

BELTON IN RUTLAND PARISH COUNCIL

Parish Clerk

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14TH January 2015

MINUTES OF EXTRAORDINARY GENERAL MEETING OF THE

PARISH COUNCIL on Monday 14th January 2015

Present:

Cllr Trevor Sellers

Cllr Hugh Neill

Cllr Brian Shuttleworth

Cllr Gail Williams

Cllr Jane Cronin

Cllr Amanda Steele

Cllr Jane Thornalley

1. To elect a Chairman

Cllr Williams and Neill proposed Cllr Sellers. Agreed by all

2. To receive the Chairman's declaration of Office

Duly accepted

3. Declarations of disclosable pecuniary interest

Cllr Jane Thornalley advised the meeting although she has no fiduciary interest in point 5 of the Agenda she is a neighbour of the applicant and therefore her husband who was attending the meeting would make their views known in the public session and she would abstain from the vote.

4. Public Session:

The feelings of the public were such that there was no support for the application contained in the agenda point 5. The yellow notice is dated 5th January although the application from the planning department at RCC is dated 23rd December. RCC Planning department had confirmed they would accept responses up to and including the beginning of February. No 2 Tokyes Close had for some reason not been notified and yet residents in both Belton Mews and Belton House who are not able to see the proposed dwelling, nor are they close neighbours, had. Although the application is detailed as a 3 bedroomed property it does in fact contain 4 bedrooms and is far from its description within the application of a retirement property. The scale is out of proportion with the other properties on Tokyes Close the finished property would have little garden and be close to and overlooking neighbouring properties which does not exist anywhere else in the close each property being parted from the next by spacious gardens with lush vegetation and trees. The proposed property would

remove privacy from the neighbouring No 5 its primary windows overlooking those of No 5 and restrict light of No 3. The trees suggested for works including felling at present contribute greatly to the village canopy and the village Tree Warden objects most strongly to any suggested change to the canopy as having a detrimental effect on the views both out of and into the village.

Serious concerns were also raised by many villagers present regarding the limited turning space into the close and the necessity of even medium sized lorries needing to back out often causing damage to curbs, hedges and boundaries.

5. Planning app Tokey's close 3 bedroom, 4 Tokeys Close 2014/1134/FUL

The meeting objected for the following reasons:

The Parish Council object to the scale and design which is out of character and constitutes over development. This is clearly not a retirement property but a large family home and as such has potential for 6 or more vehicles. The application appears to have a commercial interest and could be a potential development by stealth. Para 11 of the previous Inspectorate refusal on appeal should hold:

The existing houses occupy considerably larger gardens and this creates a more rural fringe character. Given the existing plot sizes the proposal is far from in sympathy with neighbouring dwellings.

The loss of most, if not all of the G16 Category B trees next to the southern boundary of No 3 Tokyes Close, to accommodate the nearby dwelling, would lead to a noticeable, undesirable and unnecessary reduction of mature treescape within the area. This would be more widely perceived as a dilution of the sylvan character of this part of the conservation area.

The design and siting of this application along with the likely loss of the G16 group of mature trees would lead to a markedly greater mass of building be perceived at considerably closer quarter from inside and from the garden of the existing dwelling of No 3 Tokyes Close. The loss of trees and the relative proximity and height of the dwelling would lead to a noticeably more urbanised and cramped outlook by comparison with the current sylvan and relatively spacious outlook.

Our Tree Warden supports this view.

And paragraph 14 of the same document: The effect of the application would be detrimental to living condition of neighbouring residential occupiers having regard to privacy and outlook and the environmental impact of increased traffic. Refuse vehicles now have to back into or out of the Close and experience considerable difficulty navigation the turn onto Gough's Lane at times causing damage to boundary hedging and frequently increasing the damage to road surface and verges. Larger vehicles required for construction would increase what is being experienced. The proposed new dwelling would certainly have an adverse impact on No 3 and

No 5 removing the privacy at quite close quarters from all front facing rooms of No 5 including bedrooms.

The proposal is at odds with SP5

a) It is not appropriate in scale and design to its location and to the size and character of the settlement

b) it would adversely affect the environment or local amenity

c) it would individually or cumulatively with other proposals, have a detrimental impact upon the form, character, appearance and setting of the settlement or neighbourhood and its surroundings

d) it would be detrimental to features and spaces which contribute to the important character of the settlement and the locality

Sites for residential development

In order to meet the housing requirement of Core Strategy Policy CS9 (Provision and distribution of new housing), sites are allocated in Policy SP2 (Sites for residential development). Additional residential development within the Planned Limits of Development will be particularly encouraged as follows:

a) reuse of buildings and previously developed land - NO

b) use of upper floors above shops and commercial premises in Oakham and Uppingham

Town Centre and village or neighbourhood centres - NO

Residential development through the sub-division of plots, back land or tandem development

Residential development through the sub-division of plots or back land/tandem development will be subject to the following key requirements:

a) amenity will be safeguarded through adequate separation and design of dwellings NO

b) no material disturbance will arise from vehicular movements - YES

c) an adequate, safe and convenient access will be provided – NO – the position of number 4 on the plans is incorrect and if correctly sited it can be seen that access to the proposed dwelling would be severely restricted.

6. Planning app Creation of new wildlife pond. Installation of fencing around pond and access gate. Spindleberry Woods, Lambley Lodge Lane

No objections

7. Payment for Welland Valley Windows £3,827.00 of which £637.83 is VAT

All present agreed that the payment should be made and a cheque was issued and signed.

The meeting closed at 8.15 pm.