Ryhall Parish Council Planning Sub Committee Meeting 7th May 2025

Minutes

Present Kevin Corby (Chair), Simon Houghton, Sarah Markwell-Cook, Andrew Nebel, David Denman and David Wilby (Ward Councillor)

1. **2025/0377/FUL & 2025/0378/LBA – Single storey rear extension, conservatory, first floor extension to garage, reface front wall and minor bedroom alterations, Bridge Cottage, Belmesthorpe.**

No Objection – Noted comments re poor quality of drawings, and question of whether proof had been established with respect to bedroom wall partition being added in 1980.

2. **2025/0521/PTA – Remove 1 no small Chestnut Tree, 8 Beech Drive, Ryhall.**

No Objection

3. **Land at Spinney Lane – Asset of Community Value**

Following email received from Land Charges: -

From: Land Charges <landcharges@Rutland.gov.uk>
Sent: 01 May 2025 15:08
To: Cllr David Wilby <DWilby@rutland.gov.uk>; Cllr Kevin Corby <KCorby@rutland.gov.uk>
Subject: Asset of Community Value (ACV17) - Land at Spinney Lane, Ryhall

Good afternoon
We received the attached nomination from Ryhall Parish Council to list Land at Spinney Lane, Ryhall as an Asset of Community Value (ACV). We have reviewed the nomination with Justin Johnson and consulted with our estates team regarding ownership of the land:

- The whole area is owned by RCC
- RCC lease the plots but any structures/garages are owned and maintained by individuals (some appear to be a state of disrepair)
- There are no restrictions on who can rent the plots
- The woodland area is protected by a Tree Preservation Order (1973/0001/TPO - Ryhall No. 1 Tree Preservation Order 1973, Land Near Stamford Road Ryhall) and appears to have hedging surrounding the site.

Based on our initial assessment we view the criteria for ACV listing as not being met as insufficient evidence has been provided with the nomination regarding use/ownership of the garages, benefit to the wider community and use of the site as a whole. We would, therefore, recommend this nomination to be unsuccessful.

that he would follow this up with trusted legal counsel. KC will speak with Chair of County Planning Committee.

6. **Update on Mallard Farm**

KC updated committee with regard to Quinbrook who had purchased the DCO (Development Consent Order) from Canadian Solar.
Serous concerns remain, particularly with respect to Construction Traffic Management Control, and those impacts locally. It was agreed that given the cross boundary nature of this contract that we should seek to work with our fellow parishes within both Rutland & SKDC areas in order mitigate together the impacts that would no doubt arise from a planning perspective.
Discussions also took place with regard to community benefit, however this would be a matter for the full PC to consider.

7. **Update on Meadow Lane, Ryhall**

SMC updated on the newly formed Action Group. KC informed that the Local Housing Survey completed last year had been forward to Nick Thrower (Principle Planner dealing with Manor Lane), and had requested that Ryhal PC were very keen on being involved in future consultations with the developer.
Key concerns remain with regard to flooding, traffic/highways access etc which will be challenged going forward.

8. **AOB**

AN advised that there was a possibility that the plot of land on New Road, Ryhall maybe being consider for housing. There are mature trees on that site and it was felt that we should take action to safeguard those trees. KC to write to Stuart Kidd at RCC to enquire re TPO.

Meeting Closed 21.00