

BELTON IN RUTLAND PARISH COUNCIL

Parish Clerk

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Draft minutes of Belton in Rutland Parish Council Monday 18th April 2016

1. Apologies for absence
Cllr Shuttleworth, Cllr Boyd
2. Declarations of disclosable pecuniary interest on items included in the agenda
None
3. To approve the minutes of the Parish Council minutes of meeting of Monday 7th March and EGM on Monday 21st March 2016
Approved by all present at the meetings of Monday 7th and EGM on Monday 21st March
4. Updates on Actions from these minutes not included in agenda items:
 - a. LRALC & RCC re planning matters
The meeting were appraised of all updates and regulations
5. Public Session:
The Secret Garden committee advised the meeting that the land was to go on the market for sale and they are hoping to buy back for the village. A letter is to be prepared for the website from the committee.
The owners of 16 Main Street provided the meeting with documents supporting their application for plastic windows.
The owner of Parkfield House advised the meeting in detail regarding the build on land adjacent to 1 Littleworth Lane which included the impact to new application and its further roofline on outbuildings would affect them.
6. Financial statement:
Pending the arrival of the end of year statement. One cheque payment in of £230 for burial plot 36 plus a cheque for £61.00 administration costs for plot 139.
7. Payments – all as below were considered and agreed for payment:

a) NALC & LRALC ANNUAL MEMBERSHIP FEES	£153.95
b) Andrew Carter Brown 3 cemetery cuts 7.3, 23.3, and 6.4 @ £42.50	£127.50
c) Cemetery Rates RCC	£16.94
d) Material costs for repainting telephone box	£22.18
e) Clerk, 39 hours @ £10 per hour plus £20 broadband for March	£410.00
8. 2016/0216/FUL 16 Main Street to replace windows with 'replica' timber double glazing - 14 in total with 7 at the front.
Discussed in depth. While UPVC windows are normally not allowed for the Article 4 village properties wooden double glazing is and from the photographs provided it was

difficult for the councillors to object without further advice and the view of Rutland County Council on this new type of plastic window appearing to be indistinguishable from wooden. The Council therefore unanimously agreed subject to further advice from RCC planning officer involved.

9. 2016/0251/FUL Land adjacent to 1 Littleworth Lane further submission of plans for house construction in progress to include garage.

It should be noted the dwelling is erected. The plans provided were compared with the last plans as accepted by RCC in October 2014. There are many changes to the structure where the main house is already constructed for the most part. The most obvious difference so far is a change from render and stone to stone in entirety which the Councillors do not have any problem with. However, the frontage and its apex are quite another thing. A previous application to have such a frontage, albeit smaller in size, did not appear to find favour with RCC. The construction now underway is for a two storey, very wide, certainly wider than that which was unacceptable before, total glass frontage standing proud of the house. There is no other such structure on a house in the village of Belton and it met with unanimous objections from the Councillors. Staying for the moment with the main house, apart from the vastly different frontage and entrance there is a proposal to remove one window to the upper west elevation: to alter the boot room door/window: the north elevation now shows patio doors and the back door and the back window. The east elevation shows one high but wide window overlooking the bungalow, as advised by the planning officer, to the west instead of the three in the 2014 plans. Many of these windows are overlooking the neighbours, often at close quarters and we would like RCC to ensure that such windows contain obscured glass appropriate for such positions so the existing properties retain some element of privacy. Overall these changes cause concern – the considerable increase in the amount of glass being used is out of keeping with the local area with which it was meant to fit in. The new design of garages and glass games room increases the size of building on the plot quite considerably leading to over-development of the site. Please note : House (Windows) West Elevation: 1) First floor window increased in size 2) Door & window on ground floor now appears to be glass 3) Window to side of atrium increased in width North Elevation: 1) Ground Floor window has become French or Patio Doors + Additional door and existing window 2) Garage/games room extension is fully glass East Elevation: 1) Increased window size – looks like double height glass 2 small windows replaced with one long window In all the plans, there were two applications in 2014 alone, 2014/0269/FUL – we objected to this application in April 2014 and 2014/0769/FUL – we objected to this application in September 2014 any previous mention of heights of the main building or the garages have been removed. In previous plans we have seen street scenes (dated 2011 and reading as seen by Planning support 4th November 2011 but not for some reason made available until 2014) showing the main house to be lower than that of No 1 to the left and now, even before the ridge for the roof goes on together with the chimneys – this building is actually slightly higher than the property at No. 1. Can you advise us if Building control have been overseeing the build. If they have, the Councillors have further questions. The garages and the glass games room in addition to the considerable swathes of glass across the front of the property is not in keeping with the original plans and overpowers an already over developed site. Please note: Garage / Addition of Games Room 1) Now 3 different Roof Heights 2) Full glass 3) The size of the garage alone (excluding the Games Room) has increased in size from 12.6 metres to 13.9 metres 4) As with previous applications there is NO MENTION of roof height The occupants of Parkfield House have extensive views of roofs, windows and walls that were never agreed to in the previous plans but are already provided for in the structure. The unanimous decision of the Council is to object. Incidentally, both the village and the neighbours are experiencing problems with a lack of care by the builders and

damage they have caused which will be reported on separately. This is a great disappointment and not what we expect of tradesmen working in Belton

10. 2016/0332/LBA and 2016/0331/FUL Construction of first floor extension over existing ground floor extension to create additional bedroom and en-suite bathroom (revises proposals re-application)
No objections
10. HM the Queen's 90th birthday village celebrations
The Councillor considered a donation towards the forthcoming celebrations for HM The Queen's 90th birthday in the village and agreed a maximum of £150 by way of contribution to food and beverages.
11. Defibrillator at Jelly Farm
The meeting was advised that the owners of Jelly Farm have recently acquired a defibrillator and are happy for it to be included in the system used by the village. The clerk was asked to check with Community Heartbeat if they would be happy with this.
12. Matters for the next meeting
No matters were submitted and the meeting closed at 8.30 pm.