

MINUTES of the Meeting of the Parish Council held on 6th January 2016
Present - D Palmer (Chairman), S Linsell, (Acting as Clerk) M Bell, C Hagger, J
Pitts, P Taylor, T Connolly, D Healey
Apologies - H Campden, J Downton (clerk)
In Attendance - D Goodey, A Lea
Declaration of Interests - P Taylor (Blacksmiths Lane Planning)

Before the meeting - D Goodey and Annie Lea addressed the Parish Council with their concerns about the proposed development in Blacksmiths Lane.

D Goodey lives opposite the site and asked the Parish Council to consider the following in their decision and asked us to refuse the application.

- Parking is restricted and access poor
- Materials of construction need to be natural stone, collyweston slates and timber windows and doors.
- A chimney is required
- A tree report is needed. The laburnums to should be preserved or replaced
- A proper plan of construction phases is needed

A Lea added that she was not as affected but made the following points.

- Car access in the lane is poor and that the building would bring too many cars
- It is an infill plot in a village and we will probably have to agree it in some form
- If we have to approve we should be able to influence the build and make it sympathetic to the lane
- We should remove the poisonous Laburnums

DP added the house could be repositioned in the rear LHS of the plot away from the road.

Minutes: The minutes of the Parish Council meeting held on 2nd December 2015 were taken as read and signed as correct.

Matters Arising: A quote was given for the refuse bin in Garden Road of £279+vat plus a £100 fitting charge. RCC will collect the rubbish. The Bin should be sighted further from the school.

A Light has required repair and Jo had dealt with it.

The Precept was available for approval.

A tree down in the Spinney but wasn't dangerous. DP agreed with DH that DH would deal with it.

Correspondence: A Christmas card was received from K Bool
Programme of events at Rutland Castle - CH received to examine
Index of "Rutland Record" and Issue 35 were passed to CH
The wind farm at Woolfox has been refused
CPRE membership requires renewal
CAB are looking for volunteers and an application form is available.

Planning Applications

Blacksmiths Lane - the present plans were REFUSED, but we would submit the following recommendations given that with the site being "infill" we were unlikely to be able to halt the project. Proposer Derek Palmer, Seconder John Pitts. The vote was unanimous.

1. The house should be positioned in the back left hand corner of the plot
2. The Laburnums should be replaced with a suitable planted hedge along the front of the plot from the end to the drive to shield the house from the lane.
3. Stone used should be rough hewn to match the other cottages in the lane
4. The conifers at the rear of the plot be removed
5. Collyweston slate be used on the roof
6. Serious consideration to be made into parking in Blacksmiths Lane
7. The council as concerned over heavy traffic and how the developer would minimise this
8. The house requires a chimney to match the other cottages
9. The aspects on the plan require amending to the correct compass configuration.

Tower House Farm - The council refused the application. Proposer Mick Bell, Seconder Paul Taylor. Our objections were as follows.

1. The site is becoming overdeveloped
2. Affordable accommodation IS available in the village, despite the claim on the application. £975/month (Maltings Yard) and £920/month on Top Street are currently on Rightmove.
3. We have previously rejected an application for a dwelling on this site.
4. Exton Estates have farmed this land for 200yrs without anyone living on site.
5. Remote security systems can be used.
6. Cf. Paragraph 55 on the application:

"Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances such as:

'The essential need for a rural worker to live permanently at or near their place of work in the countryside' "

(See 2. There are cottages in Exton)

Payments: Payments on the agenda were approved.

Final Precept: Based on a tax base of £240.37, Band D will be £52.09

Speed Signs in the Avenue: The council would like a speed monitor test before we commit to the multiple repeater signs. We would like to contact Terry King about this. Proposer Derek Palmer, Seconder Paul Taylor.

Audit Paper: We agreed to have an external auditor appointed for us. Proposer Colin Hagger, Seconder John Pitts. Unanimous.

Rubbish Bin in The Playing Area: We agreed to a new bin at a cost of £275+vat and £100 fitting by RCC. RCC will empty the bin. It is to be situated at the left hand side of the playground entrance to protect it from vehicles. Proposer David Healey, Seconder Paul Taylor. Unanimous.

AOB: Colin Hagger raised complaints from a resident in Oakham Road about speeding from the RF2, an exposed water pipe on the Avenue, excessive dog mess on New Field Road and damage by the Bin Lorry on Blacksmiths Lane.

Next Meeting 2nd March 2016

