

Minutes of Langham Parish Council Meeting held on 29 September 2026 7.30 pm Langham Village Hall

2026/114 Parishioner's representations.

There were no comments from the member of the public present at the meeting.

2026/115 Attendance register

Cllr. S Catlin (Chairman)

Cllr. M Appleby

Cllr. R Besant – joined the meeting at 7.40pm

Cllr. A Marshall

Cllr. S Pickering

Cllr. J Taylor

Cllr. A Tilbrook

1 member of the public

2026/116 Apologies and approval of absences – none.

2026/117 To co-opt a Parish Councillor

It was proposed that Andrew Ferguson be co-opted as a Parish Councillor.

All in favour

2026/118 Declaration of member's interests and consideration of dispensations.

None.

2026/119 To approve the minutes of the meeting held on 28th July 2026

The minutes were approved and signed by the Chairman.

2026/120 Matters arising from the minutes of the meeting held on 28th July 2026

1. Flood depth gauge – the gauge has been removed from the highway. A quotation to install, from a certified company, is being obtained.
2. Community Park fence – The planning application to replace the community park fence requires a badger survey. It was proposed that the quotation to complete, from Arbtech, be accepted. All in favour
3. Cllr. Besant reported that the new residents of Orchard Road have agreed to maintain the Well Street verge adjacent to their property.

4.

2026/121 Clerk's report and Correspondence

1. Boundary between allotments and Munday's Close wildlife area – Langham Gardeners Association report that the boundary between the wildlife area and the allotments is overgrown and requires cutting back. It was agreed that a quotation to complete this work will be obtained and considered at the next meeting.
2. Fly tipping Ashwell Road – report from BIFFA of 3 bags of waste being left by the Ashwell Road bin on one occasion.

3.

2026/122 Remembrance Sunday – Cllrs. Catlin, Taylor and Pickering agreed to put up the lamppost poppies in late October.

It was agreed that a remembrance wreath would be purchased and laid by Cllr. Pickering at the Remembrance Service.

2026/123 To consider installing solar light on village sign.

It was proposed that 2 medium solar lights and fixing brackets be purchased for installation on the village sign at a cost of £635.95 inc. VAT

Proposed Cllr. Catlin

Seconded Cllr. Besant

All in favour

2026/124 Traffic & Speeding

1. To consider speed limits within village – a previous request, to Rutland County Council Highways, to consider a 20mph speed limit in Langham received no response.

It was proposed that the request be resubmitted, for a 20mph speed limit to be imposed, making reference to the results of the Langham Community Speed Watch findings and the similar speed limits imposed in various Rutland villages.

All in favour

2026/125 Flooding –

1. Brook clearance – RCC will not provide skips for debris removed from the brook, due to fear of fly tipping. Clearing the vegetation and disposing of via a Parish Council provided skip was discussed. It was agreed that this project should now be postponed until next year. RCC will continue to be pushed to complete the work to clear under bridges which was confirmed as scheduled for September 2026 but has not been done.
2. Flood Plan – Cllr. Besant has resubmitted this for approval. Annual check of the flood supplies stored at the village hall is due and will be completed.

3.

2026/126 CIL projects

1. Rewilding – Cllr Besant reported on having identified 5 areas of Parish land suitable for rewilding with wildflower seeds and bulbs. It was proposed that 3 areas (Manor Lane & Burley Road verges x 2) be seeded and that 50 garden plot kits for residents to use in their own gardens be prepared at a total cost of approx. £1500.

Proposed Cllr. Besant

Seconded Cllr. Tilbrook

All in favour

2026/127 Planning

1. To receive planning applications and decisions since the last meeting – 2026/31 below.
- 2.

2026/128 Finance

1. To approve financial summary and bank reconciliations to 31st August 2026 – 2026/32 below.

This was approved.

2026/129 Community Park inspections

October – Cllr. Catlin

November – Cllr. Taylor

2026/130 AOB – items for the next meeting

Orchard Road residents will maintain the verge

The meeting closed at 8.25pm

Next meeting Tuesday 27th October 2026

Action log:

1. Response to Highways Concern and request for action to lower speed limits awaited from RCC. Request to be resubmitted. Clerk

Request to RCC to consider roundabout and traffic calming measures A606. (OH)

2. Flood plan – to be completed and published. Copies to LLR Resilience and LLFA (RB). To be followed up with RCC by C. Cllr Hemsley (OH)

SIM card replaced in monitor. (SC)

3. Quotation for cutting back of boundary between allotments and Munday's Close to be obtained. Clerk

4. Contact with RCC forestry & planning enforcement re replacement tree Squires Close Clerk

5. Community Park fence to be replaced. Planning permission pending. Badger survey to be completed. Clerk

6. RCC instruction re flood depth gauge – contractor to be obtained. Clerk

7. RCC flood officer – request permission for volunteers to clear areas of brook, update on progress with RCC flood mitigation plans. Clerk. Carried forward.

8. Remembrance wreath to be ordered – Clerk. Lamppost poppies installed SC/JT/SP

9. Solar lights and brackets for village sign to be ordered – Clerk.

2026/131

Planning Applications

2026/0995/PTA Brocklehurst Drive, Ranksborough Park

Short-term works: (Tree 3330) 1no. Horse Chestnut remove deadwood greater than 25mm in diameter and crown lift to provide 3.5m clearance over the road. (Tree 3331) 1no. Horse Chestnut crown lift to provide 3.5m clearance over the road. (Tree 3332) 1no. Red Horse Chestnut crown lift to provide 3.5m clearance over the road. (Group A) 1no. Cherry crown lift to provide 3.5m clearance over the road. (Tree 3334) 1no. Red Horse Chestnut crown lift to provide 3.5m clearance over the road. (Tree 3335) 1no. Red Horse Chestnut crown lift to provide 3.5m clearance over the road.

Planned works: (Group B) Fell and replace 1no. Elm. (Tree 3338) 1no. Horse Chestnut remove deadwood greater than 25mm in diameter. (Tree 3339) 1no. Western Red Cedar remove epicormic shoots from the stem where required. (Tree 3340) 1no. Ash remove deadwood greater than 25mm in diameter. (Tree NT2) 1no. Sycamore remove deadwood greater than 25mm in diameter. (Tree 3341) 1no. Cherry Laurel prune to provide 1m clearance from the wall. (Tree 3346) Fell and replace 1no. Ash. (Group D) Fell and replace 1no. Elm. No objections.

2026/1055/FUL 34 Church Street

Various external works including changing windows and front door, cladding, insulating the gables, change to roof tiles and addition of solar panels. Reinstate original driveway entrance, installation of post and rail fence. No objections.

2026/1107/MAF Ranksborough Hall, Ranksborough Drive

Section 73 application to remove conditions 3 (Occupancy for Holiday Purposes), 4 (Not to be Used as a Main Residence) and 5 (Owners/Occupiers Register) of application 2016/0260/FUL in order to

allow the site to be used for residential purposes - Variation of condition 3 (2015/0974/FUL – use of land as a static caravan site for holiday purposes). The Parish Council objects to this application in its current form, due to lack of information.

2026/1150/FUL 33 Ruddle Way

Single storey rear extension and sauna. No objections.

2026/1170/FUL Stonecroft, 3 Oakham Road

Replace garage doors.

2026/1177/CAT 3 Melton Road

Fell 1 no. Eucalyptus tree. Tree is extremely tall and overhanging neighbour's garage. Roots impacting York stone. No objections.

2026/1183/CAT 6 Melton Road

Removal of 1 no. Laurel bush at end of the garden. No objections.

Planning Decisions:

2026/0923/NMA Angel Cottage, 14 Church Street

Non-Material Amendment to application 2026/0569/FUL in order to change the materials note on the approved Garage drawing from Black Timber Cladding to Horizontal Timber Cladding. **Granted**
20/08/26

2026/0935/CAT. Autumn Cottage, 12 Westons Lane

T1 laburnum tree to be fully crowned reduced by approximately 1 to 1.5 m. T2 Holly tree to be crown reduced by approximately 2 m. T3 Conifer to be reduced in height by around 4 m. **Granted 27/08/26**

2026/1010/CAT 3 Grange Close

Crown reduce 1 no. Rowan tree by 3 metres. **Granted 09/09/26**

2026/1009/CAT 3 Grange Close

Fell 1 no. self-seeded Elm tree. **Granted 16/09/26**

2026/1014/CAT 26 Ruddle Way

Fell 1. No. unknown species of tree in back garden. **Granted 16/09/26**

2026/0890/FUL Islington Stud, Cold Overton Road

Demolition of an existing timber shed and erection of a single storey timber clad barn to provide ancillary equestrian storage and facilities. **Granted 21/09/26**

2026/132

Finances April 2026- March 2027

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

CURRENT PERIOD: 3		
INCOME		
	Precept:	34,825.00 £34,825.00
	Grass Cutting:	£2,125.40
	Burial Ground:	£400.00
	Sundries:	
	Allotments:	£1.00
	VAT:	£2,297.27
	CIL payment:	£9,866.57
	TOTAL:	£49,515.24
EXPENSES:		
	Clerk's Salary:	13,150.00 £7,375.92
	Clerk's Expenses:	700.00 £360.00
	N.I. Contributions:	1,200.00 £482.55
	Street Lights - electricity:	1,750.00
	Grounds & Open Space:	13,000.00 £5,192.16
	Insurance:	2,100.00
	Cllr training:	200.00
	Contingency:	
	Audit:	320.00 £410.00
	Subscriptions:	730.00 £731.76
	Hall rental:	250.00 £168.00
	Chairmans Fund:	100.00
	Donations:	100.00 £806.00
	MCWG:	500.00
	Burial ground:	500.00 £100.00
	VAT:	£394.75
	sundries:	150.00 £0.80
	Defibrillators:	250.00

Website & IT:	<i>150.00</i>	<i>£138.68</i>
Community Park:	<i>1800.00</i>	<i>£33.97</i>
CIL:	<i>21,626.24</i>	<i>£1,904.27</i>
TOTAL:	<i>36,950.00</i>	<i>£18,098.86</i>
OVERALL SURPLUS/DEFICIT:		

Current a/c: at 1 Apr 2026:	38583.86	
Adjustments:		
2026/27 opening balance:	38,583.86	£38,583.86
Income to date:	49,515.24	
Expenditure to date:	-	
	18,098.86	
Surplus/deficit to date:	31,416.38	£31,416.38
Bank balance at period end:		<u>£70,000.24</u>