

MINUTES OF MEETING

Minutes of the virtual Full Council Meeting of Ketton Parish Council held on

Wednesday, February 17th, 2021, at 7:30 pm remotely

Present: Cllrs J. Rogers, S. Rogers, Wright, Cade, Lyons, Forster, Southern, Andrew, Robinson, Philips, Couzens, Warrington, Edis Payne, County Cllrs Karen Payne & Gordon Brown & the Clerk

Presentation on Full Fibre Broadband for Ketton, Aldgate & Geeston

C.Cllr Gordon Brown & Cllr Dave Phillips informed the council and public present at the meeting that in partnership with Openreach, Ketton is about to become one of the best-connected rural communities in the UK, partially funded by the Government Local Full Fibre initiative, RCC and Gigabit Vouchers scheme. Later in 2021, every home and business in the village of Ketton will have access to ultra-reliable, ultrafast Gigabit broadband, giving them all speeds from 100 Mbps up to 910 Mbps – a minimum of 5 times faster than the current average download speed in the village.

Following the laying of fibre late last year from the Stamford telephone exchange to KSCC and the Library as part of the Rutland County Council Local Full Fibre Network programme to connect public buildings, funded mainly by the Department for Culture, Media and Sport, it will be possible for homes in the village to be connected to ultrafast broadband. The fibre will follow the existing cable routings underground and overhead via telegraph poles.

An application has been made through the Parish Council to Openreach asking them to provide a cost for the installation to every postcode in the village. We expect that with a good take-up by individuals and businesses in the village, each installation should be at no cost to householders, other than the standard ISP charges. This will be achieved through the use of the Rural Government Gigabit Voucher scheme which will offset the costs by £1500 for each household and £3500 for each business that connects to fibre, where their existing speeds are below 100 Mbps (meaning that all households in Ketton would be eligible for these contributions).

Once we know the costs involved, Openreach will seek to obtain pledges from sufficient individuals and businesses to meet 130% of the proposed cost. This is to allow for up to 30% not following through on their pledge. Openreach will provide an online application form for this process.

Having achieved the 130% Openreach will then proceed with the installation to home and businesses.

The scheme's significant advantage is that residents are free to subscribe to Fibre services from a wide range of suppliers, including popular broadband providers like BT, Zen, TalkTalk, Sky and EE. Residents will need to commit to subscribe to a service that delivers at least a doubling of speeds than the service currently being received. This is for 12 months, and subscribers are free to take any service with any speed after this.

FTTP services are very affordable, so residents do not need to worry that they are committing to an expensive service; they'll likely pay less with FTTP than they do now, for a service that is faster and more reliable.

The parish council is forming a working group, led by Cllr Dave Phillips, which will also include residents, & will report monthly to the full council. Cllrs & the working group will shortly start circulating information about the project & gathering names & addresses of residents & businesses who would like to express an interest in installing full fibre broadband into their properties.

Cllr S.Rogers informed the meeting that Phil Greaves died recently, after a long illness. Phil worked for the parish council for over 5 years as a handyman & made a valuable contribution to the maintenance of Hall Close, the cemetery, Whitebread Copse & the village. Our condolences go to his wife Mary & family. He will be sadly missed by many friends, colleagues and residents.

2021/02/01 To receive and approve Apologies for Absence

None

2021/02/02 To receive Declarations of Interest, Dispensations and Additions to Registers [Section 27 Localism Act 2011]

Declarations of Interest were received from Cllr J. Rogers, who is a KSCC trustee; Cllr Southern, who is a governor at Ketton School & KSCC trustee; & from Cllr Forster, who is the Chairman of Ketton Cricket Club & Treasurer of St Mary's Church, Ketton.

2021/02/03 To approve and sign the Minutes of the Parish Council Meeting of January 20th, 2020

Cllr Cade proposed that the minutes of January 20th, were a true and accurate record, which was seconded by Cllr Warrington, and unanimously agreed by Council. The Minutes were approved and signed.

2021/02/04 To receive any Matters Arising for information exchange [NB Matters Arising may only appertain to the immediately preceding Parish Council Meetings - i.e. January 20th]

Cllr S.Rogers thanked cllrs for their dedication and hard work over the previous few months, which have been exceptionally busy due to an increased work load.

Cllrs also thanked Ketton's Flood Warden, Ronnie Burt for his prompt action in helping to alleviate

flooding on Steadfold Lane & Stamford Road, recently.

2021/02/05

Police Report

PC Peter Icke sent an area crime report for the past month, dated 15 February. During the last month there has been reported in the Rutland South Beat:

The theft of an Ifor William trailer from a farm building; one incident of hare coursing – a vehicle was seized by the police; Tinwell A1 bridge - a number of reports were received where youths were throwing snowballs/ice at passing vehicles, causing damage to a lorry windscreen and other near misses; one theft reported of heating oil; one motor vehicle stolen from a driveway; Ketton and Edith Weston – 2 x theft of parts from Land Rover Defender's (doors and bonnet) & 2 thefts of vehicle number plates were reported.

January was a fairly quiet month, but February has seen a theft of a motor vehicle from a driveway in Tixover and thefts of vehicle parts from Land Rover Defender's, which the police are looking into. There has also been a theft of heating oil (this appears to be an isolated incident at this time). The police will also be monitoring and putting in extra patrols for the thefts and the sudden increase (due to snow) in anti-social behaviour around the A1 Bridge's and engage with youths to make them aware of how serious their actions are. The police would like to thank residents for continuing to observe the Covid-19 regulations as we have gone up through the Tiers to our present movement restrictions. Thankfully the police have not had to attend as many breaches as other areas and that is down to Rutland resident's continuous co-operation. The joint Rutland North and Rutland South priority will remain as rural crime in relation to burglaries, car crime and theft from farms. The police want to remind residents that the usual Modus Operandi is entry by forcing rear garden doors or windows, as these areas are isolated and out of sight. Please make sure all doors are locked whether you're in or not, windows are locked and secure and look at your security measures on any lockups, garages, sheds or outbuilding. If you can make it difficult for anyone to get into the rear garden, even better as this is the preferred point of entry for burglars. Preferred items for criminals to steal are jewellery and cash, so please keep these safe. Try and park your vehicle in a well-lit area, & manoeuvre your van to make it difficult to open any side or rear doors.

The police are running a vehicle enforcement campaign throughout Rutland for speed and anti-social driving & will be out in villages and towns with the speed laser gun. They will update Twitter and Facebook with the results. The police will continue to work closely with the local residents and will alert residents as soon as a crime is reported. The police current operations are Op Vitality for rural crime with extra officers on patrol and Op Vulpine for proactive Covid-19 breaches and crime. If anything suspicious is seen, please report it through either 999 or 101.

Neighbourhood Link is a free email messaging service from Leicestershire Police, Neighbourhood Watch and other partner organisations, providing news and updates on policing matters that are relevant to residents.

Residents can sign up and receive email alerts about policing activity and initiatives in our local area as well as crime prevention advice and information. They will also have the opportunity to reply directly to our neighbourhood team and provide feedback via surveys.

<https://www.neighbourhoodlink.co.uk/#signup-section>

2021/02/06

Public Question Time: Members of the Public to Parish Council: Parish Council to County Council

There were eight members of the public present.

C.Cllr Karen Payne confirmed that RCC is waiting for a start date from their contractor for the installation of yellow lines to restrict parking on the High Street & Church Road. RCC will be taking action to alleviate flooding incidences on Luffenham Road, by cutting grips & carrying out remedial work on kerb stones.

C.Cllr Gordon Brown confirmed that enhancements to the cyclepath/footway on the A6121, near Chater Lodge and the installation of a new footpath on Geeston road will be completed in the new financial year.

Cllr Cade inform cllrs that an overflowing drain on The Crescent this week, was a direct result of near by residents flushing wet wipes down their toilets, which blocked the drain. Workmen had to remove a bin bag of wipes to clear the drain.

2021/02/07

To Minute and approve the following payments:

To be approved for payment and cheques signed

101887 LRALC Ltd		Internal audit service 2020-21	£250.00
Millennium Ltd	Debit card	Remote support	£110.40
Zoom Video Coms. Inc	Direct debit	February subscription	£14.39
Millennium Ltd	Direct debit	Monthly pc back	£7.20
101888 Peter Baker		Handyman work	£145.60
Amazon	Direct debit	Prime monthly fee	£7.99
101889 Black Velvet Pest Control		Moles control	£60.00
101890 Tracey Green		Office cleaning	£10.00
101891 Handyman		Handyman's salary	£210.60

PROPOSAL: Erection of 21 residential dwellings alongside associated access, parking and landscaping.

Application dated 20 November 2020

This application will be discussed at the next planning meeting

Objections

**KPC Planning Committee Comments on proposed development at Chater Field, High Street
2020/1263/MAF**

Whilst the committee accept that this site is included in the Rutland County Council Local Plan as an allocated site, suitable for development, and that the developers have received pre-application advice from RCC, the proposals as they stand are **not acceptable**. We strongly recommend that the planning officers involved in this planning application make a site visit as part of their consideration of the proposals.

1. Affordable housing and house size mix.

Policy H9

In the Designated Rural Areas (all parishes outside Oakham and Uppingham) developments of six or more dwellings will be required to make affordable housing provision for 30% of the scheme's total capacity. Developments of between 6 and 9 inclusive dwellings may make contributions in the form of off-site contributions in line with the national Planning Practice Guidance. Otherwise, in accordance with the NPPF, the Council will only accept affordable housing provision off site; or as a commuted sum in lieu of on site provision, where it is robustly justified and where the agreed approach contributes towards creating mixed and balanced communities.

The proposed development includes no affordable housing. The 'significant gradient' SE to NW across the site, resulting in an estate road that cannot be adopted and therefore requiring residents' contributions for upkeep, is sited as the 'robust justification' for lack of affordable housing. No site sections or site levels map has been provided (although it has been requested by the Parish Council).

The developer told the full meeting of Ketton Parish Council that this site and the Crescent site were viewed together as a 'continuum'. If this is the case, then the developers' suggestion is that the 6 affordable homes requirement is transferred to the Crescent site.

However, it is our view that such a central location in the village as Chater Field, close to amenities, is an ideal location for all 6 affordable homes.

All of the proposed houses are 4 or 5 bedrooms, and many do not have ground floor room that could be used as a bedroom if needed (to cater for occupants with mobility issues) i.e. they are not designed as 'lifetime homes'. This is contrary to

Policy H6 *Meeting all housing needs.*

Development proposals for sites of 10 or more dwellings should provide a range of house types, sizes and tenures to meet the general and specialist needs for housing in Rutland as identified in the latest Strategic Housing Market Assessment or other up-to-date evidence of local housing need. New housing proposals shall also:

a) Enable older people to promote, secure and sustain their independence in a home appropriate to their circumstances, through the provision of specialist housing (as defined in the Glossary) across all tenures in sustainable locations. New housing proposals shall take account of meeting identified needs for a growing ageing population by providing appropriate accommodation, including extra care and other forms of supported housing;

and b) Enable the provision of high quality family housing that meets changing household needs and responds to market demand;

and c) Enable the provision of high quality and affordable housing for all and accommodation that considers specialist needs and ensures that people can choose to live close to their families and work opportunities within the district;

and d) Increase choice in the housing market, including new build private sector rented accommodation (Build to Rent) across both rural and urban parts of the County.

And **Policy EN3.6e** (see below in statement 2)

Assessment of housing type need in Rutland (within the Peterborough Housing Market Area), using the Strategic Housing Market Assessment (SHMA 2014), suggests that this development should provide 1x1 bedroom, 5x2 bedroom, 10x3 bedroom and 5x4plus bedroom homes.

This is supported by the recent Ketton and Tinwell Joint Neighbourhood Plan Survey (<https://ket2tin.wixsite.com/kettinnp> survey taken in March 2020, 30% response rate) which found that the most needed homes in Ketton were homes below market cost (59% of respondents), and homes with 2 or 3 bedrooms (88% of respondents with an opinion).

2. Building materials, designs and heights.

The development is within the Firs Area of the Ketton Conservation Area and at the boundary of the High Street Area of the Ketton Conservation Area (in which the Grade 2 listed Orchard House sits). Ketton is a predominantly limestone village; 20th and 21st century housing along the High Street (Ketton Conservation Character Areas 3 and 4), has mostly been constructed of limestone with slate or ‘mock’ Collyweston roof tiles. The proposed building materials are unsympathetic in this context. There are very few redbrick buildings in Ketton; the 2 red brick cottages on the NE corner of the site are the exception, rather than the rule. Buff brick, when sensitively combined with limestone facings on prominent and visible surfaces, as in Molesworth Bungalows and Chater Mews (on the adjacent site), meld very successfully with older limestone buildings.

Pottery chimneys on limestone or brick stacks are also a feature of the surrounding buildings, but none are included here; the buildings visible from the High Street would look better with them.

There are relatively few houses of 2 ½ storeys within the village. Buildings of 2 ½ storeys within the vicinity of the site are all either on the S side of the High Street which slopes down to the river, or set very far back from the road, or behind tall stone walls, or surrounded by mature trees, or all of these.

The 2 ½ storey houses on plots 13 and 15 will dominate the view across the site from the High Street, and will be very intrusive in the view of the village from the public foot path on the other side of the R Chater valley (**see photo at end of comments**), especially as trees at the entrance to the site are due to be felled. Chater Lodge, at the rear of the neighbouring plot, is constructed 2 to 3m below the natural level of the land, and is therefore unobtrusive in the view from the High Street and from across the valley. We would request that developers provide us with a section drawing through the estate to include 2 houses – one of which should be a 2 ½ storey house – to show how the development will appear from the High Street and in relation to the surroundings.

The house designs are generic (as indicated by their house type names), and bear little reference to surrounding properties, which, like the site itself are in the Firs Character Area, or adjoining High Street Character area of the Conservation Area.

The proposed building materials, designs and heights therefore fail to comply with **Policies EN2.1,2,3,4&9 EN3.1,4a,b,c,e EN16 CS19.a**

Policy EN2

All new development must be appropriate in scale and design to the location, character and features of the setting and landscape within which it is situated. All development proposals will be assessed in relation to:

- 1. statutory, national and local designations of landscape features and heritage assets and their settings and the condition of the local landscape;*
- 2. local distinctiveness and sense of place;*
- 3. character, pattern and quality of the built fabric and its setting;*
- 4. the layout, design and scale of proposed buildings and spaces;*
- 5. biodiversity and ecological networks within the landscape;*
- 6. public access to and community value of the landscape and open spaces;*
- 7. visual intrusion and impact on remoteness and tranquillity;*
- 8. air, noise, dust and light pollution;*

and 9. Neighbourhood plan policies, Conservation Area Appraisals, the Design SPD and site specific design guides and design codes, where these have been adopted by the Council.

Policy EN3

1. To ensure high quality design is achieved throughout the County, all development proposals will be expected to:

- a) Make a positive contribution to the local distinctiveness, vernacular and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the surrounding area. Proposals should be of an appropriate scale, density, massing, height and material, given the context of the area;
- and b) Ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime;
- c) Provide sufficient private amenity space, suitable to the type and amount of development proposed;
- and d) Take account of requirements of the Design SPD and made Neighbourhood Plans.

2. Development proposals should seek to:

Retain and incorporate important on site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;

4. Character and visual attractiveness: Development must establish or maintain a strong sense of place, creating an attractive, welcoming and distinctive place by ensuring that it:

- a) Responds to the site's immediate and broader context and local character to create new streets, spaces and buildings which draw on the best of that local character without stifling innovation;
- b). Is of a density, scale, form, massing and height that is appropriate to the local context of the site and to the surrounding landscape and/or streetscape character;
- c). Responds to valued landscape, townscape and heritage characteristics, including views, vistas and topography;
- d). Includes high quality and creatively designed public realm that utilises measures such as bespoke street furniture, memorable features and incidental play spaces;
- e) Is visually attractive, appropriate and possesses a high standard of architectural and landscaping quality;
- and f) Is, where appropriate, communicated clearly with the use of innovative new visual tools to promote better design and quality, helping to make sure new development fits in with its surroundings.

5. Designing for streets and spaces: New development should ensure that streets and spaces are attractive, safe, easy to use and navigate and that they encourage people to walk and cycle by:

- a) Relating to their context, with a balance being struck between place-making needs and vehicle movement needs;
- b) Prioritising the needs of pedestrians, cyclists and public transport users;
- c) Being active, overlooked, feeling safe and promoting inclusive access;
- d) Creating legible places which make it easy for people to find their way around;
- e) Ensuring that streets and spaces achieve continuity and enclosure within the street scene, being continuously enclosed by buildings, or by strong landscaping with well-defined public and private space;
- f) Ensuring that parking is well integrated and does not dominate the street scene;
- and g) Ensuring safe and easy access for emergency vehicles.

6. Designing for diverse and adaptable places: New development should ensure the creation of diverse, adaptable and flexible places that are easy to use and manage by:

- a) Creating distinctive and varied neighbourhoods which provide for local needs through a mix of uses, unit sizes and tenures;
- b) Mixing land uses and densities within settlements;
- c) Ensuring that streets, spaces and buildings can be used by all;
- d) Being able to adapt to changing social, environmental, technological and economic conditions, including the needs of an ageing society;
- e) Enabling flexible use and adaptation of new buildings to reflect changing lifestyles, having an adaptable layout for sites and/or buildings that takes into account the needs of future users;
- f) Ensuring that the evolution of the design of the scheme has been informed by early, proactive engagement with the community and the local planning authority;

g) Ensuring that cycle and vehicle parking and bin storage and collection facilities are fit for purpose, convenient, comfortable and easy to use and are in accordance with the parking standards set out in Appendix 4;

and h) Designing development so that it is easy to maintain and manage, including having clear demarcations between public and private spaces.

7. Designing for safer and healthier communities: New development should seek to create safer and healthier communities where people can enjoy a good quality of life by:

a) Ensuring that people feel comfortable and safe by seeking to design out antisocial behaviour and crime and reduce the fear of crime through the creation of safe environments that have regard to the principles of 'Secured by Design' including good natural surveillance, defensible spaces and other security measures;

b) Ensuring that there are no adverse impacts on the amenity of the wider environment, neighbouring uses and occupiers of the proposed development in terms of overlooking, loss of privacy, loss of light, pollution (including contaminated land, light pollution or emissions), odour, noise and other forms of disturbance;

c) Ensuring that design and layout promotes inclusive and accessible places, walkable neighbourhoods, social interaction, active travel, physical activity, contact with nature and high quality sports and play facilities which promote health and wellbeing;

and d) Ensure the design and use of the place allows for safe and easy access for emergency vehicles.

Policy EN16

The Council will apply national policy to development proposals which affect designated heritage assets. This includes Listed Buildings, Conservation Areas and Scheduled Monuments. National policy for designated assets will also be used to consider development proposals which affect the setting of designated assets.

Policy CS19

Policy CS19 – Promoting good design - All new development will be expected to contribute positively to local distinctiveness and sense of place, being appropriate and sympathetic to its setting in terms of scale, height, density, layout, appearance, materials, and its relationship to adjoining buildings and landscape features, and shall not cause unacceptable effects by reason of visual intrusion, overlooking, shading, noise, light pollution or other adverse impact on local character and amenities. All new developments will be expected to meet high standards of design that:

a) are sympathetic and make a positive contribution towards the unique character of Rutland's towns, villages and countryside;

b) reduce the opportunity for crime and the fear of crime and support inclusive communities, particularly in terms of access and functionality;

c) incorporate features to minimise energy consumption and maximise generation of renewable energy as part of the development (see Policy CS20);

It is concerning to note that there appears to be a mismatch between the care and attention with respect to the Ketton Conservation Area in the development proposals for Home Farm 2020/1254/MAF, and the relative lack of such care and attention to these matters on this site, despite both sites being in the same ownership.

3. Surface water drainage

The proposals state that surface water will be contained within the site by soak-aways and the use of permeable paving. However, given that the site is on a slope, and the land behind (2 sports pitches) is also on a slope, it is likely that volumes of water draining down through the site in heavy or continuous rainfall, will result in water flowing out of the site and across the road. The properties on the opposite side of the road have dropped kerbs and are on plots that slope down to the river, so will be likely to suffer even more instances of flooding from run off, and exacerbated by climate change.

A proper drainage pipe running under the opposite side of the High Street, all the way to Fishponds (to the NE) and thence into the River Chater, would safely convey all the run-off from this development and the proposed Crescent development (same developer).

Anglian Water states that the surface water strategy for this development, including disposal, is unacceptable; a feasible drainage strategy, including discharge solution, is required.

Therefore, the proposals as they stand do not satisfy **Policy EN5:** *Development proposals should demonstrate that water is available to serve the development and adequate foul water treatment and disposal already exists or can be provided in time to serve the development. Foul and surface water flows should be separated where possible. All planning applications should be accompanied by a statement of how surface water is to be managed and in particular where it is to be discharged, including allowing for climate change effects. Topographical survey information should be used to inform the layout and design of a development in consultation with the Lead Local Flood Authority. Surface water connections to the public sewerage network should only be made in exceptional circumstances. Water re-use and on site-attenuation and infiltration will be required as part of any new development wherever possible. Opportunities must be sought to achieve multiple benefits, for example through green infrastructure provision and biodiversity enhancements in addition to their drainage function. The long-term maintenance of structures such as swales and balancing ponds must be agreed in principle prior to permission being granted. Surface water management should be undertaken, wherever practicable through the utilisation of appropriate SuDS techniques which mimic natural drainage patterns, and where appropriate achieve net gains for nature through the creation of ponds and wetlands onsite or within close proximity. The Council will require the provision of SuDS techniques in all built development proposals and change of use applications, unless it is demonstrated to be technically unfeasible to provide a solution which follows SuDS principles. Details of the proposed SuDS measures must be provided in a Water Management Strategy (WMS), which must also identify long-term ownership and maintenance strategy for all elements of SuDS techniques proposed within a scheme, including adequate proposals for the regular maintenance and management of such measures over the life expectancy of the development. Major development proposal (schemes of 10 or more homes and site areas of 1ha or greater) should demonstrate that they can be implemented without detriment to the quality or quantity of existing water and the wider environment. Development proposals that significantly threaten ground water resources will not be permitted. Supporting documentation to accompany planning applications for major developments which explain how contaminated water arising during the construction process will be addressed. Mitigation measures will be required to minimise resultant pollution within new development. Ponds and wetlands will be encouraged where feasible, along with other SuDS measures such as infiltration trenches and filter drains.*

4. The re-routing of the permissive footpath from the High Street to KSCC.

The permissive footpath from the High Street to Ketton Sports and Community Centre should be retained in its original position and its permanent status confirmed. The footpath was originally instated to give a safe pedestrian access from the High Street into the sports complex without needing to negotiate walking up the South side of Pit Lane which has no pavement, or crossing the Pit Lane junction (which has very limited visibility for pedestrians) to access the pavement on the North side of Pit Lane.

The proposal re-routes the path along the estate road and then through a 4 foot wide alleyway between plots 16 and 17 to join the original route of the path into the Ketton Sports and Community (KSCC) complex.

The re-routed access may cause serious nuisance to future residents of the development; the footpath is currently very well used from early in the morning and into the evening, especially at weekends, also from visitors to the sports complex parking cars in the estate and using the alleyway as a 'short-cut'. Parking, and the numbers of people using the estate road to access KSCC, could be a considerable issue when fund-raising car boot sales take place at KSCC (3 times a year).

The estate road only has a pavement on its South side so pedestrians using it to access the sports complex will need to cross the estate road to the North side where there is no pavement or pedestrian refuge, and negotiate the cul-de-sac and any cars parked there, to reach the alleyway.

It is unfortunate that the advice to the developer was that the road serving the development should be deemed 'low' within the street hierarchy of Ketton and in this respect should demonstrate the characteristics of a lane (Design and Access Statement 3.5).

This is contrary to **Policy EN3:**

5. Designing for streets and spaces: New development should ensure that streets and spaces are attractive, safe, easy to use and navigate and that they encourage people to walk and cycle by:

a) Relating to their context, with a balance being struck between place-making needs and vehicle movement needs;

b) Prioritising the needs of pedestrians, cyclists and public transport users;

5. The loss of trees.

We note the comments from Ecology, and from the People's Trust for Endangered Species that the Preliminary Ecological Appraisal is incomplete with respect to the trees on site. It does not recognise the traditional orchard, a UK Biodiversity Action Plan Priority Habitat, nor provide a complete species list, and the arboricultural report contains inaccuracies and omissions.

It is proposed that half of the trees currently on the site will be felled, including some along the frontage; this will have an impact on the views across the site from the High Street and across the valley, and its contribution to the appearance of the Conservation Area in which it sits.

The orchard area contains several veteran trees, especially around the edge, some of which are unusual and local varieties. We would like to see as many as possible of these trees retained within the gardens of the proposed houses, along with TPO status, and a programme of grafting from the rare local varieties in order to preserve them.

The Design and Access Statement states "Enhance biodiversity and demonstrate how the development will contribute to delivering net biodiversity gain: existing trees and hedgerows will be retained and additional landscaping proposed to safeguard and enhance biodiversity through the site"

The biodiversity of this site will be greatly diminished by the proposed development. The proposals do not include any specific landscaping details that would mitigate this loss, let alone achieve any Net Biodiversity Gains.

Policy EN9:

The natural environment The Council will seek to achieve net gains for biodiversity and will proactively seek habitat creation as part of development proposals and will protect and enhance biodiversity, ecological networks and geological conservation interests across the County. Working in partnership with all relevant stakeholders, the Council will facilitate the conservation, enhancement and promotion of the County's biodiversity and geological interest of the natural environment. This includes seeking to enhance ecological networks and seeking to deliver a net gain on all proposals where possible. New development will be expected to maintain, enhance, restore or add to biodiversity. Opportunities should be taken to achieve positive gain through the form and design of development. The built environment should be viewed as an opportunity to fully integrate biodiversity within new development through innovation. All major development proposals must include an assessment of the potential impact of the development on the natural environment both on site and on the surrounding area, and identify measures to mitigate any potentially adverse impacts. This should include an assessment of the effects on any non-designated habitats that may be functionally critical to the integrity of sites designated for their nature-conservation value. Development proposals that cannot exclude the possibility of significant adverse effects on the integrity of any internationally designated site following an appropriate assessment, either alone or in combination, will not be permitted unless it is unequivocally demonstrated that there are no alternative solutions; that there are imperative reasons of overriding public importance for the development to proceed; and that all necessary compensatory measures are fully secured. Proposals that are likely to have a significant impact on sites designated, nationally or locally for their biodiversity and geodiversity importance; or on species populations or habitats identified by any relevant local Biodiversity Action Plan, Geodiversity Strategy or through the Natural Environment and Rural Communities (NERC) Act 2006 will only be permitted in exceptional circumstances: In the case of National Sites (alone or in combination) where the benefits of development in that location clearly outweigh both the impact on the site and any broader impacts on the wider network of National Sites. In the case of Local Sites (e.g., Local Wildlife Sites) or sites which meet the designation criteria for Local Sites, the reasons for development must clearly outweigh the long term need to protect the site or where appropriate mitigation, including the translocation of important species, can be satisfactorily incorporated into the development proposal. In exceptional circumstances where detrimental impacts of development cannot be avoided (by locating development to an alternative site) the Council will require appropriate mitigation to be undertaken by the developers or as a final resort compensation. Where none of these can be achieved then planning permission will be refused. Where any mitigation and compensation measures are required, they should be in place before any development activities start that may affect protected or otherwise conservation notable species. Planning permission will be refused for development resulting in the loss, deterioration or fragmentation of irreplaceable habitats, including

ancient woodland and aged or veteran trees, unless the need for, and benefits of, the development in that location clearly outweigh the loss or harm. 100 RUTLAND LOCAL PLAN 2018 – 2036 Planning permission will be granted for development proposals which:

- a) Deliver measurable net biodiversity gains on site where possible, if not on site within the immediate area;
- b) Provide habitat creation areas and tree planting on site;
- c) Provide the appropriate level of protection to legally protected sites and species (in accordance with the most appropriate statute or national planning policy);
- d) Protect ancient woodland, other irreplaceable habitats, and aged or veteran trees found outside ancient woodland except where the need for and benefits of the development in that location clearly outweigh the loss;
- e) Maintain and where appropriate enhance conditions for “priority habitats and species” identified in the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- f) Maintain and where appropriate enhance recognised geodiversity assets;
- g) Maintain and where appropriate enhance other sites, features, species or networks of ecological interest and provide for appropriate management of these;
- h) Maximise opportunities for the restoration, enhancement and connection of ecological or geological assets, particularly in line with the Leicestershire, Leicester and Rutland Biodiversity Action Plan;
- i) Identify measures to avoid and/or reduce any potentially adverse impacts on the natural environment to acceptable levels (commensurate with the status of specific sites where applicable);
- j) Do not result in significant harm to sites of local importance for biodiversity or geodiversity, unless appropriate mitigation or compensation measures are in place which result in equal or greater value being created;
- k) Does not result in the loss of trees and hedgerows of biodiversity importance unless it is demonstrated that the trees and hedgerows are dead, dying, diseased or dangerous;
- and l) Mitigate against any necessary impacts through appropriate habitat creation, restoration or enhancement on site or elsewhere.

Long Paddock (the area beyond the NW boundary of the Home Farm development site) is in the same ownership as the Home Farm development site, the Crescent development site and this site.

Ketton Parish Council was informed by the Land and Planning Director for Balfour Beatty that there is the potential to plant a new, publicly accessible, community orchard on Long Paddock, in partial mitigation of the proposed destruction of the traditional orchard on this site.

If the development proposals do result in the destruction of the traditional orchard, we would be in favour of this new, publicly accessible, community orchard on Long Paddock. However, we would see it essential that the new orchard is transferred to a trust (or Ketton Parish Council) in order that it should be for the community in perpetuity.

6. Sustainability

The Design and Access Statement, section 2, suggests that, by car, the A1 can be reached in 4 mins and Stamford Train station in 10 mins. This does not factor in speed limits, peak hour congestion in Stamford and ‘backing up’ on the A1 slip road.

The Transport Assessment, section 2, cites the bus service and train services, demonstrating the sustainability of this location.

However, the buses do not run on Sundays, the times do not link with train times in Stamford, the first bus to Stamford leaves Ketton at 8.15am, and the last bus to leave Stamford for Ketton is at 17.40 (therefore unsuitable for commuting by train, or even reaching secondary schools in Stamford on time). There is no direct public transport to Oakham to access the county offices at Catmose.

Stamford train station is 750m from the bus station and the 60 parking places are inadequate for the current usage (a problem that will only increase with the proposed new developments in Stamford). Parking in Stamford as a whole is already a problem. Cycle parking at Stamford Station is minimal, and not secure as it is outside of the station, and very limited (approx. 8 to 10 spaces).

The Ketton and Tinwell Joint Neighbourhood Plan Survey found that the car was the main form of transport for work (50%), shopping (90%), and leisure (over 50%), and that bus, taxi and Call Connect usage was very low.

The Transport Assessment 2.7 states that the site is within walking distance of a range of shops and services; there is only one shop/Post Office in Ketton.

The number of 2 way vehicle movements generated by the proposed development is likely to be an under estimate since the data on which it is based was from the 2011 census (now 10 years out of date) and TRICS counts taken in suburban and edge of town areas where there is likely to be better public transport and cycling infrastructure, and more local shops and services, and so fewer vehicle movements.

The traffic speed survey (Transport Assessment 2.19) was undertaken between 10.15am and 11.50am on a Thursday morning in August 2020. A more realistic picture of traffic speeds in this location would necessitate a survey during term time and at commuting and school run times.

There is no indication of how houses are to be heated; under the government's current plans, there is a gas and oil boiler ban in new build homes from 2025.

Heat pumps are most efficient when coupled with underfloor heating and so this, together with any ground source heat pump works, will need to be factored in during construction. Air source heat pump external units need to be positioned carefully on the outside of dwellings so as to avoid noise nuisance to neighbours.

There is no mention of electric vehicle charging points, or even passive wiring for future connection of electric vehicle charging points, as required in **Policy EN4**:

**All new development should demonstrate how they can support low-carbon travel and will be expected to meet the following requirements for electric vehicle charging points. Houses - one dedicated electric vehicle charging point per house with garage or driveway within the curtilage of the property. Flats - at least 10% of parking bays should be provided with dedicated electric vehicle charging points. All other parking spaces to be provided with passive wiring to allow future charging point connection.*

It is an expectation of the Local Plan that FTTP will be provided to each home (**Policy SC3**). There is no mention of this in the application.

Policy SC3: *Fibre to the Premises (FTTP) is considered to be essential infrastructure and vital to the delivery of sustainable development. Proposals for the following types of development will be expected to deliver FTTP:*

- 1. All residential and employment schemes on sites allocated in this Local Plan*
- 2. Residential schemes promoting 10 or more new dwellings.*

7. The cumulative effects of all 3 High Street development proposals

If all 3 sites are built out as proposed it will result in 86 more houses along a 600m stretch of the High Street, and a possible increase in population of at least 10%. The pressures of this extra population on the school, sewerage system, traffic through the village and on local doctors' surgeries will be considerable.

If all 3 sites are being built out at the same time, or even consecutively, this will cause extra HGV traffic, contractor vehicles, noise, dust, mud etc over many months. It will be essential to ensure that all construction traffic approaches Ketton from the East (A1 direction) in order to prevent heavy traffic, including HGVs, travelling from the West, through the main part of the village which includes the school, library, crossroads, and very narrow pavements, often only on one side of the road only.

8. Other issues.

The traffic speed monitor is currently situated across the proposed entrance and will need to be repositioned at the expense of the developer and in consultation with Ketton Parish Council.

The proposal states that there are 'no known archaeological remains'. This is because there has not been an archaeological Impact Assessment, which is important for a site within the historic settlement core of the village.

There is no mention of the fate of the small stone built summer house on NW boundary of site, which is a heritage feature of the site.

No plans have been proposed to provide root protection for the trees on the plot boundary, or protection for the 2 to 3m high, 50m long stonewall on the SW boundary, during construction work.

Please note Ketton Parish Council's response to RCC's Local Plan Review 2016 – 2036, submitted in 2017, with respect to Policy RLP12 Sites for Residential Development Ket 06 Adjacent to Chater House:

'Environmental – site includes a traditional orchard with 37 fruit trees, 15 of which are likely to be 70+ years old – this should be included in the Area of Important Open Space for its value in terms of biodiversity and the potential for protected species. Both Natural England and the Dept for Communities and Local Government recognise traditional orchards as priority habitats for the UK Biodiversity Action Plan. There is a permissive foot path to Ketton Sports and Community Centre on the Eastern border. This is an essential pedestrian access from the High Street, which obviates the need to take the long route via Pit Lane (blind corner and no foot way on the same side of the road as the sports complex). This should become a public foot path/right of way if the site is developed.'*

*Most of the site (but not the orchard) was designated as An Important Open Space in the Rutland Local Plan. This designation was removed when the site was put forward during RCC's 'Call for Sites'.

Photo to go with 2. Building materials, designs and heights. View of Chater Field, circled, from the SE across the Chater Valley.



7. **To note correspondence received**
None
8. **News items to be included in Council News Page**
None
9. **Discussions/proposals by Councillors of items to be tabled on future Agendas**
Discussion of section 106 and CIL in relation to planning in general and to affordable housing in particular.
10. **Any other Urgent Business - To receive items previously notified to the person presiding**
Please can the Clerk contact RCC planning to request that KPC Planning Committee be kept informed and consulted at every stage of the process pertaining to decisions, amendments and conditions for the following applications: 2020/1263/MAF, 2020/1262/MAF and 2020/1254/MAF?
11. **Closure of meeting at 9.00pm and confirmation of date of next scheduled meeting as Tuesday 2 February, 2021 at 7.30pm**

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associated with the Aldgate Bridge Pumping Station.
Blocked dykes along the verges of Steadfold Lane, as well as run off from the fields to the West of the Stamford Road houses, seem to have contributed to the Steadfold Lane flooding.
Cllr Sinclair Rogers is to contact Matt Walker from Anglian Water to request that a senior person from Anglian Water attends our March Full Council Meeting to talk to us and to be available for questions.

11. **Closure of meeting at 8.15pm and confirmation of date of next scheduled meeting as Tuesday 16 February, 2021 at 7.30pm**

MINUTES

Highways and Open Spaces Committee

Minutes of the Virtual Meeting of Ketton Parish Council Highways and Open Spaces Committee *(Under Delegated Powers) held on Wednesday 3 February, 2021, at 7.30 pm*

Present: Cllrs Warrington, Couzens, Southern, Wright, Lyons, S.Rogers, & the Clerk
Adam Cade, Chairman of Ketton Green Spaces Group was also present.

1. **To receive and approve Apologies for Absence**
None
2. **To receive Declarations of Interest, Dispensations and Additions to Registers**
(Section 27 Localism Act 2011): **None**
3. **To approve and sign Minutes of the H & OS Meeting from 6 January, 2021**
Cllr S.Rogers proposed that the minutes of 6 January were a true and accurate record, which was seconded by Cllr Lyons, and unanimously agreed by the Committee.
The Minutes were approved and signed.
4. **To receive any Matters Arising from the Minutes:-**
The quote from the stone mason for the repairs to the cemetery boundary wall & one grave were approved.
5. **Questions from Members of the Public:-** **None**
6. **Churchyard/Cemetery**
Nothing to report.
7. **Hall Close**
To discuss funding sources for future play equipment replacements.
The Committee thanked Adam Cade for researching outdoor gym equipment for the play area in Hall Close & obtaining quotes. Adam has created an online survey to gather residents' views on current facilities in Hall Close & proposed new equipment, the response has been good & is providing very useful feedback. The Committee agreed that funding of up to £15k will be sought for the proposed refurbishment, which should include a replacement basket swing & possibly a new slide to replace the large green plastic slide & additional seating. The quotes received for outdoor fitness equipment, will be assessed, before making a recommendation to be approved by Full Council. Cllrs approved in principle installing the equipment between the MGGA & junior play area.
It was also discussed and agreed that we ask the Full Council for an allocation of £1000 from the extra Covid monies and ask the Whitebread Trust for assistance - initially in the sum of £1500.
A further application for grant funding could be made at a later date for a multi-use outdoor shelter.
8. **Parking & Speeding**
8.1 40 Mph Transition Zone - Luffenham Road
Cllrs received an update from Cllr Wright on the draft proposal for a 40mph transition zone or the installation of traffic calming measures outside the entrance to the Green Burial Site on Luffenham Road, Ketton.
Cllr Wright will draft the proposal, in consultation with Cllr Warrington. **Cllrs Wright & Warrington**

The Aldgate Parking Review has been completed & the scheme proposal has been submitted to RCC for consideration.

9. **Notices & Correspondence**

None

10. **News items to be included in Council News Page**

The minutes will be forwarded onto Cllr Cade to decide which items to include in the news page.

11. **Agenda items for next meeting**

None

12. **Any other Urgent Business**

Cllrs thanked Ronnie Burt, Ketton's Flood Warden, who took action recently to help alleviate flooding on Steadfold Lane & Stamford Road, by digging out the relief channel that goes into the ditch & digging another channel closer to the A6121 (behind where the road drain is located), to allow flood water to drain away. C.Cllr Gordon Brown is liaising with RCC to ensure that urgent action is taken to prevent further flooding in this area.

Cllr S.Rogers informed the Committee that an additional black bin has been installed in both Stamford Road laybys, but RCC's waste contractor needed to be reminded of the necessity of emptying the bins in both laybys, when they are doing their general waste bin round.

13. Meeting closed at 8.35pm and the next meeting date was confirmed as

Wednesday, 3 March, 2021 at 7.30pm

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KETTON PARISH COUNCIL
MINUTES OF PLANNING MEETING

Minutes of a virtual Meeting of Ketton Parish Council Planning Committee (Under Delegated Powers) held at 7.30pm, Tuesday 16 February, 2021, remotely

Present: Cllrs Mary Cade, Simon Forster, Alison Couzens, Dave Phillips, Michael Wright, Sinclair Rogers & Monty Andrew

1. **To receive Apologies for Absence**

None

2. **To receive Declarations of Interest and Additions to Registers**

[Localism Act 2011]

Cllr Monty Andrew declared an interest in anything to do with the Gospel Hall application as he is a neighbour.

3. **To approve and sign Minutes of the Planning Meeting held on 2 February, 2021**

The Minutes were approved as an accurate record and signed. Proposed by Cllr Monty Andrew.

4. **To receive any Matters Arising for information exchange and to note the decisions of RCC upon Applications previously submitted to Ketton Parish Council**

RCC Planning weekly list of applications validated and determined

2020/1057/FUL, Letter from RCC - Planning and Compulsory Purchase Act 2004, The Town and Country Planning (Local Planning) (England) Regulations 2012, Regulation 22: Submission of the Rutland Local Plan to the Secretary of State for Examination Noted

5. **To consider and comment upon the following Planning Application pertaining to tree works: works to trees subject to a tree preservation order (TPO) and/or notification of proposed works to trees in a conservation area:**

5.1 Application Ref: 2021/0141/CAT

2 Redmiles Lane, Ketton, Rutland, PE9 3RG

PROPOSAL: 1 no. Large walnut - Reduce height by 1.5m and reduce lateral branches by 1.5m to balance shape.

Application dated 9 February 2021

No objections – Good tree husbandry.

6. To consider and comment upon the following Planning Application:

- 6.1 Application Ref: 2020/1262/MAF
Land At The Crescent, High Street, Ketton, Rutland
PROPOSAL: Erection of 50 dwellings together with associated access, parking and landscaping.
Additional documents dated 22nd January 2021 have been received by this Authority.
Application dated 2 February 2021
Objections - We appreciate notification of these new documents, and would like to comment as follows:
***There appears to be a considerable disparity between the number of soak aways planned for this development (only 2 soak aways, one on either side of the estate road), and the Home Farm development (a large network of soak aways) although both sites are in the same ownership. This disparity is further accentuated by the fact that all driveways on the Home Farm site are of permeable paving or gravel, whilst those on the Crescent appear not to be of permeable materials.**
We are concerned that all surface water draining towards the A6121 seems to be directed back onto the Crescent site by only 2 gullies. How will drainage water reach the River Chater which is the opposite side of the road?
***We would appreciate some clarification as to which body is responsible for ensuring that surface water drainage systems do not result in flooding in other areas. The Environment Agency, who had nothing to comment, Anglian Water who previously commented that the plans were unacceptable or RCC as the Lead Local Flood Authority?**
- 6.2 Application Ref: 2020/1479/LBA
1 Stocks Hill, Ketton, Rutland, PE9 3TF
PROPOSAL: Full repair and reroofing of the principle / front roof slope with Collyweston slate and full repair and recovering of rear roof slope in Imitation Collyweston slate.
Application dated 10 February 2021
No objections

7. To draft a response to the Government consultation 'Right to Regenerate' comments Right to Regenerate: reform of the Right to Contest - GOV.UK (www.gov.uk) – deadline March 13
Response to follow after final agreement by planning committee.

8. To receive feedback from Cllr Dave Phillips on Planning training course

Some points that could be useful in our decisions:

* All Government planning policy is contained in a 60 page document known as the National Planning Policy Framework NPPF (revised in 2019). A subsidiary document, Planning Practise Guidance, acts as a 'user guide'

* As a planning committee it is our duty to ensure that 'use of land is in the public interest'; we need to represent on behalf of the public, even if the 'public' is a single neighbour who may be adversely affected by a planning application.

* Are we aware of the different types of planning applications? Outline planning applications (principle), Reserved matters approval (details), Full applications, Applications to discharge conditions, Variations of conditions.

It is possible for a Neighbourhood Plan to stipulate that outline planning permission will not be acceptable under any circumstances.

*Regulation 123 is the list of 'spending wishes' for CIL, that goes to RCC.

*Section 106 is a legal agreement between the planning applicant and RCC.

*RCC is a Lead Local Flood Authority LLFA. LLFAs prepare and maintain a strategy for local flood risk management in their areas, coordinating views and activity with other local bodies and communities through public consultation and scrutiny, and delivery planning. They are responsible for managing the risk of flooding from surface water, groundwater and ordinary watercourses and lead on community recovery. They are also responsible for maintaining a register of flood risk assets and surface water risk.

* As part of our ongoing training we should be encouraged to sit in on (or even take part in) planning appeals, including those in other authorities.

*Plans to extend Augean's Waste Facility at Kings Cliffe were sent to us for comment as part of local authorities' commitments to cross border cooperation.

9. To note correspondence received

None

10. News items to be included in Council News Page

None

11. Discussions/proposals by Councillors of items to be tabled on future Agendas

March 2nd – Draft Design Guidelines for Rutland and South Kesteven; March 16th – CIL, Section 106.

12. **Any other Urgent Business - To receive items previously notified to the person presiding**

None

13. **Closure of meeting at 9.15pm and confirmation of date of next scheduled meeting as Tuesday 2 March, 2021 at 7.30pm**

The reports were adopted and received.

Proposed by Cllr S.Rogers, seconded by Cllr Phillips & unanimously approved.

2021/02/10 To discuss & agree in principle, the proposed installation of outdoor fitness equipment in Hall Close & the allocation of £1000 from council reserves towards the funding bid

Council agreed in principle to the proposed installation of outdoor fitness equipment in Hall Close & to allocate £1000 from council reserves towards the funding bid. Cllr Warrington explained to Cllrs that 11% match funding is required towards the funding bid. An application for a grant will also be made to The Whitebread Trust once the project has been fully costed.

Proposed by Cllr Warrington, seconded by Cllr Edis Payne & unanimously approved.

2021/02/11 To discuss recent flooding on Steadfold Lane/Stamford Road

Flooding recently occurred on Steadfold Lane/Stamford Road, which was alleviated by the quick actions of our Flood Warden Ronnie Burt, who personally cut grips into the Steadfold Road grass verges to help drain water. Ronnie is liaising with C.Cllr Gordon Brown, who stated that RCC Highways will carry out further work on the grips all the way up Steadfold Lane to minimise the water coming down the road.

This will have a twofold impact in that less water will end up at the bottom, but also less silt as well which has been causing the problem with the drain in the lay-by. RCC will also clean the gulleys on Stamford Road and the adjoining landowner has agreed to clear their ditch.

2021/02/12 To receive an update on the Ketton & Tinwell Neighbourhood Plan steering group

Cllr Cade gave an update on the Ketton & Tinwell Neighbourhood Plan steering group, which has appointed a consultant, who is helping to get the plan 'into shape' and legally compliant.

Due to delays caused by the pandemic and with the new Local Plan, the steering group has revised their completion timetable, and now aims to present the public referendum in 2022.

2021/02/13 To receive a report from the sub-committee tasked with evaluating & formulating proposals for the future use of the Ketton Library site.

Cllrs have formed a working group to explore the potential options for the Ketton Library site.

Cllrs & RCC will continue to discuss the options for the Library building & the estimated running & maintenance costs of the building.

2021/02/14 Annual Parish Meeting, to be held remotely on Wednesday 24 March

The APM, will be held remotely on Wednesday 24 March. The agenda will be formalised nearer to the meeting date.

2021/02/15 A Councillor to attend the next monthly County Councillor's Surgery (to be held remotely)

Cllr Robinson will attend the next monthly County Councillor's surgery on Saturday 6 March, 2021 from 10.00 to 11.00 am. This meeting will be held remotely.

2021/02/16 News items to be included in Council News Page

The minutes will be forwarded onto Cllr Cade to decide which items to include in the news page, which will be published on Ketton News, the website & in the parish notice boards, as St Mary's Church Magazine is not currently being produced.

2021/02/17 External items from outside the parish, including reports from any external meetings attended

Cllr Cade attended a Virtual Climate Emergency Action Day for Local Councils in December 2020 and briefed cllrs on the meeting.

Cllr Cade also attended a presentation on the Rutland and Stamford Sound Community Radio Project on Feb 11th.

2021/02/18 To note correspondence as received and to allocate actions to relevant Committees as appropriate

The correspondence was noted as received, and allocated to the relevant Committees as appropriate to action.

In coming

Mrs J Pheasant

Letter regarding parking in Stocks Hill

Out going

Mrs J Pheasant

Letter regarding parking in Stocks Hill

2021/02/19

To receive and note future Agenda items from Councillors

None

2021/02/20

Any other Urgent Business

To receive items of urgent business which have previously been notified to the person presiding

To receive an update on action taken following flooding on Steadfold Lane/Stamford Road

C.Cllr Gordon Brown will contact RCC regrading bins not being emptied in Aldgate & Edmonds Dive.

2021/02/21

**The meeting closed at 9.20pm & the next virtual meeting date is confirmed as
Wednesday, March 17th, 2021 at 7.30pm (via Zoom)**