

**Minutes of Barleythorpe Parish Council Meeting  
Held on Wednesday 27<sup>th</sup> September 2017  
At Rutland Community Hub**

Attendance	<p>Cllr. Christopher Marsland - Chairman Cllr. Peter Goodwin Cllr. David Blanksby Cllr. Norman Plummer Cllr. Sue Webb Cllr. Alan Westlake C.Cllr. Alistair Mann</p> <p>Helen Duckering – clerk</p> <p>11 members of the public</p>
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Apologies	C.Cllr. Richard Gale
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Item		Actions
1	<b>The meeting opened at 7.00pm</b>	

2	<p><b>Apologies and approval of absences</b></p> <p>Apologies were received from C.Cllr Gale</p>	
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3	<p><b>Declaration of member’s interests</b></p> <p>None.</p>	
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4	<p><b>Minutes of the last meeting 26<sup>th</sup> July 2017</b></p> <p>The minutes were approved and signed by the Chairman.</p>	
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5	<p><b>Public participation</b></p> <ul style="list-style-type: none"> <li>• PC Joe Lloyd, beat officer for Barleythorpe, made an introduction to the meeting and advised of an increase in burglaries.</li> <li>• A resident raised concerns regarding the street lighting and shrubbery behind Maresfield Road. It was confirmed that a meeting with Larkfleet Homes is pending to discuss this and other matters.</li> <li>• A resident highlighted the necessity to ensure that adequate parking is provided on new housing developments.</li> <li>• A resident enquired when roads are adopted. It was confirmed that the local authority adopts these after a period of time has elapsed to identify any faults.</li> </ul>	
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6	<p><b>Review and confirmation of adoption of Code of Conduct</b></p> <p>It was proposed that having reviewed the Code of Conduct, this be adopted.</p> <p><b>Proposed Cllr. Plummer</b> <b>Seconded Cllr. Westlake</b> <b>All in favour</b></p>	
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7	<p><b>Clerk’s report</b></p> <p>The clerk confirmed the following:</p> <ul style="list-style-type: none"> <li>• RCC review of Green Waste services has resulted in a charge of £35 per annum per green waste bin being adopted.</li> <li>• RCC have confirmed that communities may display Remembrance Poppies on lampposts subject to their timely display and removal.</li> <li>• A meeting between Larkfleet Homes and Barleythorpe Parish Council has been arranged to discuss various duty of care, safety and environmental issues.</li> </ul>	
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12	<p><b>Planning</b></p> <ul style="list-style-type: none"> <li>• Planning updates since the last meeting were circulated. Appendix 3 attached.</li> <li>• Planning application 2017/0832/MAJ. The erection of a new housing development comprising 161 new dwellings, including 56 affordable homes, with associated open space, landscaping, infrastructure and drainage.</li> </ul> <p>The application was discussed and the response to recommend approval subject to concerns approved. Full response attached Appendix 4.</p>	
13	<p><b>Report from Environment Committee</b></p> <p>It was confirmed that suitable locations to place litterbins have been identified and this will be discussed with Larkfleet Homes. The trim trail and landscaping of the soil mound on the Buttercross Development will also be discussed with Larkfleet Homes.</p>	
14	<p><b>Reports on Councillor's areas of special interest</b></p> <ul style="list-style-type: none"> <li>• It was confirmed that despite disappointing numbers at the Barleythorpe Fete on August Bank Holiday there was interest in repeating the event. A request for volunteers to organise a future event will be made.</li> <li>• Cllr. Goodwin confirmed his attendance at various meetings regarding the Oakham and Barleythorpe Neighbourhood Plan.</li> <li>• Education – Cllr. Marsland reported that a paper enquiring about the primary education provision had been sent to the leader of Rutland County Council, the Portfolio Holder for Education and the Principal of the Catmose federation. No response has been received as yet from the Catmose Federation.. A meeting with the Portfolio Holder is due to take place in mid October.</li> <li>• Roads – It was proposed that an application be made to RCC to reduce the speed limit from 40mph to 30mph along the road from the roundabout on to the bypass to Oakham, along Main Road. Proposed Cllr. Marsland, Seconded Cllr Blanksby. All in favour. The clerk will arrange to make an application to RCC for this.</li> <li>• Roads -Work has not yet started on the crossing in Barleythorpe village for which funding has been confirmed. In addition the feasibility study for further traffic calming in the village is still to be carried out by RCC.</li> </ul> <p><b>The next meeting will be held on Wednesday 29<sup>th</sup> November 7.00pm</b></p>	HD
15	<p><b>The meeting closed at 8.45pm</b></p>	



## Appendix 2

Bank Reconciliation 27th August 2017

Balance as per bank statement :

**£14,293.38**

			Unpresented	Presented
Expenditure				
08/08/17	LRALC - Annual subs	IB1		£305.99
08/08/17	VAR - room rental	IB2		£64.00
08/08/17	VAR - room rental	IB3		£24.00
08/08/17	H Duckering - net salary & expenses	IB4		£144.35
08/08/17	HMRC - tax & NI	IB4a		£33.00
08/08/17	H Duckering - net salary & expenses	IB5		£620.09
08/08/17	HMRC - tax & NI	IB6		£153.73
08/08/17	H Duckering - net salary & expenses	IB7		£620.09
08/08/17	HMRC - tax & NI	IB8		£153.73
08/08/17	H Duckering - net salary & expenses	IB9		£620.09
08/08/17	HMRC - tax & NI	IB10		£153.73
25/08/17	H Duckering - net salary & expenses	IB11		£690.09
25/08/17	HMRC - tax & NI	IB12		£83.73
				<b>£3,666.62</b>
Receipts				
08/08/17	RCC - precept			£17,960.00
				<b>£17,960.00</b>
Balance as per account			£14,293.38	
less unpresented credits				
plus unpresented cheques				
			£14,293.38	

## **Appendix 3**

**2017/0627/MAJ**

### **Land South of The Old Buttercross, Panniers Way, Barleythorpe**

#### **Erection of a 39-bedroom hotel with associated car parking and ancillary development.**

From the early planning of the Oakham North Development there was always the intention that a hotel would be built on this site. This application is for a 39-bedroom hotel, much smaller than the 80-bedroom hotel in the original 2016 outline, and will therefore have a much lesser visual impact on the surroundings, and a reduction in potential increased traffic. The external design of the hotel is acceptable. The addition of a hotel to this part of Oakham should bring a welcome boost to tourism and employment. The hotel accommodation provided is also of the affordable type, which is commended.

The car park is situated away from adjacent housing and should therefore be less obtrusive. However, the intended 43 car parking spaces appears to be inadequate for a 39 bedroom hotel plus additional staff parking. There is a history of inadequate parking for other facilities in the vicinity, causing on road parking, which impedes traffic flow. This error should not be repeated.

It is hoped that the inevitable increase in traffic will be considered and managed to avoid additional disruption to this area.

#### **Recommend Approval subject to above concerns being addressed**

### **2017/0686/FUL 43 Brocklebank Road. External staircase to rear garden**

The above property is a corner plot with kitchen and utility room on the ground floor and living accommodation, lounge and two bedrooms, on the first floor above a block of three garages.

The application is for a spiral staircase to the master bedroom, which is farthest away from the internal staircase, and appears to act as a fire escape. This may be an exceptional situation where the accommodation is above a block of garages, and could be considered a greater fire risk than if it were above normal living space. There are no grounds for objection to the plans, although we would not wish to see this facility in all two-storey dwellings.

#### **Recommend Approval**

**Decision: Refused 18/08/17**

### **2017/0743/RES Land at Maresfield Road, Barleythorpe**

#### **Reserved matters for the construction of Continuing Care Retirement Community and Care Home, comprising of 54 No. Assisted Living Units and a 60 Bed Care Home.**

This previously approved retirement and care home was always planned as part of the Oakham North development. The revised plans show three storey buildings which appear to have been carefully thought out and display interesting elevations which avoid any kind of 'institutional look.

The internal plans show comprehensive facilities for residents. The positioning and distances between these buildings and any neighbouring residential property, is such that issues relating to being overlooked or reduction of light have been minimized and are not significant.

There are concerns regarding the amount of parking provided, both for residents, visitors and staff. There appear to be just two disabled parking bays for the site, a number that would appear to be insufficient. The overall number of spaces appears to be insufficient when taken against the number of potential residents and their visitors. We would endorse the comments of Langham Parish Council and hope that this matter can be reconsidered.

**Recommend Approval subject to above concerns.**

### **2017/0749/FUL 1 Blackthorn Drive**

#### **Relocation of rear garden wall and use land as private amenity space**

There appears to be little difference between the new and existing plans, therefore no reason for objection can be seen.

**Recommend Approval**

### **2017/0777/FUL**

#### **Unit 3, Saddlers Court**

#### **Change of use from A2 offices to D1 dentist with internal alterations.**

The above application, providing additional health related services in the community, is welcomed. The provision of parking is, however, of concern. The intended 7 surgeries will no doubt employ numerous dentists, nurses and receptionists and presumably some of these staff will occupy the 4 parking spaces allocated to this building. The car parking allocated to other businesses within this development already appear to be at capacity and it is therefore wondered where patients will park.

**Recommend Approval subject to above concerns being addressed.**

**2017/0776/FUL**

**3 Grooms Close**

**Retrospective application to retain structure to side of property.**

No objections.

**Decision: Granted 20/09/17**

**2017/0844/FUL**

**Lonsdale Paddocks, Manor Lane**

**Menage**

No objections.

**The erection of a new housing development comprising 161 new dwellings, including 56 affordable homes, with associated open space, landscaping, infrastructure and drainage.**

The above application is for a substantial housing development, comprising a variety of properties. It is located on land previously designated for employment. The number of houses required to be built under the strategic plan has increased and this application will go some way towards meeting this. There is no objection to the redesignation of the land to housing. It is noted that a section of the designated employment land adjacent to the office park has been retained. Furthermore the Oakham Enterprise Park and the King Centre have been established since the original designation as employment land, providing alternative sites. The proximity of existing houses limits the potential use of this employment land particularly with regard to noise and there is sufficient 'office type' availability elsewhere.

There is much to commend about this application. The designs of the properties are varied and attractive, many trees and hedges have been retained, and there are planned open spaces. The layout and design appears to be sympathetic to existing close by developments. There is an increase in the provision of parking spaces in comparison to previous developments, which is commended, however some of the smaller low cost houses have only been allocated one parking space, which may be insufficient.

There are some concerns regarding this application, which should be addressed. The increase in population, that this new development would bring, will place additional strain on local medical facilities and education in the form of pupil placement. These resources are already over stretched and this additional pressure should be addressed from the outset. This is very much a material planning consideration when taken alongside the agreed development still to take place in Barleythorpe and proposals in the Local Plan for housing near the Oakham School playing fields. Furthermore, it is noted that policy statement SP22 has a proposed standard of 500 square metres per 1000 head of population for indoor community space. Although this particular development does not breach this threshold, indoor community provision should be considered in aggregation with the existing development in Barleythorpe where no provision was made as a result of matters surrounding the Hawksmead agreement. A large proportion of the expected population has now moved in and the planned local centre adjacent to the site has not been started; this is a further issue relating to local facilities being in place.

Proposals for the use of management companies should be effective and avoid issues arising on the existing developments. In particular open spaces should be finished in good time and any management company and land assets should be handed over promptly to the residents so they may appoint directors who can work to control costs.

**Recommend Approval subject to above concerns being addressed.**