

**Minutes of Langham Parish Council Meeting
Held on Tuesday 25th October 2022
Via Zoom**

Attendance	Cllr. B Palmer – Chairman Cllr. R Besant Cllr. A Beckett Cllr. S Catlin Cllr. S Long Cllr. J Maskell Cllr. P Viner C.Cllr. O Hemsley Helen Duckering – Parish Clerk 3 members of the public	
Item		Actions
	<p>Parishioners’ representations</p> <p>Jeremy Siddall and Nigel Coomber, Langham Gardener’s Association, answered questions regarding the proposed policy for the erection of structures on the allotments.</p> <p>Pat Ovington, Chair of Langham Neighbourhood Plan Steering Group, reported on progress with the plan. The plan is due to go to referendum in December 2022.</p> <p>The Parish Council recorded thanks to Pat Ovington and the Neighbourhood Plan Steering Group and to Cllr. Catlin for assistance with the website.</p>	
142/22	The meeting opened at 7.50pm	
143/22	<p>Apologies The absence of Cllr. Marshall was approved.</p>	
144/22	<p>Declaration of Interests and requests for dispensations. None</p>	
145/22	<p>To approve the minutes of the meeting held 27th September 2022</p> <p>Cllr. Catlin noted that no formal vote had taken place regarding the Parish Council meetings being held in the village hall from November. It was proposed that from November, Parish Council meetings will be held in Langham Village Hall. All in favour.</p> <p>The minutes were approved and signed by the Chairman.</p>	
146/22	<p>Matters arising and actions from the last meeting not separately listed.</p> <ul style="list-style-type: none"> • Discussion with head of Langham Primary School re parking postponed to November. • The traffic count is scheduled to be completed in April 2023. • Community Park inspection – it was suggested that an alternative provider be used to complete the inspection in 2023. The clerk will approach another provider for a quotation. <p>All other items complete, carried forward or dealt with separately on the agenda.</p>	Clerk

147/22	<p>Clerk's report</p> <ul style="list-style-type: none"> • Budget meeting – the finance committee will meet on 23rd November 7pm. • CIL payment – the Parish Council has received the sum of £1042.36 CIL in respect to planning application 2018/0433/FUL Land adjacent to 12 Church Street. Conversion/extension to form single storey dwelling. 	
148/22	<p>Correspondence</p> <ul style="list-style-type: none"> • RCC response to Stage II complaint letter – receipt of the response was noted. • Ranksborough Solar Farm – Scottish Power – correspondence received from Scottish Power advising that they have acquired the solar farm development from Elgin Energy. Cllr. Maskell has arranged a meeting with Scottish Power, at their request, as an introduction and to discuss a Community Benefit Fund. • RCC street lighting – RCC have advised Parish Councils that the re-charge cost for street lighting electricity is likely to be at least 46% higher next year and the Parish Council should plan budgets accordingly. Enquiries will be made with RCC as to whether the lit time can be reduced to lower costs. • Rutland Citizens Advice – further information, as requested, regarding the member's role. This was circulated to the Parish Council. 	Clerk
149/22	<p>Code of Conduct</p> <p>The new template Code of Conduct for Parish Councillors was circulated. It was agreed that Parish Councillors will read and a proposal to adopt the new Code will be made at the next meeting.</p>	
150/22	<p>Proposal to approve policy for erection of structures on allotments</p> <p>The draft policy was circulated, and Parish Councillors were able to ask questions of the Langham Gardener's Association representatives during public participation.</p> <p>It was proposed that the policy for the erection of structures on allotments be approved and that the policy be added as an appendix to lease agreements.</p> <p>Proposed Cllr Catlin Seconded Cllr. Long All in favour.</p>	
151/22	<p>Village Hall Post Office</p> <p>Cllr. Viner reported having contacted the Post Office Policy and Briefing Officer. They have confirmed that staffing and recruitment issues are the reason for the village hall post office not having been present for some months. The situation is under regular review and will be monitored by Cllr Viner.</p>	PV

<p>152/22</p>	<p>Burial Ground project</p> <p>The report from the Burial Ground Working Group was received. The results of the recent survey of all 600 plus households were: 29 in favour of cremation and 8 in favour of burial. In view of this, and the lack of available land, the recommendation is to close the current site to burials once the available 20 plots have been reserved. Approximately 100 cremation plots remain available. A formal proposal will be made at the next meeting.</p>	<p>BP</p>
<p>153/22</p>	<p>Proposal to approve a policy for the removal of decorations and memorials from the burial ground</p> <p>The burial ground working group have considered the complaint received and note that there have been no other complaints. It was agreed there is no requirement for a formal policy and that if necessary, individual plot owners would be approached by the Chairman or Clerk.</p> <p>It was proposed that no policy for the removal of decorations from the burial ground is required. Proposed Cllr. Besant Seconded Cllr. Long All in favour</p>	
<p>154/22</p>	<p>Parish Council plans and review of Capital Plan</p> <p>The Capital Plan was circulated, discussed, and updated, highlighting completed projects. It was agreed that projects to be added to the plan will be agreed at the November meeting.</p>	
<p>155/22</p>	<p>Planning:</p> <ol style="list-style-type: none"> a. To receive planning applications and decisions since last meeting - a summary was circulated and attached 158/22 below. b. Planning Committee – it was agreed that Cllr. Beckett will join the Planning Committee. The Clerk will arrange for Cllr. Beckett to attend training. c. Neighbourhood Plan – It was agreed that Langham Parish Council endorses the Langham Neighbourhood Plan, submitted for referendum on 15th December 2022. <p>Proposed Cllr. Maskell Seconded Cllr Viner All in favour.</p>	<p>Clerk</p>
<p>156/22</p>	<p>AOB</p> <ul style="list-style-type: none"> • From November, Parish Council meetings will return to face-to-face. Mindful of individual circumstances, the Chairman requested that all Parish Councillors consider taking a Covid test prior to attending meetings. 	

	<ul style="list-style-type: none"> Fibre Broadband/Digital Rutland – C. Cllr Hemsley is awaiting a further update on progress. Cllr. Palmer agreed to contact the project again. Community Park – Cllr. Besant suggested that ‘what 3 words’ signs should be placed at the park entrances. It was agreed that a costed proposal would be made at a future meeting. 	BP
		RB/SC
157/22	The meeting closed at 9.300pm Next meeting Tuesday 29 th November 2022	

	Description of Action	Responsible	Due date
1.	Rubber matting to be installed at community park	SC/RB	ASAP
2.	Clerk to invite Langham C of E Primary to PC meeting to discuss parking	Clerk	Nov 2022
3.	Vehicle count on A606 to be co-ordinated (SC/HD)	SC	Due April 2023
4.	Clerk to enquire with RCC timings of street lights	Clerk	ASAP SEE ITEM 11
5.	Clerk to find alternative play equipment inspection provider	Clerk	2023
6.	Suitable pedestrian gate for Community Park to be sourced and fitted (PB)	Clerk	ASAP
7.	Replacement of pump fence - PB	Clerk	ASAP
8.	Remedial maintenance and repair to community park equipment as identified in report	SC/RB	ASAP
9.	Clerk to contact HAGS re zip wire maintenance	Clerk	ASAP
10.	Alternative Community Park safety inspection provider to be obtained	Clerk	2023
11.	Clerk to contact RCC regarding reduction on street light lit hours	Clerk	AS
12.	Chairman to contact Digital Rutland	BP	ASAP
13.	Clerk to arrange planning training AB	Clerk	ASAP
14.	Cost for community park What3words signs to be investigated	RB/SC	Jan 2023

158/22

2022/1024/CAT 4 Church Street

Tree is significantly overgrown on the border with the village brook and requires reducing in size by 50% to prevent the tree falling into neighbours' properties or the brook.

This property is within the Conservation Area of Langham, but the tree in question cannot be seen from the road and has no amenity value. It is good to hear that 4 trees have already been added to the back garden in advance of this application. The understanding of the need to keep the brook clear is also important.

Recommend Approval

2022/1064/CAT 19 Ruddle Way

1 no. Purple Leaf Cherry Blossom tree – maintain the circular ball shape through pruning back to reduce overhang on to the path (prevent lorries and delivery vans touching the tree). Cut back by up to 1metre where necessary.

The property in this application is in the Conservation Area of Langham. The treework proposed seems sensible maintenance.

Recommend Approval

2022/1072/CAT 36 Church Street

Reduce height of 3 no. Cotoneaster trees (T1, T2 & T3) by 4m and reduce spread by 3m.

We refer to the delegated reports, under Evaluation, in 2022/0723/CAT and 2022/0833/CAT and the stance taken by RCC. In view of this we have no comments about this application as a TPO would not be appropriate.

Recommend Approval

2022/1084/FUL Newlands, 56 Burley Road

Demolition of existing dwelling and construction of 2 no. new dwellings and integral garaging, along with an improved widened access.

The proposed development is in the Conservation Area of Langham. The back of the plot abuts Munday's Close which is a woodland and wildflower area belonging to Langham Parish Council and managed by a team of volunteers to encourage wildlife for the enjoyment of the local community. The extremely overgrown condition of the proposed development plot may well be providing habitats for wildlife, and therefore a biodiversity survey should be conducted, contrary to the somewhat cursory conclusions reached on p.8 of the Design and Access statement. It is most concerning that the developer has made a start on clearing the site before receiving any response to the planning application, and Langham Parish Council has made representations to RCC that this should be immediately stopped. We recommend a full biodiversity survey should be arranged.

In addition, a tree survey should also be conducted. A post and wire fence has been installed on the Munday's Close side of the common boundary with the development plot, and we would encourage the retention of current privet hedge which is incorrectly stated to be overgrown with ivy and brambles in the Design and Access statement summary on p.8. We would also support the retention of trees near the boundary. The retention of the trees and the privet hedge would be hard to achieve with a close boarded fence in this area.

Our Tree Champion suggested that a rustic hedge on the south west side should contain hawthorn boosted with a number of other broadleaf species including spindle, crab apple, wild plum and hazel.

It is pleasing that the plan is to use sustainable building materials sympathetic to the local area, and the details of these should be carefully monitored by RCC.

It should also be noted that the emerging Langham Neighbourhood Plan, updated from that of 2016, encourages Promoting Internet Access (Policy BD3b) with Fibre to the Premises (FTTP) connections, and Energy Efficient Construction (Policy BD3c) which includes solar panels on the roof, and providing for recharging electric cars at homes.

Recommend Approval after taking onto account all the comments above.