

# Minutes of Langham Parish Council Meeting held on 26th January 2010

## Attendance

Cllr R Hosmer Chair  
Cllr R Wright  
Cllr J Higgins  
Cllr P Duncan  
Cllr A Pickard  
Cllr H Crouch  
Cllr F Mitchell  
Cllr R Bailey  
Cty Cllr Wainwright

1. Apologies  
None

Declaration of Interest  
None currently

2. Minutes of meeting held on 24<sup>th</sup> November 2009  
P525 Corrected to read Cllr Wright recommended setting the Precept half way between last years level and the proposed level and not at the current Precept level as stated.  
The Minutes were signed as correct. Proposed Cllr Pickard  
Seconded Cllr Duncan

3. Matters Arising

- a. Seat on Oakham Road

Cllr Hosmer advised that the seat has been installed.

- b. Steel plate on table

Cllr Duncan apologised that he had not yet managed to get the Steel cover on for BBQ and advised that he was going to put the sheet on the table that has the marks on it. PD

- c. Noticeboard

Cllr Hosmer advised that the notice-board near Mickley Lane has been installed.

- d. Gate into playground

Cllr Duncan commented that the small gate into the playground no longer closes and suggested putting a spring on it. Cllr Mitchell questioned whether the gate was needed. No decision made. RH  
Cllr Duncan also raised the issue as to the number of notices in the playground area and suggested installing just one sign. Cllr Hosmer to look into.

- e. Community cafe

Cllr Higgins advised that the rota for the community café had been reinstalled.

4. Correspondence

Cllr Hosmer informed the meeting that a letter had been received regarding the standards complaint. In light of the paragraph at the beginning of the letter about legality of publicising content Cllr Wright requested that the letter not be read out until clarified. Clerk to contact Mr Pook. FT

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 as discussed at previous meeting.

The financial situation was accepted

proposed by Cllr Pickard  
seconded by Cllr Mitchell

b. Accounts for payment - none

## Langham Parish Council

Finances April 2009 - March 2010

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

	2009-10	Year to date:			Current period:		5
	<i>Budget</i>	<i>Budget</i>	Actual	Variance	<i>Budget</i>	Actual	Variance
<b>INCOME</b>							
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	1,928.00	1,928.00	0.00	62.00	62.00
Admin fees:		0.00	125.00	125.00	0.00	0.00	0.00
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	30.87	30.87	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
<b>TOTAL:</b>	<b>18,700.00</b>	<b>17,000.00</b>	<b>21,808.09</b>	<b>4,808.09</b>	<b>0.00</b>	<b>62.00</b>	<b>62.00</b>
<b>EXPENSES:</b>							
Clerk's Salary:	2,400.00	2,000.00	1,675.75	324.25	400.00	186.25	213.75
Clerk's Expenses:	150.00	125.00	222.03	-97.03	25.00	0.00	25.00
Street Lights:	4,230.00	3,525.00	2,215.60	1,309.40	705.00	0.00	705.00
Burial Ground RCC:	600.00	500.00	700.00	-200.00	100.00	0.00	100.00
Grounds & Open Space:	7,100.00	5,916.67	5,333.85	582.82	1,183.33	59.17	1,124.16
Insurance:	1,000.00	833.33	1,005.96	-172.63	166.67	0.00	166.67
Admin:		0.00	125.00	-125.00	0.00	0.00	0.00
Sundries:	500.00	416.67	124.85	291.82	83.33	0.00	83.33
Recreation Ground:	850.00	708.33	50.00	658.33	141.67	0.00	141.67
Grants:	1,700.00	1,416.67	1,150.00	266.67	283.33	0.00	283.33
Bus Shelter:		0.00	0.00	0.00	0.00	0.00	0.00
Audit:	150.00	125.00	135.00	-10.00	25.00	0.00	25.00
Subscriptions:	400.00	333.33	353.37	-20.04	66.67	0.00	66.67
Hall Rental:	120.00	100.00	37.00	63.00	20.00	0.00	20.00
Chairmans Fund:	100.00	83.33	9.99	73.34	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	426.67	-426.67	0.00	0.00	0.00
		0.00		0.00	0.00	0.00	0.00
<b>TOTAL:</b>	<b>19,300.00</b>	<b>16,083.33</b>	<b>13,565.07</b>	<b>2,518.26</b>	<b>3,216.67</b>	<b>245.42</b>	<b>2,971.25</b>
<b>OVERALL SURPLUS/DEFICIT:</b>	<b>-600.00</b>	<b>916.67</b>	<b>8,243.02</b>	<b>7,326.35</b>	<b>-3,216.67</b>	<b>-183.42</b>	<b>3,033.25</b>

<b>Closing account mgmt acct</b>		<b>9,837.51</b>
Ordnance Survey	62.96	
Cory Enviromental	221.38	
<b>Expenditure</b>		<u>284.34</u>
Rutland CC Grass	1,133.00	
<b>Income</b>		<u>1,133.00</u>
<b>Closing account for y/e</b>		<b>10,686.17</b>
Current a/c: at 1 Apr 09:	4,647.99	
Deposit a/c: at 1 Apr 09:	8,611.03	
Less uncleared cheques/income	<u>2,572.55</u>	
Opening balance:		<b>10,686.47</b>
Income to date:	21,808.09	
Expenditure to date:	<u>13,565.07</u>	
Surplus/deficit to date:		<u>8,243.02</u>
Balance at 31/5		<u><b>18,929.49</b></u>

## a. Planning update

Cllr Crouch declared an interest in the Hawksmead proposal if it were to be discussed.

- i. As a result of a planning response submitted to RCC Cllr Wright advised the council that everything that is within the curtilage of a listed building is also listed and that this continues even if a part is sold and comes under a new owner but this was not referenced.
- ii. Cllr Higgins updated the council with respect to the Rutland Garden Centre residential application and advised that as no Access and Design statement had been submitted with their application the Parish Council did not have all the required information to assist with the deliberation. Cllr Hosmer clarified that we stood behind our original comments. Cllr Crouch pointed out that they have not approached this in the correct order.
- iii. With respect to the Barn conversion near Barleythorpe Cllr Wright voiced her opinion that the prospect of a 'precedent being set' should have been included within the parish council submission as this is a 'Planning Consideration'. Cllr Hosmer felt that they had been advised not to make such a comment but conceded that the advice is not always consistent.
- iv. There was a discussion regarding the proposed extension on Jubilee Drive. Cllr Wright read out the advice from the council document issued in 2002 with respect to Extensions to houses which states that 'It is important that semi detached or detached houses should not appear to become terraced when extended to the side.
- v. There was a lengthy discussion relating to the content of comments submitted by the parish council. Cllr Wright advised that planning documents should be used in order to establish opinion. Cllr Mitchell pointed out that opinion can go against planning policy but agreed that only points of planning relevance should be put forward. It was agreed that only the opinions of the majority of the planning sub-committee should be put forward and no reference made to differing views. The majority to be decided by the number for or against with no weighting given to strength of feeling. Cllr Wright expressed the opinion that if Cllr Hosmer were to add his views then his name should be added to the names on the sub-committee. Cllr Higgins stated that the views of the sub-committee needed to be either unanimous or ratified by the Chairman but Cllrs Mitchell and Wright disagreed as responsibility is delegated to the Planning Committee. Cllr Duncan proposed that decisions submitted to the planning department should put forward a unanimous view. FT  
Seconded : Cllr Kirk Agreed unanimously.
- vi. The issue of the big development lead by Hawksmead was discussed. The proposal includes the land on the Langham side of

the Oakham bypass being converted into playing fields etc.

Cllr Wright raised the issue of all the information being given on 4 full discs and the time given in which to comment was totally inadequate. Clerk to contact the council to request a hard copy and an extension of time within which comments can be submitted. FT

Cllr Crouch informed the meeting that the plans include inaccuracies. There was a suggestion that Hawksmead be invited to come and present their case to the council but Cllr Hosmer advised that they had previously done this and councillors had attended their earlier presentations in Oakham and Barleythorpe. FT

Cllr Hosmer proposed that Parish Council obtain a Hard copy of plan and then to have an additional meeting. Nick Wainwright to be chased for his involvement. Clerk to action. (Also see additional discussions at end of meeting.)

7. Report from any Sub Committees

Cllr Pickard and Cllr Hosmer reported that the playing field had been checked, although this was impeded slightly due to the snow at the time and all looked fine.

8. Report from, Meetings Attended on Council behalf.

Cllr Higgins advised that she had been unable to attend the Parish forum due to the bad weather and that the next one is on the 4<sup>th</sup> March.

Cllr Hosmer advised that he had attended the Assoc of Parish Council meeting where the RAF Cottesmore closure and the impact it will have on the area was discussed.

At the County Council meeting Cllr Hosmer advised on the Budget meeting on Sat morning at museum. Council put forward priorities.

Susie from Cottesmore had resigned. Cllr Hosmer advised that Ron Simpson is to take over as Chairman.

9. Playing field inspection rota as follows

Feb Cllr Duncan

Mar Cllr Pickard

Apr Cllr Bailey

10. Brook Clearing

Cllr Hosmer advised that the brook was last cleared about 20 years ago and that if another clearing was required all riparian owners would need to be contacted. The last clearing was subsidised and parishioners told that it was a one off. The question as to the legality of subsidising the work was made. Cllr Hosmer advised that when the river floods it is not always the houses next to the river which flooded and therefore the state of the brook is of concern to all residents.

Cllr Hosmer advised that County Council used to do checks on the brook but this no longer occurs.

Cllr Duncan agreed that the Parish council should organise the work but should not subsidise it.

- Cllr Mitchell proposed writing to the Environmental agency to ask what they recommend the Parish council do. This was agreed unanimously. Clerk to action FT
- Cllr Higgins suggested going about the process of finding the information and planning in stages to avoid unnecessary concern. This was agreed.
11. Grass Contract  
Cllr Hosmer advised that Glyn the present grass cutter was happy to continue for another year and asked the Parish council if they were happy for this to occur.  
Proposed Cllr Kirk  
Seconded Ray Bailey - unanimous  
Clerk to contact to Mr Hubbard to let him know the decision. FT
12. Parish Meeting
- The AGM was discussed with particular reference to how to get parishioners to attend.  
Cllr Higgins referred all to the minutes from previous meeting and advised that the 2 topics agreed to be included were the village sign and jubilee celebrations.
- Cllr Crouch recommended that all the main points be covered in a flyer and posted through doors rather than relying on people to read the village notice-boards.
- The significant issue of the Hawksmead development was also felt to be needed to be discussed, and that either the AGM include this point or should an extraordinary meeting to be called to develop the views of the village. Clerk to review dates. FT
- Cllr Mitchell advised that the village was unlikely to be able to impact much on the proposed plans and a more fruitful line might be to look at factors which might overcome some of the issues for the village.  
These measures included potential:-  
Traffic calming measures  
New playground
- It was agreed that an additional Parish council meeting be planned to look at the details of the Hawksmead plan. It was also agreed that the matter should be raised further at the AGM. It was suggested that people be advised of the agenda through a flyer included with the Langham News. Cllr Wright to investigate. RW
- Cllr Hosmer to contact printing company to ascertain the cost of an A5 double sided print RH  
Cllr Higgins to talk to Langham News distributors to ask if they would be willing to distribute with Langham News. JH
- Date of Hawksmead meeting to be **Tuesday 23<sup>rd</sup> Feb at 7.30pm** in the village hall. Clerk to book room. FT

13. Items for Next meeting.

- a. Cllr Wright advised that the land next to brook had been marked on the council plan as 'neglected' and suggested that the Parish Council arrange for some work to be done to tidy it up. It was suggested that Cllr Hosmer ask Glynn to trim the area but Cllr Wright reminded the meeting that she had asked for this item to be included on the the agenda for the next meeting.

**Next meeting – Tues 30th March 2010 in the committee room.**

14. AOB

- a. Cllr Bailey advised that the problem with the church clock was a result of an electrical fault on the winding gear. The clock works but does not chime. He advised that an electrician has been contacted. RH
- b. Cllr Kirk highlighted the recent achievement of the local school in receiving an 'Outstanding' Ofsted report. Cllr Higgins suggested that a letter be sent to Langham school congratulating them on their recent 'Outstanding' Ofsted report. Clerk to action.
- c. Cllr Kirk also suggested writing a letter of condolence to Julian Jenkins regarding the sad death of his wife Ruth. Cllr Hosmer to compose the letter. FT
- d. Cllr Kirk advised that the copy date for the Langham News was 10<sup>th</sup> March RH
- e. Cllr Mitchell advised that he was not currently living in the village and asked if the Parish council would like him to resign. It was felt that this would not be necessary as Cllr Mitchell is still a landowner in the parish and it was felt that his knowledge and expertise were of direct benefit to the village.

Meeting ended 9.10pm

## Appendix A : Planning submissions

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### Planning report July 2009

Date	Ref No	Address	Proposal	Granted/ Refused
1-May-2008	FUL/2008/0208/Dh	Rutland Garden Centre	Retrospective change of use	W
19-Aug-2008	FUL/2008/0693/NH	Rutland Garden Centre	Retrospective Application for retail with storage over.	A
	FUL/2008/0692/NH	Rutland Garden Centre	Erection of retail building	
	FUL/2008/0698/BL	Rutland Garden Centre	Retrospective change of use	W
17-Sep-2008	FUL/2008/0770/BL	Rutland Garden Centre	Sandwich bar	R
	FUL/2008/0804/NT	24 Kimball Close, Ashwell	2 Storey extension	
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		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	G

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	G
2-Nov-2009	LBA/2009/1084/APB	The Forge, 22 Well Street	Internal alterations to walls, doors and ceilings	G
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 dwelling house & 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	
23-Nov-2009	FUL/2009/1190/APB	44 Church St, Langham	Construction of 2 storey ext to side (E) elevation	
24-Nov-2009	CAT/2009/1169/	41 Manor Lane	Fell 2 sycamore trees	G
16-Nov-2009	CAT/2009/1228/APB	The Old Hall 43 Church St	Pruning work to 6 Magnolia trees	
7-Dec-2009	CAT/2009/1275/APB	19 Orchard Rd	Fell 1 Leylandii tree	
4-Jan-2010	FUL/2009/1204/NT	3A Jubilee Drive	Erection of 2 storey terraced dwelling house	
6-Jan-2010	ful/2009/1053/jm	Langham Cof E School	All weather surface and enclosure to sports pitch revised	
13-Jan-2010	OUT/2009/1306/NH	Land between Barleythorpe, Oakham bypass and Rutland College & Land north of Oakham Bypass	Outline application for residential development including local centre and ancillary services.	

## **Appendix B – Planning comments submitted**

**FUL/2009/1146/PG**

**Land adj Grange Close**

**Erection of a single dwelling house**

This application concerns an infill proposal within the Cul-de-sac of Grange Close. This is a group of 7 houses of the earlier Wilson-type homes built in circa 1970. Each house has a consistency of style and type of building materials. The Village Design Statement (VDS) refers to Grange Close as an 'example of sympathetic development in keeping with the history and character of Langham.

Numbers 6 and 7 on the LHS of the private setting are on relatively large plots. The proposed dwelling would stand behind the building line of 6 and 7 to the LHS and rear of plot 6.

The proposed design of the house with its lower ridge line, different bay and window styles would contrast with the existing houses. The VDS states that the new building should reflect the character of the location in materials and form and that window styles typical of an area should be maintained. The design statement is relied upon concerning compliance with similar build materials and should be a condition of any build approval. The major issue is the window style and pattern which is a feature of the Wilson houses, namely small pane neo-georgian. At present the proposal is at odds with this.

The parking for no. 6 and the proposed house would potentially dominate the front elevations. It may be that a slightly different position cause a smaller impact to the neighbourhood houses.

The major impact of the proposal will be within the private close. There would be little impact on Burley Road owing to the current fence, tree screening and this should be retained.

In principle there is Parish council objection to a building on this location, however the windows should be a replication on the Wilson style and the bricks as close to the current ones as possible.

Recommend approval subject to window changes and retention of screening.

Please also refer to VDS Planning Guidance NOs 14,15,16,21,24,27,29,30,34,35

We would also like to record that 2 members of Grange Close did come along to the Parish Council meeting to represent their opposition to the proposal. One particularly is concerned that the new build will directly face his house and impact on his families' privacy

**PTA/2009/1212/APB**

**Old Hall Church St**

**- work to 8 trees**

Noting that these trees are protected and in a sensitive location, as far as we can tell the proposed work appears acceptable. The only query regards T12 Ash. This should only be felled as a last resort and only if the Tree Officer considers it really necessary, it may be possible to remove only the decayed area

Recommend approval subject to the above

**FUL/2009/1210/PG Land at 482768 309456 Manor Lane, Barelythorpe  
Restoration and ext of agricultural building to form residential property**

The Planning Statement is clear and helpful as also is the Ecological survey.

The application concerns land and a derelict building with no services in Open Countryside. The site appears to be hidden from the Lane in a dip and is well away from any other development or settlement.

The site was awarded Planning permission for Equestrian usage in 2005. The traffic to and from planned stables and menage are assessed NOW as obtrusive to locale.

The application is for a sustainable eco-home for a 2 car residential use and this would be a better option. Relying on the planning statement details the re-build home would be out of sight line and partially underground. A possible downside inferred from the planning statement is that the dwelling could become an example or 'showcase' for future homes. This planning application if approved should be considered unique. This uniqueness could allow the application to be placed outside the guidelines of 'non build in open countryside' and would therefore form a special case (planning policy 7).

We recommend approval subject to very close supervision of the environment during the building process and second to close supervision of the trees and shrubs within the proximity and land as recommended in the Ecological report by expert.

**FUL/2009/1190/APB**

**44 Church St, Langham**

**Construction of 2 storey ext to side (E) elevation**

This is one of a pair of semi-detached houses built we believe in the 1920's/30's. The adjoining house was extended to the side elevation in a similar manner some years ago.

The proposed side extension and front porch will be in character with the existing house and will have negligible

impact on the Conservation Area. I consider that this proposal will be sympathetic both to the existing property and to the Conservation Area in general.

Recommend approval.

NOte RW has declared an interest however the rest of the sub committee are in full agreement with her comments

**CAT/2009/1169/**

**41 Manor Lane**

**Fell 2 sycamore trees**

This application is concerned with the felling of 2 mature trees.

These mature trees form part of the village scene and are thereby significant. The loss of these trees would be regrettable and consideration should be given to the possibility of protection by means of a TPO.

They are apparently in good health and are not near buildings or drains. However they are 2 of an original 3 , so that the weight of each tree is on one side and may be pulling them away from each other.

Recommend refusal unless considered unsafe.

**CAT/2009/1228/APB**

**The Old Hall 43 Church St**

**Pruning work to 6 Magnolia trees**

In full bloom these Magnolia trees have a significant effect within the Old Hall Courtyard. It would appear that they are currently in good condition. We support the application on the condition that the works are carried out according to good horticultural practice.

Recommend approval

**FUL/2009/1204/NT**

**3A Jubilee Drive**

**Erection of 2 storey terraced dwelling house**

This application relates to a straight, small cul-de-sac on the southern edge of the conservation village. The houses are on one side only, fronting on to the grounds of Langham Primary School. The houses are similar in style although vary in size and grouping.

This is a revised scheme. There was an earlier application for a detached house on this brown field location where originally there had been an older garage. It is felt that the comments made by the Planning Inspector in this earlier appeal are still largely relevant to this application and that the current planning policies EN1 and EN2 need to be considered.

The present application is for an end of terrace house, thus extending the semi-detached pair of houses, with similar roof height to the line of houses in the cul-de-sac. This is the same type of extension as occurred to no3 a few years ago. It is generally felt that the terrace house has sufficient space to one side for privacy and is in keeping with the style of housing in the rest of the street, although there is the query as to whether this new build would change the character of the lane into a slightly cramped environment with front gardens converted mainly into car parking areas.

It should be noted that :

The Design and Access Statement contains some inaccuracies.

Pre- application advice was sought in 2007, but no details of this advice have been supplied.

Recommend Approval subject to review of Planning policies EN1, EN2 and EN5 of the Local Plan and guidelines 13,14 and 15 of the Village Design Statement. Our planning committee agrees 2:1 on the interpretation of these policies.

**ful/2009/1053/jm**

**Langham Cof E School**

**All weather surface and enclosure to sports pitch revised**

The increase in size of the proposed all weather pitch is acceptable - the pitch size should be fit for purpose. However the 3M mesh fence will be particularly intrusive for residents of Jubilee Drive and the Conservation Area as a whole. Community consultation as to the nature of the fencing would be advisable although it is appreciated that there needs to be some method of containing the balls.

Recommend approval subject to consultation with residents regarding the fence.