

Minutes of Langham Parish Council Meeting held on 24th November 2009

Attendance

Cllr R Hosmer Chair
Cllr R Wright
Cllr J Higgins
Cllr P Duncan
Cllr A Pickard
Cllr G Kirk
Cllr H Crouch from 9pm

Ivan Burger and Carl Sleving, both residents of Grange Close spoke prior to the formal meeting to put forward their case against the new house proposed to be built in their close. The councillors listened to their case and asked additional questions. The parishioners were thanked for their input. They then left the meeting.

1. Apologies
Cllr F Mitchell
Cllr R Bailey

Declaration of Interests

Cllr Hosmer declared an interest in the Neighbourhood watch scheme to be discussed later.

2. Minutes of meeting held on 6th October 2009

P517 11 b A '/' to be added between CPRE and English Heritage with respect to their article on conservation areas and plastic windows.

The Minutes were signed as correct.

Proposed Cllr Duncan
Seconded Cllr Pickard

3. Matters Arising

a. Seat on Oakham Road

Cllr Hosmer advised that the site of current seat was not suitable for the replacement seat as the bank slopes down and following on from the widening of the cyclepath there is no longer enough level ground. There is a site further along the road, next to an Oak tree which would be suitable and would look up towards a greener area. Cllr Duncan suggested that it would be better sited nearer to the roundabout. Cllr Kirk asked if permission would be needed from Highways for this. Cllr Hosmer suggested the County Council would have to be contacted to check for utilities. Clerk to contact council to request permission. Cllr Higgins asked if the position is a windswept area but general consensus was that it is relatively sheltered. Cllr Wright felt the roundabout site might not be suitable but the meeting decided . 4:1 in favour of the roundabout site if agreed by the County Council.

FT

b. Village sign

Cllr Higgins advised the meeting that she had visited Catmose College Art Department regarding the potential to include the college in the design of the sign. Unfortunately it was unlikely to be something they could fit into the curriculum. Cllr Higgins advised that she was also going to contact Oakham School to see if they would be interested in getting involved. The councillors commended Cllr Higgins article on the sign in Langham News.

JH

Cllr Duncan asked if the village history group had been contacted regarding the proposed sign, Cllrs Wright and Higgins assured him that it had.

Cllr Duncan suggested if the sign were to go ahead it should be something unique to Langham not a standard village sign. Cllr Higgins referred him to earlier Parsih Council meeting minutes.

c. Bus shelter

Clerk advised that the letter to Mrs Broad advising on the Parish Council's position regarding a bus shelter for the school children had been sent and that nothing further had been heard. Cllr Duncan advised that there was no room for a sign let alone a bus stop in the site in question. Cllr Wright suggested perhaps some paving or tarmac could be laid but general consensus was that there was just no space. The council also raised the concern that the pick up point could be moved at any stage, potentially leaving an unused bus stop. No further action will occur at this stage.

d. Trees on Green

Cllr Wright advised the councillors that she had filled in the appropriate form to request permission to trim the trees on the green beside the sub station. The Clerk confirmed that she had signed and submitted the request to the council.

4. Correspondence

Cllr Hosmer read out the letter from Mrs Allen regarding the speed of traffic on the A606. Cllr Higgins suggested photocopying the letter and sending it to the Police representative. Clerk to photocopy and send to Cllr Crouch. Cllr Hosmer advised that he had contacted the local police to discuss the problem but no conclusion had been reached. Cllr Pickard reminded Council it had been planned that Highways representative Mr Aman Mehra would attend a meeting to discuss such matters but that this had not yet happened.

FT

Clerk to respond to Mrs Allen advising that we recognise the problem and that it has been discussed in detail at a previous parish council meeting and that it is something which is reviewed regularly..

Cllr Pickard suggested that the current speeding sign be replaced by one which feeds back the speed of the car going past. Cllr Hosmer suggested finding out the price of such a sign. Cllr Wright advised this had previously been researched. Cllr Higgins suggested moving the 30mph sign further out of the village but Cllr Wright advised that this was a difficult process. Cllr Higgins advised that Whitwell and Empingham have both moved their signs out of the village recently.

FT

Cllr Hosmer read out the letter from Mr Stokes regarding the adoption of his road. Clerk to request for an update from RCC. FT

Cllr Hosmer read out the invitation to join the Rural Services Network. Clerk to circulate. FT

Cllr Hosmer read out the letter from Spire Homes regarding the adoption of RCC houses. Clerk to circulate. FT

Cllr Duncan recommended that in future correspondence be scanned and sent to councillors by email prior to the meeting. Clerk to action. FT

Finances April 2009 - March 2010

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

	2009-10	Year to date:			Current period:		4
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
INCOME							
Precept:	16,000.00	16,000.00	16,000.00	0.00	0.00	0.00	0.00
Grass Cutting:	1,000.00	0.00	0.00	0.00	0.00	0.00	0.00
Street Lights:	700.00	0.00	2,538.79	2,538.79	0.00	0.00	0.00
Burial Ground:		0.00	1,866.00	1,866.00	0.00	455.00	455.00
Admin fees:		0.00	125.00	125.00	0.00	50.00	50.00
Insurance:		0.00	0.00	0.00	0.00	0.00	0.00
Sundries:		0.00	0.00	0.00	0.00	0.00	0.00
Interest:		0.00	19.08	19.08	0.00	0.00	0.00
VAT:	1,000.00	1,000.00	1,185.43	185.43	0.00	0.00	0.00
		0.00		0.00	0.00	0.00	0.00
TOTAL:	18,700.00	17,000.00	21,734.30	4,734.30	0.00	505.00	505.00
EXPENSES:							
Clerk's Salary:	2,400.00	1,600.00	1,303.25	296.75	400.00	186.00	214.00
Clerk's Expenses:	150.00	100.00	164.77	-64.77	25.00	38.74	-13.74
Street Lights:	4,230.00	2,820.00	2,013.82	806.18	705.00	356.60	348.40
Burial Ground RCC:	600.00	400.00	700.00	-300.00	100.00	540.00	-440.00
Grounds & Open Space:	7,100.00	4,733.33	5,274.68	-541.35	1,183.33	660.00	523.33
Insurance:	1,000.00	666.67	1,005.96	-339.29	166.67	0.00	166.67
Admin:		0.00	75.00	-75.00	0.00	0.00	0.00
Sundries:	500.00	333.33	124.85	208.48	83.33	10.00	73.33
Recreation Ground:	850.00	566.67	50.00	516.67	141.67	0.00	141.67
Grants:	1,700.00	1,133.33	1,050.00	83.33	283.33	0.00	283.33
Bus Shelter:		0.00	0.00	0.00	0.00	0.00	0.00
Audit:	150.00	100.00	135.00	-35.00	25.00	0.00	25.00
Subscriptions:	400.00	266.67	353.37	-86.70	66.67	0.00	66.67
Hall Rental:	120.00	80.00	37.00	43.00	20.00	0.00	20.00
Chairmans Fund:	100.00	66.67	9.99	56.68	16.67	0.00	16.67
Contingency:		0.00	0.00	0.00	0.00	0.00	0.00
Post Office:		0.00	0.00	0.00	0.00	0.00	0.00
VAT:		0.00	396.40	-396.40	0.00	53.49	-53.49
		0.00		0.00	0.00	0.00	0.00
TOTAL:	19,300.00	12,866.67	12,694.09	172.58	3,216.67	1,844.83	1,371.84
OVERALL SURPLUS/DEFICIT:	-600.00	4,133.33	9,040.21	4,906.88	-3,216.67	-1,339.83	1,876.84

Closing account mgmt acct **9,837.51**

Ordnance Survey 62.96

Cory Enviromental 221.38

Expenditure 284.34

Rutland CC Grass 1,133.00

Income 1,133.00

Closing account for y/e **10,686.17**

Current a/c: at 1 Apr 09: 4,647.99

Deposit a/c: at 1 Apr 09: 8,611.03

Less uncleared cheques/income 2,572.55

Opening balance: **10,686.47**

Income to date: 21,734.30

Expenditure to date: 12,694.09

Surplus/deficit to date: 9,040.21

Balance at 31/5 **19,726.68**

Current a/c: at 16 Oct 09 13,097.42

Deposit a/c: at 17 8,622.82

Less uncleared cheques/income 1,993.56

19,726.68

2009 -2010 review and Budget setting for 2010-2011

	2009-2010	EOY	Variance	Variance	2010-2011	
	<i>Budget</i>	predicted	to budget	Comment	Proposed budget	Comment
INCOME						
Precept:	16,000.00	16000	0		15,000	
Grass Cutting:	1,000.00	1000	0		1,000	
Street Lights:	700.00	2539	1,839	Parish costs reimbursed by council 1 year in arrears - less £1 per community charge payer	2,200	
Burial Ground:		2000	2,000	No burials in budget	1,000	Equal to cost of maintenance - RCC will reimburse if no other income received
Admin fees:		150	150	No admin fees in budget	100	Equal to cost of burial admin - balance each other
Insurance:		0	0			
Sundries:		0	0			
Interest:		25	25			
VAT:	1,000.00	1185	185	Slightly larger reclaim from last year due to purchase of lights	1,000	Average VAT repayment
TOTAL:	18,700.00	22,899.00	4,199		20,300	
EXPENSES:						
Clerk's Salary:	2,400.00	2234.5	166		2,400	
Clerk's Expenses:	150.00	230	-80	Balances with reduction in sundries	300	Sundries + expenses broadly in line
Street Lights:	4,230.00	3200	1,030	Budgeted for large increase in electricity prices	3,500	
Burial Ground RCC:	600.00	770	-170	Additional area cut	1,000	10% increase on full year costs Cost of grass cutting - balanced by income
Grounds & Open Space:	7,100.00	5795	1,305	10 cuts at £520 + few extra costs	5,700	10 cuts and 10% increase
Insurance:	1,000.00	1006	-6		1,000	As this year
Admin:		150	-150	Balances with admin figure above	100	Balances admin income
Sundries:	500.00	200	300	Net off against increase in clerk expenses	300	Sundries + expenses broadly in line
Recreation Ground:	850.00	50	800	No major expenditure in year	200	No major expenditure predicted
Grants:	1,700.00	1050	650	No post office	1,300	
Bus Shelter:		0	0		0	
Audit:	150.00	135	15		200	Slight increase
Subscriptions:	400.00	400	0		400	in line with current year
Hall Rental:	120.00	120	0		100	
Chairmans Fund:	100.00	40	60		100	
Contingency:			0		500	
Post Office:			0			
VAT:		500	-500	Not budgeted	1,000	
			0			
TOTAL:	19,300.00	15,880.50	3,420		18,100	

5 Finance

a. Current Financial position

The clerk circulated the financial report and advised that we are currently looking at coming in ahead of budget due to reduced costs of open ground maintenance and additional income on street lights and from the burial ground.

Cllr Hosmer advised that there was still one grass cut to get in before the year end covering at least the playing field and burial ground.

The financial situation was accepted proposed by Cllr Higgins, seconded by Cllr Pickard

b. Accounts for payment

The Development plan as discussed at last meeting would cost £31 to obtain from the council. It was decided not to pursue this option, clerk to look through old files in village hall to see if original copy can be found.

Cllr Hosmer suggested that a copy may also be found on the internet.

Cllr Hosmer advised that there was a bill due from P Burdett for work done to install the seat and playing field repairs.

c. Budget for year 2010-2011

The clerk gave an overview of the current year end forecast and assumptions for the following year. Cllr Duncan explained the movement away from budget for this year and the changes proposed to the budget as can be seen in the figures above.

Cllr Duncan proposed that the Precept for the next year be reduced to £15000. This leaves Langham as having one of the lowest precepts per capita in the county.

There was a discussion regarding potential additional contingencies.

Cllr Hosmer asked whether there should be a figure in for the proposed sign. As this is to be discussed at the AGM it was felt that it was not an item which should be budgeted at this stage.

Cllr Higgins raised the question of clearing the brook and whether there should be money set aside in the budget in case this needs doing – it was last done approximately 20 years ago,. Cllr Kirk advised that when this had been done previously the riparian owners (who are legally responsible for keeping their section of the brook clear) had been asked to contribute and most had done so. Cllr Duncan suggested that if money was needed the 2009 surplus could be used. The matter of the brook is to be added to the agenda for the next meeting.

Cllr Wright suggested that as it will be the Diamond Jubilee in 2012 it would be nice to have a village celebration and that perhaps money should be set aside now. There was a discussion over how much the previous celebration had cost. It was around £500 for the Golden Jubilee but some items and services had been donated rather than bought. All Councillors in support of the concept and Cllr Higgins commended the idea. Cllr Duncan recommended that this be an item on the AGM agenda.

Cllr Higgins suggested that 2 new headings those of 'Brook' and 'Jubilee' be added to the budget. Cllr Duncan explained that these were

exceptional items which could be paid for by the current surplus.

There was further discussion regarding the 2010 Precept. Cllr Wright stressed that it was hard to put the Precept up again once reduced. Cllr Kirk advised that it had previously been raised significantly for a specific need and then reduced again the following year. Cllr Wright recommended setting the Precept level half way between the current and proposed level.

Cllr Duncan and Cllr Kirk recommend that the Precept be reduced to £15,000 as per original proposal.

Proposed Cllr Kirk
Seconded Cllr Duncan

3 in favour, 2 against.
Clerk to inform RCC.

FT

d. Grants to Neighbourhood Watch scheme

Although having declared an interest Cllr Hosmer explained that Rutland Neighbourhood watch have previously been run under the wing of Leicestershire. The group has been moved to Rutland run by Ron Simpson. Cllr Hosmer advised that Langham currently has three neighbourhood watch schemes covering Ranksborough Hall, Ruddle Way and the rest of the village. The new group has sent out a request for financial support from the local parishes. Cllr Duncan asked what the money was to be spent on ?

Cllr Hosmer advised that it would cover administration, stationery and training. Cllr Duncan enquired as to whether they had an amount in mind. Cllr Hosmer advised that it would take about £5000 to get a neighbourhood watch in every area in Rutland with training and a newsletter.

Cllr Duncan suggested that a fair contribution would be £100.

Cllr Duncan proposed donating £100

Proposed Cllr Duncan
Seconded Cllr Kirk

FT

All in favour
Clerk to action.

Planning

Date	Ref No	Address	Proposal	Granted/Refused
20-Jan-2009	FUL/2009/0014/NT	Rutland Polo Club	Retrospective Club House	
	FUL/2008/1069/JM	20 Kimball Close	Stable Block	
2-Mar-2009	FUL/2009/0126/NT	Manor Farm , Manor Lane	Erection of general purpose shed (revised)	G
2-Mar-2009	FUL/2009/0092/JM	Church View, 30 Church Street	2 Storey extension to garage	R
23-Mar-2009	FUL/2009/0143/APB	6 Melton Road, Langham	Garage frontage chg to brick	G
16 April 2009	FUL/2009/0149/APB	15 Ruddle Way, Langham	Replacement of garage roller doors	G
15 April 2009	FUL/2009/0221/PG	Rutland CC Depot , Ashwell Rd, Langham	Depot to Small business offices	G
20 April 2009	FUL/2009/0154/APB	52 Well Street, Langham	2 porches and bank repair	G
01/05/2009	FUL/2009/0277/NT	Land adj to 24 Church Street, Langham	2 Storey Dwelling House	G
01/05/2009	FUL/2009/0238/APB	8 Fairfield Close, Langham	Ground floor extension - replacing garage	G
13/05/2009	FUL/2009/0246/JM	Langham Bowls Club 39 Manor Lane	Wooden Storage Shed	G
13/05/2009	PTA/2009/0301/APB	5 Oakham Road , Langham	Raise crown of 3 Corsican Pines	G
20/05/2009	FUL/2009/0300/JM	20 Kimball Road, Ashwell	2 storey extension	
27/05/2009	FUL/2009/0331/PG	Rutland Garden Centre, Ashwell	Change of use from adjacent agricultural field to garden centre extension	R
15/06/2009	CAT/2009/0424/APB	29 Cold Overton Road	Various work to 27 trees	G
22/06/2009	FUL/2009/0442/APB	The Moorings, 56 Church St	Replacement of rotten timber windows with painted PVCu	G
23/06/2009	FUL/2009/0449/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of first floor of retail unit from storage to living accom revised FUL/2008/0208	
9-Jul-2009	CAT/2009/0557/APB	Green Cottage, 33 Church Street	Pollard 1 no. Ash tree	G
8-Jul-2009	CAT/2009/0537/APB	28 Burley Road Langham	Reduce 1 no. Conifer by 40%	G
6-Jul-2009	FUL/2009/0309/JM	37 Church Street	Replace old timber windows with white UPVC to front elevation	G
6-Jul-2009	CAT/2009/0536/APB	Rutland Vintners, 30 Burley Road	Revised Fell 1 Conifer and reduce conifer by 40% - (Fell 1 Holly bush and reduce conifers by 40%)	G
6-Jul-2009	CAT/2009/0538/APB	25 Church Street	Fell 2 Ilex trees	G
14-Jul-2009	FUL/2009/0232/APB	7 Ruddle Way, Langham	Construction of first floor balcony to rear (west) elevation	W
20-Jul-2009	FUL/2009/0440/JM	2 Melton Road	Replacement of windows and doors to UPVC	G
28-Jul-2009	FUL/2009/0588/NT	45 Kimball Close, Langham	Extension to front and side (N&E elevations). Erection of boundary wall and gates	G
3-Aug-2009	FUL/2009/0656/PG	Rutland Garden Centre, Ashwell	Retrospective application for change of use of agricultural land to create an extension revised FUL/2009/0331	
29-Jul-2009	FUL/2009/0486	24 Kimball Close, Langham	Construction of 2 storey extension to side (west) revised 2008/0804	
4-Aug-2009	CAT/2009/0704/APB	3 Harewood Close	Fell 1 Cherry Tree	G
3-Aug-2009	CAT/2009/0662/APB	1 The Bungalows Bridge Street	Fell 1 conifer tree	G
17-Aug-2009	FUL/2009/0638/NT	40 Melton Road	Creation of new vehicular access	R

18-Aug-2009	FUL/2009/0696/NT	The Rookery, 2 Church Street	Replacement of timber door and window to UPVc	G
18-Aug-2009	FUL/2009/0697/NH	The Paddocks, Sharrads Farm, Burley Road	Variation of agricultural occupancy Condition no4	
19-Aug-2009		20 Kimball Close	Ground floor extension to south	G
24-Aug-2009	CAT/2009/0783/APB	7 The Range	Work to 6 trees	
25-Aug-2009	FUL/2009/0811/APB	Tweeny Cottage, 16 Church St	Reclaimed brick and stone wall to east boundary	G
1-Sep-2009	0-Jan-1900	Langham Cof E School	wall	
1-Sep-2009	CAT/2009/0816/APB	3 Grange Close, Langham	Fell 1 fir and prune 1 cherry tree	G
8-Sep-2009	FUL/2009/0858/NT	4 Orchard Rd, Langham	2 storey extension to nth side	G
7-Sep-2009	FUL/2009/0837/NT	Ostlers Cottage, 63 Church Street	1st floor extension to south elevation	R
15-Sep-2009	CAT/2009/0905/APB	8 Fairfield Close, Langham	Fell 4 trees - various	G
22-Sep-2009	LBA/2009/0845/PG	The Old Hall , Church St	Refurbishment of Gatehouse buildings	
22-Sep-2009	LBA/2009/0818/PG	The Old Hall , Church St	Blocking of doorways to facilitate division of property into 2 dwellings	
22-Sep-2009	LBA/2009/0847/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	
22-Sep-2009	LBA/2009/0733/JM	13 Church Street	Installation of 2 Velux windows to rear	G
23-Sep-2009	FUL/2009/0866/NT	Huntsmasters House, 22 Kimball Close	Chg of use from residential (3) to mixed use B&B(C1) and resid(3)	
23-Sep-2009	FUL/2009/0844/PG	The Old Hall , Church St	Refurbishment of Gatehouse outbuildings (43a, 45 and 47 Church St)	
24-Sep-2009	FUL/2009/0817/PG	The Old Hall , Church St	Conv of property into 2 residential units	
24-Sep-2009	FUL/2009/0846/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	
29-Sep-2009	CAT/2009/0972/APB	Land between Ruddle Way and Harewood Close Langham	Work to 13 trees	G
29-Sep-2009	CAT/2009/0949/APB	Land at end of Ruddle Way	Work to 54 trees	G
6-Oct-2009	FUL/2009/0919/APB	6 Ruddle Way	Conv of double garage to bedroom, bathroom and store + additional window	
20-Oct-2009	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch	
21-Oct-2009	CAT/2009/1069/APB	39 Church St	Reduce crown of 3 trees	
2-Nov-2009	LBA/2009/1084/APB	The Forge, 22 Well Street	Internal alterations to walls, doors and ceilings	
2-Nov-2009	LBA/2009/1081	13 Bridge Street	Replacement of 4 windows and 1 door with UPVC	
10-Nov-2009	CAT/2009/1170/APB	9 The Range, Langham	Fell 1 conifer tree	
16-Nov-2009	FUL/2009/1146/PG	Land adj 6 Grange Close	Erection of single dwellinghouse & new vehicle access	
16-Nov-2009	PTA/2009/1212/APB	Old Hall 43 Church Street	work to 8 protected trees	
17-Nov-2009	FUL/2009/1210/PG	Land at 482768 309456 Manor Lane, Barelythorpe	Restoration and ext of agricultural building to form residential property	

Date	Ref no.	Address	Proposal	Comments
22-Sep-2009	LBA/2009/0818/PG	The Old Hall , Church St	Blocking of doorways to facilitate division of property into 2 dwellings	<p>This application concerns interior changes to the Old Hall Manor House in the centre of the Conservation Village of Langham. The House is Grade II listed with substantial 17th century history of local relevance.</p> <p>Advice is documented as having been gained. The Design Statement rationale is well researched and clearly presented. Retention and care of this central focus of Langham must be the primary objective. It is a building that is much loved and appreciated by the people of Langham.</p> <p>The preferred option would be for The Old Hall to revert to a single dwelling. However this proposal is the next best option and is certainly preferable to the division into flats that existed until recently. A vertical division would seem the most sympathetic way of forming two dwellings.</p> <p>The only concern is for the garden. In dividing the house and the grounds, there should be due care taken to preserve the design of the garden. Although neglected in recent years, the importance of the garden should be recognised, we believe the bare bones to still be visible, and perhaps one day it too will be restored.</p> <p>Recommend approval.</p>
22-Sep-2009	LBA/2009/0847/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	<p>The granary barn may be better described as Stables with Hay Loft over.</p> <p>The removal of modern unsympathetic features and replacement or restoration as original is to be commended. The repair and restoration of stone walls, roofs and pipework will do much to enhance the appearance of the Grade II Listed building.</p> <p>The proposed ground floor extension out the back is relatively small and will be constructed of Collyweston Slate to match the exiting building.</p> <p>We have no objections to the proposed conversion to a dwelling. This will be good use of a redundant building and further deterioration of the fabric will be halted.</p> <p>It is noted that there are no changes to car parking numbers.</p> <p>Recommend approval.</p>
22-Sep-2009	LBA/2009/0733/JM	13 Church Street	Installation of 2 Velux windows to rear	<p>The application concerns rooflights within a slate roof in the central conservation area of the village. The velux windows are of similar colour to the slate, not seen from the road and not altering the roof line.</p> <p>Recommend approval.</p>
23-Sep-2009	FUL/2009/0866/NT	Huntsmasters House, 22 Kimball Close	Chg of use from residential (3) to mixed use B&B(C1) and resid(3)	<p>Kimball Close is a cul-de-sac on the edge of the boundary of Langham. The historic nature of these buildings has been retained within the group of these houses.</p> <p>The changes of use would be of no.22 into mixed B&B and residential would be of minimal impact on the street and neighbours, limited by number of rooms available and the increase in car parking numbers. The house is on a side road and it is unlikely that there would be much passing/ casual trade.</p> <p>Recommend approval.</p>
23-Sep-2009	FUL/2009/0844/PG	The Old Hall , Church St	Refurbishment of Gatehouse outbuildings (43a, 45 and 47 Church St)	<p>The gatehouse buildings facing onto Church Street contribute substantially to this pretty part of the Central Conservation area of Langham. The buildings in themselves are significant and important. The refurbishment of these important Grade II Listed buildings is to be commended.</p> <p>The removal of an unsympathetic modern window, modern partitions , fittings etc and general restoration and the use of materials to match existing will do much to restore this building to it's original state. The proposed overhaul of the existing clock mechanism, which is of historic interest, is particularly welcome.</p> <p>Recommend approval.</p>

24-Sep-2009	FUL/2009/0817/PG	The Old Hall , Church St	Conv of property into 2 residential units	<p>The preferred option would be for The Old Hall to revert to a single dwelling. However it is far too big to be a single modern dwelling and this proposal is the next best option and is certainly preferable to the division into flats that existed until recently. A vertical division would seem the most sympathetic way of forming two dwellings and should result in two very comfortable houses to live in..</p> <p>If the proposed division ensures that the restoration and rebuilding of the Old Hall continues then we have no objection. The importance of this building is illustrated by it's Grade II* listing and is a building that is much loved and appreciated by the people of Langham.</p> <p>The only concern is for the garden. The garden's history is outlined in the design statements for the Old Hall Restoration. In dividing the house and the grounds, there should be due care taken to preserve the design of the garden. Although neglected in recent years, the importance of the garden should be recognised, we believe the bare bones to still be visible, and perhaps one day it too will be restored.</p> <p>Recommend approval.</p>
24-Sep-2009	FUL/2009/0846/PG	The Old Hall , Church St	Conversion of granary barn into 2 storey dwelling inc grd floor extension to rear.	<p>The granary barn may be better described as Stables with Hay Loft over.</p> <p>It has been residential to some extent in the immediate past and is now a redundant building in a historic setting. The removal of modern unsympathetic features and replacement or restoration as original is to be commended. The repair and restoration of stone walls, roofs and pipework will do much to enhance the appearance of the Grade II Listed building.</p> <p>The proposed ground floor extension out the back is relatively small and will be constructed of Collyweston Slate to match the exiting building.</p> <p>We have no objections to the proposed conversion to a dwelling. This will be good use of a redundant building and further deterioration of the fabric will be halted.</p> <p>The design statement is full and well described. We fully support the proposals in full</p> <p>Recommend approval.</p>
29-Sep-2009	CAT/2009/0972/APB	Land between Ruddle Way and Harewood Close Langham	Work to 13 trees	<p>This segment of land is preserved as a small garden space for supervised play. The trees are seen from Burley Road. It is felt that the proposed works are appropriate for the continued management of these trees. It should ensure that the trees continue to thrive for many years to come. The trees are of significant amenity value in this part of the village.</p> <p>Two members of the planning sub committee declared an interest and their opinions have been excluded from this comment.</p> <p>Recommend approval.</p>
29-Sep-2009	CAT/2009/0949/APB	Land at end of Ruddle Way	Work to 54 trees	<p>This belt of trees was originally planted as a screen to reduce the impact of the Ruddles extension and make the brewery less obtrusive when approaching the village from the Oakham direction. We believe that the trees were planted close together , perhaps with the intention of thinning at a later date.</p> <p>However, the brewery has since been replaced by the Ruddle Way houses and these trees now reduce the impact of this development.</p> <p>The strip of woodland was designated a 'wildlife corridor'. We consider it acceptable to remove trees where necessary and to carry out works to ensure the continued health of the remaining trees.</p> <p>Two members of the planning sub committee declared an interest and their opinions have been excluded from this comment.</p> <p>Recommend approval.</p>

6-Oct-2009	FUL/2009/0919/APB	6 Ruddle Way	Conv of double garage to bedroom, bathroom and store + additional window	<p>Judging from the application the proposed ground floor bedroom and bathroom are much needed facilities. There will be minimal changes to the outside appearance and as such we have no hesitation in recommending that planning consent be granted.</p> <p>Two of the planning sub committee are residents of Ruddle Way and as such declare an interest. One point of relevance is that most of the properties on Ruddle Way use their driveways rather than their garages so further use will not be sufficiently different from others.</p> <p>Recommend approval</p>
20-Oct-2009	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch	<p>The installation of artificial grass as a sports pitch is applicable to the primary school and would enable sports to be played all year round without the ground becoming damaged or the school too muddy.</p> <p>The position, in a non intrusive part of the school would be OK but the potential noise is to be considered.</p> <p>There is a concern over the proposed fence which is to be 3m high to prevent the balls from escaping but in being this height is potentially quite intrusive to the houses in Jubilee Drive. It is felt that perhaps the fence proposed would be better suited to an urban area rather than a school in a conservation area.</p> <p>There is also surprise that there has been no community consultation.</p> <p>Recommend approval subject to review of exact location and fence height.</p>
21-Oct-2009	CAT/2009/1069/APB	39 Church St	Reduce crown of 3 trees	<p>The information and photographs are clear and helpful. The trees are located within the gardens and are not significant.</p> <p>One tree is dead.</p> <p>Recommend approval</p>
2-Nov-2009	LBA/2009/1084/APB	The Forge, 22 Well Street	Internal alterations to walls, doors and ceilings	<p>It would appear that this Grade II listed property needs updating to present day standards. The proposed works are internal and we have no objection as long as these works are approved by the Conservation Officer. We commend the use of ledge and brace doors.</p> <p>Recommend approval</p>
2-Nov-2009	LBA/2009/1081	13 Bridge Street	Replacement of 4 windows and 1 door with UPVC	<p>These windows are to be added to a modern and recent extension to an unusual Grade II listed building (the extension itself is not listed).</p> <p>The windows will not be seen from the road.</p> <p>The general consensus is that it is difficult to resist the reasoning of the Design and Access Statement. It is felt that plastic is in line with modern life and are devoid of the problems of wooden windows.</p> <p>However there is a concern that if these are agreed now it may be difficult to refuse consent on the other windows at a later date. There is a difference of agreement between the councillors as to whether these windows will appear different to the other windows.</p> <p>There is also the view we should consider the recent English Heritage Survey of Conservation Areas , highlighted by the CPRE in 2009 that found that unsympathetic replacement of doors and windows were the biggest threat to Conservation Areas.</p> <p>There is a split 3:1 within the sub committee regarding this proposal but the majority view is to approve this application.</p>
10-Nov-2009	CAT/2009/1170/APB	9 The Range, Langham	Fell 1 conifer tree	<p>This application concerns a conifer to the rear of the house within a cul-de-sac and is not generally visible. Trees around this area of the village do assist in reducing noise from the busy A606, however it is not worthy of preservation. Recommend approval</p>

Planning

a. Planning update

The planning reports were circulated.

b. Comments

Cllr Wright questioned the use of 3:1 for the submission on the 2nd Nov. There was a discussion as to whether the parish council submission should be one voice or whether different views should be included to show the strength of feeling etc. Cllr Duncan felt there needed to be one view. Cllr Higgins believed that both angles were relevant and should be mentioned. Cllr Wright advised that this had been criticised previously by the planning dept. Cllr Higgins felt that as long as the point was succinct then there should not be a problem. Cllr Kirk highlighted that there had been no problems raised by the council. Cllr Wright questioned whether Cllr Hosmer should now be mentioned as being part of the planning sub committee. This was not thought necessary as Cllr Hosmer is merely helping to interpret the given views rather than providing a full opinion.

Cllr Hosmer asked if the meeting wished to discuss the planning application of Grange Close as discussed at the start of the meeting. Cllr Higgins and Cllr Wright had already seen and commented on the application. Cllrs Wright and Higgins read out their comments to the meeting. The councillors highlighted their disappointment that the applicants apparently had not spoken to the neighbours prior to making the application but appreciated that there may have been mitigating factors.

Cllr Duncan to provide Cllr Pickard with a copy of the Village Design Statement. Councillor Pickard to look at the plans for Grange Close.

Cllr Higgins and Cllr Wright advised that they were also passing comment on the proposal regarding a barn in the vicinity of Barleythorpe and Cold Overton which is to be converted to a residential plot. Cllr Wright highlighted that this barn was very difficult to locate.

c. Review of procedures

It was felt the new, updated procedures were now adequate and appropriate.

7. Report from any Sub Committees

a. Playing field – Cllr Hosmer advised that chain on the trim trail has been tightened but that he was not aware if the legs of the slide have yet been painted.

b. Cllr Pickard said that there had not been any problems on the playing field but had not received the book to fill in. Cllr Mitchell to be contacted.

c. Cllr Hosmer advised the meeting that there had been a request to host a Funpod for the youth of the village on the playing field but it had been felt that this was an unsuitable position given the proposed time of day. The school had been approached to see if

FT

they would be willing to allow their grounds to be used but unfortunately this has not been possible.

8. Report from, Meetings Attended on Council behalf.

Cllr Higgins advised that the Parish forum is to be held this week.
Cllr Hosmer advised that he had attended the Neighbourhood Watch training nights where there had been a talk from the Police Helicopter Camera team and the local Police Inspector.

9. Playing field inspection rota as follows

Dec Cllr Hosmer
Jan Cllr Pickard
Feb Cllr Duncan

PD

Cllr Higgins asked about the progress of the metal to go on the picnic table as a BBQ. Cllr Duncan advised in hand.

10. Items for Next meeting.

Next meeting – Tues 26th January 2010

- a. Brook maintenance.
b. Annual meeting planning.

11. AOB

- a. Notice board on Burley Road

RH

Cllr Hosmer advised that the notice board on Burley Road was broken and had been taken away to be repaired. Cllr Wright advised that it would be better to be repositioned nearer to and facing Mickley Lane. Cllr Hosmer to try to arrange this.

- b. Cllr Wright advised that the copy date for the Langham News is Jan 11th Cllr Hosmer to write article.

RH

- c. Post Office : Cllr Higgins asked whether the success of the Post Office could be noted and that it would be a nice gesture for Cllr Hosmer to write a letter on behalf of council commending Gene for his work. Cllr Hosmer to action. Cllr Higgins raised her concern over lack of community café at certain times largely due to rota arrangements.

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RH

- d. Cllr Hosmer read out the letter from the council regarding the complaint made against Cllr Wright by Mr Dayman. Cllr Duncan proposed showing complete unity within the parish council and recommended sending RCC all correspondence made: original letter of complaint, our replies etc. Cllr Hosmer to find Mr Dayman's letters for Cllr Wright to send. Cllr Duncan recommended sending a letter to Mr Dayman voicing our disappointment with his approach, however the council view was that this was not necessary at this stage

RH

Cllr Higgins advised that the letter of notification from the council complaints department is part of a formal procedure and did not indicate any opinion at this stage. Cllr Higgins also advised that Malfeasance implied a financial gain as a result of activity would have had to have occurred. There was a discussion as to whether the legal advisor at the Iralc should be contacted but this was not thought to be necessary at this stage.

The meeting closed at 9.24