DRAFT: Minutes of Ryhall Parish Council Meeting held on 01 September 2025 at 19:00 in the Village Hall

Present: Cllrs. Richard Ludlow (chaired the meeting), David Wilby, Phill Davis, Simon Houghton, Marc Blake, Kevin Corby, Jon Whowell & David Denman
In Attendance: 1 Member of the public, Dave Pearce & Amanda Carter (Allotment Committee) and Sarah Gresty-Parish Clerk

Public Forum: No subjects raised.

Agenda

25/26-52 Apologies for Absence: were received from Cllrs. Debbie Rolfe & Sarah Markwell-Cook These apologies were accepted unanimously.

25/26-53 Declarations of Interest and Dispensations. There were none.

25/26-54 Minutes of:
a) 7 July 2025 Parish Council meeting were presented as a true and accurate record of events, proposed acceptance Cllr. Corby, Seconded Cllr. Blake, Cllr. Houghton & Whowell abstain, remaining voted in favour unanimously. **RESOLVED.**

25/26-55 Action Tracker The Clerk reported on outstanding matters.

- Village Green Status Appeal. The action of engaging a Solicitor (from Minute reference 25/26-42b proposal 1) was felt to be no longer necessary so the decision taken at the previous meeting has not been actioned. Action: Cllr. Wilby would seek the long-term intentions from the family who have purchased the land.

Cllr. Denman confirmed he had sent the letter of complaint to RCC but was still awaiting a reply.

- Spinney Lane Garages

RCC Property Dept (RPD) has completed sending letters to known occupiers. This is in addition to attaching notices to the garages. Several occupiers have not responded.

RPD wants to demolish the garages where no response to letters has been receive. It has started the process and is liaising RCC legal department.

RPD has reported concerns about the garages to Building Control, who visited the site and confirmed that 2 garages require action. One is unoccupied and is under RCC control; arrangements for its demolition are being made. In the event RCC is unable to enter into a dialogue with the owner of the second garage, RCC would like to demolish it also.

Where occupiers have responded, none of them were able to provide documentation or confirm the basis of their occupation. We would, therefore, like to formalise their occupation.
People who have a garage may keep it with a formal agreement.

- White Bridge - 2 bollards have been reinstated and a 7.5 weight restriction sign installed on the Mill Street side of the bridge. The middle barrier and bollard continue to be chased.
- **Library** Action item will now be closed on the Action Tracker

25/26-56 Allotments.
The Allotment Committee presented a budget for the general running costs of £1,800. 35 of the 37 allotment holders are in agreement to an increase in rent. The small short fall would be covered by fund raising events. Further funding requests for larger items may be made to the Parish Council.

Proposal: To **adopt** and **resolve** rent increase for plot holders to: Whole plot £52, 2nd Whole plot £40, 2nd Half plot £24, ¾ plot £44, ½ plot £36 & ¼ plot £28. Proposed Cllr. Wilby, Seconded Cllr. Denman remaining voted unanimously in favour.

Current Year 2025/26

25/26-57 Financial matters presented by the Clerk as follows:

It was **NOTED** that the External Audit for 2024/25 had been completed.

The Council **NOTED**: Income for July totalled £315 and an internal transfer made from the Saving account to the Current account of £5,000. The Council **RESOLVED** to **AUTHORISE** the expenditure for the month of July totalling £1199.52 and August totalling £4467.95 as shown on the agenda as well as approval of auditor's invoice £441 and Plough Environmental invoice £420 presented at the meeting. The Financial Report and bank statements for July were checked by all Councillors prior to the meeting. Signed by Cllr. Denman and Cllr. Blake. Proposed by Cllr. Denman, Seconded Cllr. Blake and unanimous vote in favour.

a) Fete Committee Banking Requirements

Consideration was given to the Parish Council holding ringfenced finances on behalf of the Fete committee. Action: Cllr. Blake would research the legal implications of holding external cash in the parish council accounts decision c/f to the next meeting.

25/26-58 IT Policy Action: Cllr. Davis would work with clerk to finalise IT policy for next meeting.

25/26-59 Planning.

a) 2025/0871/MALDS – Mallard Pass Solar Farm (MPSF) Discharge of requirement No.8 (1) (Fencing and other means of Enclosure)

Response: No Comment

b) 2025/0885/MALDS – MPSF Discharge of requirement 10 (Archaeology) of Schedule 2

Response: No Comment

c) 2025/0896/MALDS – MPSF Discharge of requirement 15 (Ground Conditions) of Schedule 2

Response: No Comment

d) 2025/0960/MALDS – MPSF Discharge of requirement 3 (Phasing) of Schedule 2

Response: No Comment

e) Mallard Pass Solar Farm Community Benefit Scheme. An update from Cllr. Corby: Meeting dated 17th July 2025. The following points were discussed: -

- Discharge of Planning Conditions re ground conditions, archaeology and Bridleway Fencing were discussed, no major objections raised, beyond slight safety concerns re horses on the bridleways. MPAG will be highlighting.
- Greatford PC felt it should benefit from the largest allocation of any future CBF, as potentially hardest impacted, through excess water run off/flooding.
- Carlby PC advised that it felt that CBF should be available for community projects and compensation for electricity bill would be welcome. It also felt any CBF should be PC administered.
- Braceborough PC advised that it had not discussed the options fully but would welcome reduced electricity charges
- Ryhall and Belmesthorpe PC the issue of CBF had not yet been discussed fully, as too little information had been forthcoming. However, we would no doubt welcome any kind of additional CBF for community projects.

- Essendine PC is of the view that outside Parishes should not be included for CBF, and would welcome a reduction in electricity charges. EPC also felt that their parish most impacted.
- 3 Parishes did not attend.
- Sue Holloway of MPAG referred to the Cleve Hill, Solar Farm project, also managed by Quinbrook, which gained consent in 2020, and CBF only agreed in 2025. Also advised that nothing is set in legislation, so unlikely to be a quick process, as priority on the implementation of the DCO.

General View was that the community needs to be involved in the decision making process. Next Meeting 16 September

f) 2025/0982/FUL – St John's Cottage, proposed 1.5 storey extension to side elevation
Response: No objection in principle. Concerns relating to materials, colour and appearance that may not be considered characteristic within the conservation area have been raised. However, the Planning Officers will no doubt ensure that the design and character will not be compromised.

g) 2025/0051/MAF – River Gwash Trout Farm. Section 73 to vary condition 2 types of roofing materials plots 5,7,10
Response: No objection in principle, happy to delegate to Planning Officers.

h) 2025/0798/FUL – Glebe Cottage – proposed single storey replacement front/side extension
Response: No objection

Cllr Corby Chairman of the Planning Committee proposed the above collated responses from the Planning Committee with the agreement of Cllrs. Denman and Houghton.

25/26-60 Neighbourhood plan (NHP).

a) To receive update from Cllr. Denman

RCC has confirmed approval of a Ryhall and Belmesthorpe NHP. Unfortunately grant aid has been cut so our decision to proceed must be based on funding this ourselves. Two options: Do this in- house with help from villagers or get a specialised Consultants to undertake the work. The Consultant route would be very costly.

Cllr. Davis asked if there was a possibility of it being written by the community and having a Consultant come in and do spot checks as a hybrid solution. This was thought to be the best option if a consultant could be found to come on board with this plan.

Cllr. Whowell asked about the potential costs. These were difficult to pin down but could potentially be £8k per year for 2-3 years. This very much depends on the complexity of the village concerns and its requirements. There are many variables. Cllr. Whowell felt the residents would not be fully behind this large expenditure.

Cllr. Ludlow suggested considering redeploying the cemetery funds of £15k set aside in the current budget for this project in the short term.

Cllr. Wilby felt there are so many changes in terms of Local Government Reorganisation and so many uncertainties he had reservations about continuing with a NHP at this time.

Cllr. Denman confirmed that the NHP is Prime Legislation and will stand in law. Until it is repealed it stands. Cllr. Denman has 8 people who are interested in getting involved.

Cllr. Houghton felt that, with technology such as AI, there are opportunities to create documents and verify data etc. in house.

Cllr. Corby felt with the current fluid situation the need of a NHP to protect and grow the village in a sustainable acceptable way was important. However, a clear vision would be required and choices for the future of the parish made at the start. NHP's have effectively been used to get unwanted

planning developments refused. At present RCC Planning committees are obliged to accept all sorts of planning applications and this document would protect the parish.

Proposal: To use the £1k set aside in this year's budget to prime a campaign. Either by approaching a Consultant to see how far this would kick start a group, by producing and consulting with residents, by consulting with other neighbouring parishes who have plans or a combination of all these options. This information could be the platform to form a group to develop a plan. After this process a better understanding will be brought to the Parish Council for consideration of continuing with a NHP or not. Proposed Cllr. Davis, Seconded Cllr. Houghton, 2 voted against, 7 in favour – Proposal **RESOLVED.**

Action: Cllr. Denman to action this proposal and report at the October meeting.

25/26-61 Local Government Reorganisation – Cllrs Corby and Wilby. There are still many meetings happening and no decisions being made. It was felt that Rutland already have good schools and adult care and have a balanced budget and would be worse off going into Leicestershire.

25/26-62 Village Issues – to receive updates or further information on:

a) Grass Contract 2026-2028.

Proposal: To **adopt** and **resolve** the grass tender documents**.** Proposed Cllr. Corby, Seconded Cllr. Ludlow and unanimous vote in favour. Action: clerk to send out to contractors.

b) Highways issues

New Road water leak. Action Clerk to report this to Anglian Water.

Other village issues

Action: Clerk to contact Registrar to see if the parish council could be notified of deaths in the parish.

c) Library – **NOTED** Asset of Community Value application has been successful dated 13 August 2025

d) Meadow Lane Action Group – No further updates.

e) Village hall ownership. c/f to next meeting.

25/26-63 Report from Councillors on meetings they have attended as parish council representatives. None received.

25/26-64 Correspondence received from last meeting was noted from the Agenda.

25/26-65 To receive **Items for Future Meetings**

- To consider and resolve approval to move to "gov.uk" for a domain and email administration.
- **Ryhall Meadows Playing Field Association Lease**. To receive, consider and resolve approval of the Lease and its signing.

The meeting closed at 20:35

Dates of Next Parish Council Meetings in the Village Hall 6 Oct (in Methodist church hall), 3 Nov, 8 Dec **2026** 5 January, 2 February(M), 2 March, 13 April-Annual Parish Meeting-cheese & wine, 11 May, 8 June(M), 6 July, 7 September(M), 5 October(M), 2 November & 7 December (TBC).

CHAIRPERSON: DATE: