendix 6 attached.</p> <p>It was agreed that the Planning Committee and Chairman would meet to discuss Terms of Reference of the Planning Committee.</p> | <p>PO</p> <p>PO</p> <p>BP/PO/<br/>JH/RW</p> |
| 13 | <p><b>Playing Field Inspections</b></p> <p><b>October – JS</b></p> <p><b>November – PO</b></p>  |   |

|    |  |   |
|----|--|---|
| 14 | <p><b>AOB</b></p> <ul style="list-style-type: none"> <li>• Cllr. Sweeney, B Palmer, Catlin and the Clerk will meet to discuss requirements of Parish Council web presence.</li> <li>• Munday's Close Working Group will assess the fallen tree near Mickley Lane and take action to make safe.</li> <li>• It was confirmed that the hedge near corner Burley Road and Cold Overton Road is to be cut back in October.</li> <li>• The Clerk agreed to remind RCC of the necessity to grit access roads to the village hall in cold weather.</li> <li>• It was agreed that a letter of condolence be sent to the family of Major Christopher Crouch.</li> <li>• The Clerk agreed to circulate a list of LRALC training for the first half of 2019 when available. Councillor training for Cllr. Catlin will also be arranged.</li> </ul> <p>The meeting closed at 9.35pm</p> | <p>BP/JS/<br/>SC/HD</p> <p>HD</p> <p>BP</p> <p>HD</p> |
|----|--|---|

| <b>Summary of Action Points</b> |  |                   |                      |
|---------------------------------|--|-------------------|----------------------|
| Number                          | Description of Action  | Responsible       | Due Date             |
| 1                               | Burley Road/playing field hedge to be inspected.   | BP/RH             | ASAP                 |
| 2                               | Cllr. Hemsley to advise on D85 bridleway   | OH                | 30 <sup>th</sup> Oct |
| 3                               | Cllr. Sweeney to attend RCC Winter Planning Meeting  | JS                | 22 <sup>nd</sup> Oct |
| 4                               | Cllr. B Palmer to attend Rutland Poppy Project ceremony  | BP                | 21 <sup>st</sup> Oct |
| 5                               | Article to be placed in Langham News regarding NP progress   | PO                | ASAP                 |
| 6                               | Cllr. Ovington to request NPSG defines development in the GSZ and circumstances designating a brownfield site. | PO                | ASAP                 |
| 7                               | Planning Committee to meet to discuss Terms of Reference   | BP, RW,<br>PO, JH | TBC                  |
| 8                               | Cllr. B Palmer, Catlin, Sweeney & the Clerk to discuss PC website requirements                                 | BP, SC,<br>JS, HD | TBC                  |
| 9                               | Clerk to advise RCC of requirement to grit access route to Village Hall  | HD                | ASAP                 |
| 10                              | Chairman to send letter of condolence to Crouch family   | BP                | ASAP                 |
| 11                              | Clerk to arrange training for Cllr. Catlin   | HD                | ASAP                 |

**Protection of green areas in and around Langham**

**Report from Councillors P. Ovington and G. Palmer after consultation with RCC Planning (Roger Ransom, Head of Planning and Sharon Baker, Planning Officer) on 5<sup>th</sup> Sept 2018**

**Background**

Land can be protected from development by being afforded one of four designations:

1. Green Belt - Green belt land refers to an area that is kept in reserve for an open space, most often around larger cities. The main purpose of the green belt policy is to protect the land around larger urban centres from urban sprawl, and maintain the designated area for forestry and agriculture as well as to provide habitat for wildlife.
  
2. Local Green Space - The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used if it meets three criteria (the latter being the most stringent):
  - where the green space is in reasonably close proximity to the community it serves;
  
  - where the green area concerned is local in character and is not an extensive tract of land, and
  
  - where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife;
  
3. Open Countryside
4. Important Open Space - Open spaces and frontages are an integral part of the built environment and contribute significantly to the relationship between buildings and to the character of a street, area or the physical environment of the settlement as a whole. This means they can only be located within the Planned Limits of Development.

There are further protections afforded due to National Policies such as

5. Flood Plain
6. Conservation Area designation
7. Article 4 designation
8. Site of archaeological Importance

## What protection does land in and around Langham have at present?

1. Langham has no Green Belt areas around it. However, in the Langham Neighbourhood Plan 2017 the tract of land between the southernmost Planned Limits of Development and Parish Boundary has been assigned a 'Green Separation Zone' in Policy HR2a and thus afforded protection from development to 2036.
2. There are no Local Green Spaces around Langham at present. The only way to get such designation is via an intensive piece of work, which then needs to be included in a re-write of the Langham Neighbourhood Plan.
3. Open Countryside – all land outside the PLD which has not already been built on is considered Open Countryside. This means that there is a degree of protection afforded all such land around Langham
4. Important Open Spaces – Langham has 21 Important Open Spaces and frontages, including tracts of land (e.g. Church, woodland at end of Ruddle Way) and verges/hedges (e.g. Verge on corner of A606 opposite Burley Rd junction, Burley Road from Ashwell Road Junction to New Street)
5. Many sites along the banks of the brook are flood plains and cannot be built on
6. Much of Langham Village is a designated Conservation Area
7. The central (older) part of Langham (within the Conservation Area) has Article 4 protection as well
8. There is a definitive map of important archaeological areas in Langham – Penman's Field is a site of Ancient Dye Works we believe.
- 9.

## Land that the community wish to benefit from protection

Five sites that have been identified by the community and are thought to merit protection are:-

- a. Penman Field and hedges
- b. Munday's Close woodland area) now called the 'Pocket Wildlife Park'
- c. The verge to the north of Manor Lane close to Ashwell Road
- d. The green triangle at the junction of Church Street and Bridge Street, known historically as 'The Square'
- e. The land in which the Baptist Church sits

### a. PENMAN'S FIELD.

This already has protection by virtue of the fact that it is a flood plain. No development would be allowed because of this. It is also considered open countryside (though, if the field behind is developed, it would no longer be open countryside, but it would still be a flood plain). As well as that, this field is the site of an ancient dye works and could (we don't know for sure) also have protection from this point of view

### b. MUNDAY'S CLOSE WOODLAND

This land is protected because it is owned by the Parish Council and, as such, will only be developed if the Parish Council requests it – and, as the Parish Council represents the community this will not happen.

### c. MANOR LANE VERGE

This verge runs along the boundary of a conservation area and, as such, is afforded protection that comes with that designation.

### d. THE SQUARE

This is within the Article 4 part of the Conservation Area and so is afforded protection from development

### e. BAPTIST CHURCH LAND

This too is within the Article 4 part of the Conservation Area and so is afforded protection from development.

## Conclusion

All areas that the community want to be protected from development for future generations **do, already have some level of protection.**

Those within, and defining the boundary of, the Conservation Area are very strongly protected.

Those outside (Penman's Field and Munday's Close Woodland) would not benefit from our pursuing Local Green Space protection as they are sufficiently protected already.

## Recommendation

Inform the community of the above and ensure the Planning Team of the Langham Parish Council are cognisant of these restrictions.

*PS. It is worth noting that there are two tracts of land on Ruddle Way that are collectively owned by the residents and shareholders.*

*Of those two tracts,*

- *one - the Woodland at the end of Ruddle Way - also has a designation of 'Important Open Space'(IOS) () and is noted on the RCC map of Important Open Spaces and Frontages.*
- *the second - small patch next to Burley Road & accessed via a pathway near No 9. Ruddle Way - does not and is not.*

*Both are 'protected' - the former with two layers of protection (IOS and 'owned by residents'); the latter with one (owned by residents).*



## Appendix 2

### **Proposed dates for meeting 2019**

January 29<sup>th</sup>

February 26<sup>th</sup>

March 26<sup>th</sup>

April 30<sup>th</sup>

May 14<sup>th</sup> (to fit with election 2<sup>nd</sup> May)

June 25<sup>th</sup>

July 23<sup>rd</sup>

Sept 17<sup>th</sup>

October 29<sup>th</sup>

November 26<sup>th</sup>

Annual Parish Meeting 21<sup>st</sup> May (to respect purdah)

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

| <b>CURRENT PERIOD:</b>          |           | <b>2</b>         |                  |
|---------------------------------|-----------|------------------|------------------|
| <b>INCOME</b>                   | 2018-19   | Year to date:    |                  |
|                                 |           |                  |                  |
| Precept:                        | 22,000.00 | 22,000.00        | 22,000.00        |
| Grass Cutting:                  |           | 2,000.00         | 2,089.51         |
| Street Lights:                  |           |                  |                  |
| Burial Ground:                  |           | 1,000.00         | 1,199.00         |
| Sundries:                       |           |                  | 300.00           |
| Interest:                       |           |                  |                  |
| VAT:                            |           |                  | 292.42           |
|                                 |           |                  |                  |
| <b>TOTAL:</b>                   |           | <b>24,000.00</b> | <b>25,880.93</b> |
| <b>EXPENSES:</b>                |           |                  |                  |
| Clerk's Salary:                 |           | 7,000.00         | 4,503.96         |
| Clerk's Expenses:               |           | 600.00           | 322.24           |
| Street Lights - electricity:    |           | 900.00           |                  |
| Grounds & Open Space:           |           | 7,500.00         | 4,050.00         |
| Insurance:                      |           | 1,100.00         |                  |
| Cllr expenses:                  |           | 300.00           |                  |
| Projects                        |           | 2,000.00         |                  |
| Audit:                          |           | 300.00           | 50.00            |
| Subscriptions:                  |           | 500.00           | 341.56           |
| Hall rental:                    |           | 350.00           |                  |
| Chairman's Fund:                |           | 100.00           |                  |
| Contingency:                    |           | 500.00           | 105.00           |
| Waste Collection:               |           | 850.00           | 195.00           |
| Village Hall:                   |           |                  |                  |
| Neighbourhood Plan Expenses     |           |                  | 140.00           |
| Burial ground:                  |           | 1,000.00         | 38.45            |
| VAT:                            |           |                  | 948.60           |
| NI contributions:               |           |                  | 60.35            |
| Play area                       |           | 1,000.00         | 301.99           |
|                                 |           |                  |                  |
| <b>TOTAL:</b>                   |           |                  | <b>11,057.15</b> |
| <b>OVERALL SURPLUS/DEFICIT:</b> |           | <b>24,000.00</b> | <b>14,823.78</b> |
| Current a/c: at 1 Apr 2018:     | 33,951.23 |                  |                  |
| Adjustments:                    |           |                  |                  |
| 2017/18 opening balance:        | 33,951.23 |                  |                  |
|                                 |           |                  |                  |
| Income to date:                 | 25,880.93 |                  |                  |
| Expenditure to date:            | 11,057.15 |                  |                  |
|                                 |           |                  |                  |
| Surplus/deficit to date:        |           | 14,823.78        |                  |
| Bank balance at period end:     |           | <u>48,775.01</u> |                  |

Appendix 4

|  |             |                   |               |
|--|-------------|-------------------|---------------|
| Balance as per Bank Statement 15th August 2018 |             | <b>£51,192.92</b> |               |
|  | Payment No. | Unpresented       | Presented     |
| Expenditure                                    |             |                   |               |
| 13/08/18                                       |             |                   |               |
|  | H Duckering |                   |               |
|  | - clerks    |                   |               |
|  | salary &    |                   |               |
|  | expenses    |                   | 709.48        |
|  | IB19/18     |                   |               |
| 13/08/18                                       | HMRC        |                   | 91.56         |
|  | IB20/18     |                   |               |
|  |             |                   | <u>801.04</u> |
|  |             |                   | <u>801.04</u> |
| Receipts                                       |             |                   |               |
| 20-Jul-18                                      | Co-op -     |                   |               |
|  | Ferdinand   |                   |               |
|  | plot x 2    |                   | 576.00        |
|  | Sheridan -  |                   |               |
|  | cremation   |                   |               |
| 31-Aug-18                                      | plot        |                   | 150.00        |
|  |             |                   | <u>726.00</u> |
|  |             |                   | <u>726.00</u> |
| Balance as per account                         |             | <b>£51,192.92</b> |               |
| Plus unpresented credits                       |             |                   |               |
| Less unpresented cheques                       |             |                   |               |
| Balance as per calc.                           |             | <b>£51,192.92</b> |               |

Appendix 5

|   |  |             |                          |
|---|--|-------------|--------------------------|
| Balance as per Bank Statement 15th September 2018 |  |             | <b>£48,775.01</b>        |
|   |  |             | Un<br>presented          |
|   |  | Payment No. | Presented                |
| Expenditure                                       |  |             |                          |
| 20/08/18  | Mow & Sow  | IB21/18     | 600.00                   |
| 28/08/18  | Afizz - dog<br>leaflet printing                  | IB22/18     | 15.00                    |
| 28/08/18  | R Hosmer -<br>padlocks & keys                    | IB23/18     | 17.00                    |
| 03/09/18  | Mow & Sow  | IB24/18     | 480.00                   |
| 04/09/18  | Mow & Sow  | IB25/18     | 474.00                   |
| 07/09/18  | A Wright - poppy<br>wreath                       | 100169      | 17.00                    |
| 10/09/18  | Rural<br>Community<br>Council - awards<br>dinner | IB26/18     | 168.00                   |
| 14/09/18  | H Duckering -<br>clerk's salary &<br>expenses    | IB27/18     | 809.35                   |
| 14/09/18  | HMRC   | IB28/18     | 137.56                   |
|   |  |             | <u>2717.91</u>           |
| Receipts  |  |             |                          |
| 20-Aug-18   | Rastrick -<br>cremation plot x<br>2              |             | 150.00                   |
| 04-Sep-18   | Townsend -<br>cremation plot x<br>2              |             | 150.00                   |
|   |  |             | <u>300.00</u>            |
| Balance as per account                            |  |             | <b>£48,775.01</b>        |
| Plus unrepresented credits                        |  |             |                          |
| Less unrepresented cheques                        |  |             |                          |
| Balance as per calc.                              |  |             | <u><b>£48,775.01</b></u> |

**2018/0796/FUL Revells Corner, 1 Church Street**

**1. Crown lift 1 No. Walnut tree by 5 metres and thin out. 2. Crown lift 1 No. Horse Chestnut by 4 metres. 3. Fell 1 No. small tree and remove shrubs.**

**Walnut** – This is a fine specimen, of considerable height, growing to the rear of the main part of the property. It appears to be in good health. The proposed tree works are considerable but will create more light and some additional feeling of space within the garden. Trees have been stressed this summer due to lack of rain and lowering of the water table, therefore perhaps the total amount of work should be reviewed and lessened at this time.

**Recommend Approval**

**Horse Chestnut** – This tree is growing in a prominent position at the boundary of the property with the A606 but it does not appear to be a hazard in any way. The health of the tree is not stated but the leaves are turning brown at this early stage. This may be the result of a very hot summer and lack of water supply so close to the road. The proposed works do appear to be rather drastic as it is not apparent that it is causing any problems to the occupants, pedestrians or passing vehicles. The tree has considerable amenity value and contributes much to the Conservation Area. It is recommended that providing the tree is healthy, it is considered for protection by means of a Tree Preservation Order. It may then be possible to carry out some more sympathetic tree works on the advice of the Tree Officer.

**Recommend Refusal and recommend TPO**  **Small trees and shrubs** – As these are of no amenity value, the proposed

works are appropriate.

**Recommend Approval**

**Langham Parish Council 10<sup>th</sup> September 2018**

**Proposed alterations/refurbishment and change of use to form dwelling.**

30 Burley Road, (Grade II Listed) is situated in a prominent position within the Conservation Area (Article 4/2) and bounded by Burley Road and New Lane. It is a former wine merchants but it was never a brewery. Previously, the building consisted of a barn and stables and part of the adjacent Langham Cottage (Grade II Listed). Langham Cottage is oldest known building in the village apart from the church as building works dating back to the late 13<sup>th</sup> century, 15/16<sup>th</sup> centuries and 18<sup>th</sup> century have been discovered in recent times. The Old Hall (Grade II\*) is situated close to the above property.

Conversion of the stables and barn into living accommodation is acceptable. A photograph supplied by Langham Village History Group, probably dating from approximately 1930, does show that the stables were roofed with pantiles at the time. However, a lady who lived in Langham Cottage before WWII remembers that the stables were always thatched. As the stables have probably been thatched for the last 80 years or so, it is recommended that this continue, particularly as there are few examples left in the village. This will ensure that the integrity of this part of the building is retained. Part of the roof does overhang into New Lane, but so does another adjacent thatched roof. There is no known record or recollection of slate ever having been used as roofing material on this building.

The use of wood for doors and windows is to be commended, but it would be preferable to have fewer floor length windows to the SW elevation in order to retain the character of this former stable block. The chimney is acceptable but it should preferably be constructed in the traditional materials of stone or brick rather than tin.

The well which features in the 1930s photograph is of historical importance and should be retained.

It is not possible to recommend approval at this stage due to the above concerns for this listed building.

Ref. LNP HR4a, CH1, CH2, DC3a, D3d, D3e, D3h.

**Recommend Refusal**

**Langham Parish Council**

**24<sup>th</sup> September 2018**

**Re-location of rear garden fence by approximately 2 metres to edge of property boundary adjacent to the pavement.**

At present, part of this area is taken up by storage of bins, and pallets are being piled up in front of the garage to the above property. It gives the impression of being unkempt and neglected.

Harewood Close was built in the 1970s as an 'open plan' development. The map clearly shows these areas. It is believed that there may have been a covenant for each property restricting the use of fences to areas in front of a dwelling and/or to other areas designated 'open plan'. Together with other such areas in the Harewood Close development, the above land has been clearly identified as 'An area of small green and open spaces important to the village character'. See LNP Page 1, Figure 1.1 showing spaces and frontages, and Policy HR2b. This proposal would also directly affect houses 4-8 and 9-12, which is unacceptable.

The loss of this land would have a detrimental effect on both the immediate neighbourhood and the wider village. It is recommended that a more suitable place be found for the storage of bins and pallets. Perhaps the applicant can be encouraged to re-instate the area to the original open plan grassed area.

**Recommend Refusal**

**Langham Parish Council**

**24<sup>th</sup> September 2018**