



North Luffenham Parish Council

Minutes of the Planning Committee held at
the North Luffenham Community Centre at 7.30pm
on Monday, 30th January 2017.

Present: Cllr Smith (Chairman), Cllr Burrows, Cllr Inman.

There were 3 members of the public present.

Also present were: Kavan Brook Shanahan of Pavilion Estates and Karen Mellor, architect.

Kavan and Karen were invited to present to the public and the committee the proposals of the application for the land adjacent to Pasture House.

One member of the public was concerned about the number of houses and thought three was too many and would be better with two. He was also concerned about damage to existing trees during construction. His other concern was that this application was to fund restoration of the Pasture House and was there any surety that restoration would take place if the application were granted.

Pavilion estates said that care would be taken of the trees during construction and that the siting of the house was such to avoid damage. They had a verbal agreement from the owner of Pasture House and the adjacent land but agreed that it would be better as a written agreement but could not guarantee that this would be the case. They were also looking to have the Community Infrastructure Levy (CIL) from the development directed towards this purpose, but this would be decided by RCC.

Another member of the public was concerned about whether there were enough car parking spaces and had questions concerning fencing to the boundary.

Pavilion Estates felt there was enough car parking and garaging provided and advised their proposals for fencing, but this could be modified, if the application successful, as the development proceeded. The point was made that dialogue between Pavilion Estates and those immediately affected, should the development proceed would, be helpful.

The meeting proper then began

1. **Introduction:** Cllr Smith stated that the Parish Council did not grant applications, this was done by Rutland County Council, but was a statutory consultee and gave an opinion of support, objection or neither to the application.
2. **Apologies:** none.
3. **Declarations of interest:** none.

4. Planning Applications:

- a. 2017/0008/FUL**, Land adjacent to Pasture House, 10 Glebe Road, North Luffenham – **proposal:** 3 new dwellings

The planning committee were in agreement that two houses would be better than three but understood that this would make the proposal non viable.

They also agreed, if the application granted, that dialogue between Pavilion Estates and those affected by the development would be beneficial.

Cllr Smith had visited the residents at No. 8 Glebe Rd, adjacent to the proposed development, who were not against the application but were concerned about removal of a tree. On looking at the plans Cllr Smith was reassured.

Cllrs Smith, Inman and Burrows agreed that the application should formally be supported.

- b. 2017/0017/CAT**, Keepers Cottage, 1, Butt Lane, North Luffenham – **proposal:** 1 No. Lime (T1) - Reduce northerly stem of lime tree to ~3.5m above ground level and remove southerly dominant branch back to stem.

The site had been visited and Cllrs Smith, Inman and Burrows agreed that the application should formally be supported.

- c. 2017/0034/CAT**, 12, Lyndon Road, North Luffenham – **proposal:** 2 No. Leylandii trees to be cut down and cleared.

The site had been visited and Cllrs Smith, Inman and Burrows agreed that the application should formally be supported.

The meeting ended at 20.30