

## WHISSENDINE PARISH COUNCIL

Minutes of Parish Council Meeting held on **Monday 6th January 2020**  
**7.15 pm** in the Village Hall, Whissendine

**Present.**

**Mr Will Farr (Chairman)**  
**Mr D Hatton, Mrs L Arnold, Mrs C Moss, Mr R**  
**Comber, Mrs P Lake, Mr P Greenlay**

**In attendance**

**Dr S Lammin (Parish Clerk)**

**Also in attendance.**

**Ms. K. Hiseman**

The Chairman opened the meeting at 19:20 hours.

- 13216** To take any questions or comments from the public: Kate Hiseman, Clematis Cottage, 8 Ashwell Rd re Manor Farm, Station Road planning application. The application is said to be a redesign of the current planning permission (granted by RCC in 2018). Allegation that the design and access statement doesn't cover the visual intrusion into neighbouring properties on Ashwell Road. It is alleged there will be a loss of privacy and visual intrusion if the development goes ahead with 3-storey dwellings. Heritage and archeological impact apparently not to be assessed before planning permission granted. No current ecological impact assessment; last one 2014. Vernacular of buildings now modern rather than traditional; they also include no mitigation such as bat boxes/owl boxes; despite local populations liable to be disturbed.
- 13217** Apologies for absence: Mrs R Powell, County Councillor due to meeting clash.
- 13218** Declaration of any pecuniary interest in any matter on the agenda: Rob Comber re 13221a) i.
- 13219** Minutes of the meeting held on 2 December 2019 approved; proposed by Mrs Moss and seconded by Mrs Lake .
- 13220** Reports from Councillors:
- a. Mrs R Powell, Rutland County Councillor supplied notes: There is to be an RCC Scrutiny meeting on 16<sup>th</sup> January regarding the draft Local Plan to 2036. Papers should be available on 8/9 Jan and will include details of sites in Whissendine. The meeting on 16<sup>th</sup> December included discussions about including St. Georges Barracks, but not Woolfox, within the new draft Local Plan. A decision will be at full RCC Council meeting on 27<sup>th</sup> January 2020.
- b. Reports of meetings attended by Parish Councillors: None

**13221** Planning matters

- a To consider plans received between 3 December 2019 and 6 January 2019, that are still under consideration at RCC:

Mr Comber left the meeting.

- i. **2019/1390/OUT:** 2-storey dwelling R/O 3 Stapleford Rd; re-orientation of proposed building to south facing and inclusion of vehicle turning area and altered access. No comments offered.

Mr Comber rejoined the meeting.

- ii. **2019/1344/LBA:** Proposed extension + new roof-light to the front 95 Main St: Concerns were expressed about the front roof light- it was suggested it should be as unobtrusive as possible and a conservation roof-light should be required; the proposals were considered a little ambiguous.
- iii. **2019/1361/FUL:** 4No. dwellings + conversion, Manor Farm, Station Rd. Some Councillors had been contacted by residents of Ashwell Road (who back on to the site) with concerns about this re-design; in addition to the representation received at the start of the meeting. Three of the proposed new dwellings backing onto Ashwell Road show roof lights but the one nearest No 8 does not, despite the householders concerns regarding overlooking. Residents of No 18 Ashwell Road had concerns about issues with waste water handling and overlooking, and from No 16 there was concern about properties being closer to the boundary and risk of overlooking. The Parish Council agrees that these proposals represent a significant change from the current permission. The Parish Council would wish that, given the modern design of the proposed dwellings and the fauna of the area, artificial provision should be made for owl boxes and bat boxes within the development. The site has been derelict for years and is populated with owls, and may be populated with bats from the Church colony. Given the historic nature of the adjacent Manor House the Parish Council would also wish to see heritage and archeological conditions attached should RCC be minded to grant permission.
- iv. **2019/1394/FUL:** Ext + alteration to dwelling 15 Melton Road: No comments offered.

- b Planning updates received:

**2019/1127/FUL** 2 Sherrard Close granted by RCC

**2019/1241/FUL** 9 St Andrew's Close granted by RCC

**2019/1216/FUL** Meadow View Cottage, 19 The Nook refused by RCC

**2019/0991/MAF** Arnescote Farm granted by RCC

**2019/0830/FUL** 31 Ashwell Road granted by RCC

**2019/1100/DIS** Manor Farm, Station Road discharge of conditions 3.i and 14.

- c. To consider draft Rutland Local Plan

The new local plan for the county is set for approval by RCC very soon. It was suggested it would be published on 2 January but this did not happen. The last consultation version included 12 sites in Whissendine for consideration for multiple new dwellings. Overall there were 207 sites identified across the county, these have been whittled down to 60 which are subject to further evaluation; we don't know how many of the Whissendine sites are included now.

On 27 December 2019, RCC's Cabinet approved the Assessment for the Scale of Development: 130 new dwellings p.a. to 2036 (Appendix 1 to their report). They also approved the assessment of the proposals regarding the distribution of development (Appendix 2 to their report) which included a recommendation to consider development of the St Georges Barrack site. The notes provided by Mrs Powell (Minute 13220a above) outline the RCC timetable.

**13222**    The Banks

- a.    Update on replacement of some play equipment: The contract has been let and the first site meeting is 23 January 2020.
- b.    Update on hedge trimming: The contract has been let but the ground is too wet to support a tractor, the work will be done when the ground dries sufficiently.
- c.    Update on fencing repair: The contract has been let and the materials procured by the contractor now awaiting suitable ground conditions and co-ordination with play-equipment installation.
- d.    Consideration of any other issues arising:  
Bank behind shelter has old hawthorn that will need dealing with next financial year.

**13223**    Highways and village maintenance matters for report and to agree any necessary action.

Oakham Road bridge adj Pickwell Lane junction – pothole unplugged following floods.

**13224**    Financial Business

- a    Setting the precept for 2020-2021: It was noted that the reserves are adequate to cover the contract costs for the new play-equipment, the hedging and fencing and still leave an adequate balance to meet any unforeseen matters. It was noted that recent flooding has delayed completion of those contracts and it is likely the associated costs will fall in 2020-21. It was also noted that the graveyard extension will need further increase or another site found by 2030. It was therefore AGREED that £1500 pa will be included in the precept for the next 10 years; to be accrued to cover the costs of acquiring and preparing the land and gaining necessary permissions. It was therefore AGREED that the precept be set at £30,689.96; which represents <1.7% increase. The annual budget is set at £48,730 and the shortfall will be met from reserves.
- b    The details of expenditure to date were received: the accounts have been reconciled with bank records and show expenditure to date £15,225.16 from a budget of £31,400. After receipt of the most recent interest there is £45, 825.91 on deposit.
- c    Invoices received in December 2019 were considered and approved for payment:

Grapevine Printing PNP	£1646.00
Village caretaking	£ 59.52

**13225** On-going business not scheduled elsewhere on agenda:

- a The request for traffic controls in the village: The Parking Services Manager has considered the request from the Parish Council. He has concluded that the only proportionate, legal and sensible options are 'at any time' waiting bans in various places or 'do nothing', status quo. He proposes to write to all properties in the affected area on Main Street/Oakham Rd; asking if they want restrictions. When he gets feedback he'll build up a 'heat-map'. In the meantime he would welcome feedback from the Parish Council about whether their preference would be for minimal restrictions (shown red on maps) or slightly more extensive restrictions in key areas (shown red + pink). He's also proposing to consult on restrictions at the Station Road/Main Street junction and the corner of Ashwell Road (between 11 and 21) (shown pink). The Parish Council expressed a preference for restrictions in the red area only on Main Street/Oakham Road; they also favoured restrictions at the end of Station Road and Ashwell Rd/Main Street and on the Ashwell Road corner (pink); subject to consultation with affected householders.

**13226** Correspondence

03/12/19 RCC: invitation for Chairman to attend Civic Reception 31/1

16/12/19 St Andrews Church Whissendine PCC: Details of graveyard maintenance costs.

19/12/19 Whissendine Village Hall estimate of cost of works in 2020 and grant request.

31/12/19 e-mail from James von de Voelsungen re progress with traffic controls.

Meeting closed at 21.26hrs

Any member of the public may view copies of letters and documents held by the parish council by appointment with the Clerk: [whisspcclerk@gmail.com](mailto:whisspcclerk@gmail.com)