Minutes of a Planning meeting held at the Methodist Church Hall on Tuesday 26 March 2024 at 7pm

Present: Cllrs. Kevin Corby, Andrew Nebel and Simon Houghton
In Attendance: 2 members of the public and Sarah Gresty – Parish Clerk

Public Forum. The two members of the public outlined their various concerns and objections and joined in a full discussion with the Councillors present, who took note of their concerns.

AGENDA

PCM05 **Apologies** for Absence were received from Cllr. Andy Yates. These were unanimously accepted.

PCM06 **Declarations** of unregistered disclosable pecuniary interests. None received.

PCM07 Minutes of the last meeting dated 6 March 2024 were considered to be accurate and were signed by the chairman after a being proposed by Cllr. Corby and Seconded by Cllr. Nebel, Cllr. Houghton in favour.

PCM08 Application for discussion:

a) **2024/0004/APPEAL APP/A2470/W/24/3339373 Land South of Back Lane** To make comments on original applications to submit amend/withdraw your comment or make any new ones by 8 April.

Response Resolved: Further Representation with regard to RCC Planning Application 2023/0076/FUL, which has gone to appeal Ref 2024/A2470/W/24/3339373
Further to our previous objections, Ryhall and Belmesthorpe Parish Council would iterate additional comments as follows: -
We note the RCC LPA refusal and would fully concur with their decision, however we have also noted that the refusal has only been granted on Highways grounds, therefore we would like to comment further in respect of RCC current Development Plans and NPPF as follows:-
Firstly, it should be noted that Ryhall and Belmesthorpe Parish Council are supportive of sustainable development within the Parish as can be evidenced by two recent planning applications outside of PLD which were supported.
In this case we have already stated our strong objection to this application, however, we feel that the particular rural distinctiveness of the area has not been properly reflected, and its value to the equestrian community in particular, and to the general public enjoyment.
When walking along the lane the equestrian presence is striking, with various stables all constructed of varying materials all in keeping with the rurality of the area. The application site, in its current format does not detract from the distinctness and character of area in any way, as former agricultural buildings.
We note that an application for the siting of a mobile home on the current site was refused on 11th April 2012 as the LPA were satisfied that there was 'no functional need for anyone to live on site, which is located in open countryside, beyond the Planned Limits of Development for Ryhall. As such the proposal would be an unwarranted intrusion in open countryside, contrary to Policy CS4 of the adopted Rutland Core strategy' RCC Site Allocations and Policies Development Plan, specifically relating to SP6 - Housing in the Countryside would also, in our view be contrary to this application in

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that no essential need has been demonstrated.
Additionally the present agricultural structures are clearly not capable of being converted without major re-construction, and it would appear that the current site is well kept and currently in use. We also feel that, in the event that the site became available, we believe that suitable viable rural use would be very likely.
We would also observe that it is the case that there are many underground springs in the vicinity, as can be evidenced for anyone using the adjacent Foundry road, that is often wet due to water run off.
Concerns also remain with regard the absence of confirmed plans re foul drainage and surface water soak away.
Chapter 6 of NPPF, supporting a prosperous rural economy, paragraphs 88 and 89. We do not feel that this residential dwelling will contribute to either.
Chapter 11, making effective use of land, paragraph 123. Whilst we recognise that the application site may be considered as 'brownfield', we do not believe that a residential dwelling makes best effective use of this land.
Page 2 of 3 Chapter 12, achieving well designed and beautiful places, paragraph 135. We do not believe that this development would add to the overall quality of the area.

Meeting closed 19:58

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