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.

As ward members for Ryhall, we invite your comments. These will be passed to the Director for Places and Portfolio Holders for consideration and final decision.

Kind regards

Land Charges
Rutland County Council
Catmose, Oakham, Rutland. LE15 6HP
t: 01572 758206 | e: Landcharges@rutland.gov.uk
www.rutland.gov.uk

There followed a discussion and we agreed as follows: -

- KC to respond and seek clarity with regard to the ownership or lease arrangement for the garages.
- Raise concerns with relation to the Health and Safety in respect of the poor state of the garages (Asbestos / Oils / Fuel Fire Risk)
- Add that the community would like to create a 'Pocket Park' for the benefit of the community.
- AN to contact Woodland Trust for further advice.

4. **Ryhall Library - Asset of Community Value**

Concern raised about the timescale to date since the application with the application remaining unvalidated. This was due to the issue of viability which need to be assessed and verified. Clearly the delays have been as a result of the questionable council condition survey completed in 2022, against the reappraisal commissioned by Ryhall Library Action Group. We now understand that the Council has since completed a further condition survey and have been advised that the validation process can now be properly assessed.

KC also offered to research further into the aspect of viability being a major consideration, as it was felt that the viability should not be a factor, therefore we should write to Penny Sharpe – Director of Places, Nick Begy (Chair of Planning) and Justin Johnson (Planning Manager) in order to complain about the process an the time taken.

KC having researched the subject found that viability was indeed a factor, therefore advised that we see the current process through, having been given assurances that a scheduled meeting with Lee Martin (Head of Property) had been scheduled in order to assess as required.

5. **Update on Ryhall Playing Fields**

KC informed the Committee that the Ryhall Playing Field (Meadows) was coming before Committee again on Tuesday 15th May.
The original Committee decision was to defer in order that further legal advice be sought. tHat advice has now been received and remains the same ie access by right not proven.

There followed discussion as KC provided the Legal response and it was proposed by AN that we seek further deferment, in order that we have time to take our own legal advice. He advised

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