

Public Document Pack



Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.
Telephone 01572 722577 Facsimile 01572 758307 DX28340 Oakham

Ladies and Gentlemen,

A meeting of the **PARISH COUNCIL FORUM** will be held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on **Tuesday, 20th October, 2015** commencing at 7.00 pm when it is hoped you will be able to attend.

Yours faithfully

Helen Briggs
Chief Executive

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at www.rutland.gov.uk/haveyoursay

A G E N D A

1) WELCOME AND INTRODUCTION BY THE CHAIRMAN OF THE COUNCIL

2) APOLOGIES FOR ABSENCE

3) NOTES OF THE LAST MEETING

To confirm the Notes of the Parish Council Forum held on 27 July 2015.

4) MATTERS ARISING FROM THE LAST MEETING

To discuss any matters arising from the Parish Council Forum held on 27 July 2015.

5) "TALKBACK"

To receive updates from parish representatives on organisations they represent which might be of interest to other members of the Forum.

6) WOODLAND TRUST

Nick Sandford, Government Affairs Officer – Local, The Woodland Trust.

30 minutes for presentation and questions

7) TRANSPARENCY CODE AND FUND AND OTHER UPDATES

Jake Atkinson, Chief Officer, LRALC

30 minutes for presentation and questions

8) CONSERVATION AREAS

Dave Trubshaw, Conservation Officer, Rutland County Council

30 minutes for presentation and questions

9) LOCAL PLAN REVIEW ISSUES AND OPTIONS CONSULTATION

Brett Culpin, Community Infrastructure and Planning, Rutland County Council

20 minutes for presentation and questions

10) PARISH BRIEFING PAPER

To receive the Parish Briefing Paper (20 October 2015) on issues currently affecting Rutland (to be circulated at the Forum).

Parish Clerks and Representatives are asked to display the document on parish notice boards.

11) ANY OTHER BUSINESS

To consider any other items of business which parish representatives may wish to raise.

12) DATES OF FUTURE MEETINGS

Thursday 28 January 2016

Monday 18 April 2016

Potential agenda items for the Parish Council Forum should be sent to Corporate Support, Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP, or emailed to corporatesupport@rutland.gov.uk

‘Life’s Better With Trees’

3

Nick Sandford,
Government Affairs Officer (Local)
Woodland Trust



Agenda

- Woodland Trust – who we are and what we do
- The benefits of trees and woods
- Delivery of woodland creation
- Community ownership
- Neighbourhood planning





The Woodland Trust

Conservation charity formed 40 years ago in Devon

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Now own over 1,000 sites across UK covering 20,000ha

Own four woods in Rutland covering 86 hectares

Approx 400,000 members & active supporters



Our Vision

A UK rich in native trees and woods, for people
and wildlife



3 key aims



To enable the creation of more native woods and places rich in trees



To protect native woods, trees and their wildlife for the future



To inspire everyone to enjoy and value woods and trees





The unique range of benefits of trees, woods and forests

- Wildlife
- Health & wellbeing
- Climate change
- Water benefits
- Economy
- Sustainable communities

∞



Health and wellbeing

"Access to green spaces is associated with better mental and physical health across socioeconomic groups."



6

"Defra will lead a national campaign to increase tree planting throughout England, particularly in areas where tree cover would help to improve residents' quality of life and reduce the negative effects of deprivation, including health inequalities."

White Paper - Healthy Lives, Healthy People; Dept of Health, Nov 2010



Evidence

- In Glasgow, 1,300 extra deaths each year in areas with poor green space provision
- People living far away from green spaces are 27% more likely to be overweight or obese
- Cost to economy of physical inactivity is £8.2 billion a year
- Trees enhance mood, improve self esteem and reduce blood pressure
- Environmental volunteering including tree planting is as effective as aerobics in improving fitness

Water benefits:

Water quality

Flooding



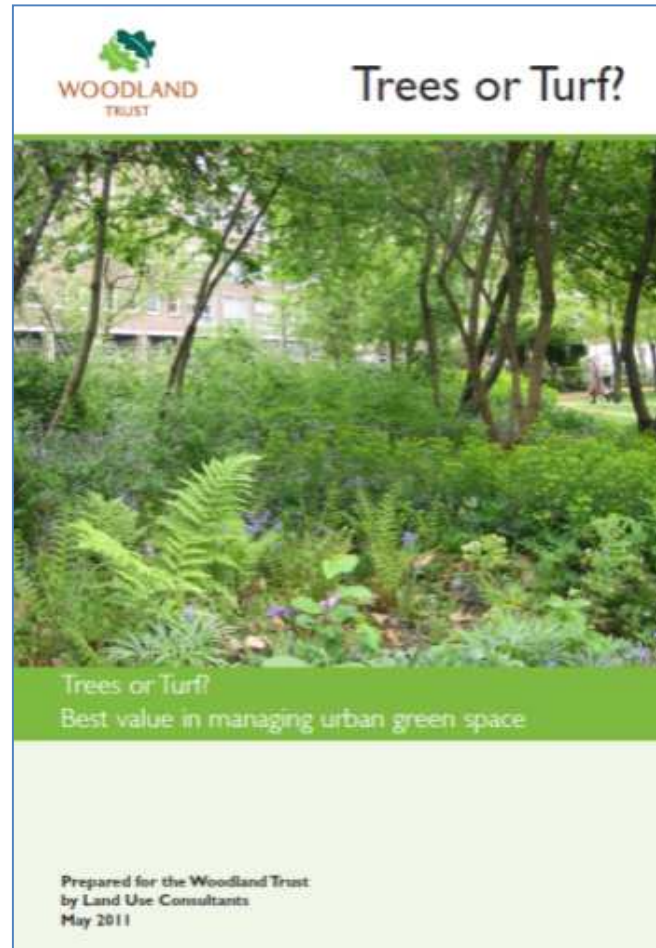


Sustainable communities

Woodland related activities encourage a sense of community and contribute to a sense of well being



Trees can help save money



- People need trees and woods near to their homes
- Woodland Trust “Access to Woodland Standard”
- Only 9% of people in Rutland have a small wood within walking distance of their homes



Contact us

Log in



Tree Planting Challenge

part of the JUBILEE WOODS project

Home

About Jubilee Woods

Fundraising

Latest news

Regional appeals

See what you can do

What's happening near you?

Buy a tree & planting advice

Corporate partnerships

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first name...

last name...

email address...

REGISTER

Free Tree Packs

Help us plant one million trees in just one month to mark the Queen's accession to the throne, by applying for one of 2,000 FREE tree packs to plant in 2012 - [Apply for yours today...>>](#)

Community Tree packs

Royal Jubilees are always a great excuse for a party. This Jubilee, you can celebrate and have fun with your community in a way that leaves a lasting legacy by planting a free pack of trees from the Woodland Trust.

Tree packs come in three sizes:



Small
(60 saplings)

Perfect for creating a

What's in the packs?

Small packs come in a choice of two themes, either to plant as a hedge or copse, while medium and large packs have four themes to choose from: Wildlife, Year-round colour, Wood Fuel and Wild Harvest. Each pack contains a Royal Oak Sapling, grown from seeds gathered from Royal Estates, to celebrate the Queen's Diamond Jubilee. Trees supplied are young saplings about 20-40cm high.



Small Copse

20 of each silver birch, rowan, wild cherry plus a royal oak sapling.



MOREwoods



MOREwoods

What trees and woods do for you

Wildlife: Woodland is one of our richest habitats. Planting more woods and trees, particularly trees in existing woodlands, will help create more spaces for wildlife and support their conservation in the current climate.

Wood fuel and energy: Well-managed wood-briquetted energy woodchips should produce about 5 tonnes of air-dried wood per hectare per year, while other wood products can reduce heating costs by as much as 40 per cent.

Hard to work areas: Keep quality land in production and integrate trees by planting in field corners, or areas that are difficult to access or grow.

Weatherwise: Woodlands on farms offer protection for crops and help reduce water loss from soils and plants, particularly in dry years. They also help manage populations of pollinating insects, particularly where the woodland is managed into existing hedgerows.

Welfare and climate: Trees planted for livestock welfare productivity by reducing heat stress in summer and cold factor in winter, helping maintain animal welfare standards through oxygen and climate change.

River Management and River Healing: Trees can assist in controlling flood peaks, down stream and they help to cooling streams and rivers through shade, improving habitats for fish and other wildlife.

Beach: Avoid the practice of growing your own trees from seed.



The Jubilee Woods Project

To celebrate the Queen's 2012 Diamond Jubilee of Queen Elizabeth II, the Woodland Trust is joining foresters, communities, schools and local clubs together to plant a million trees as a lasting and meaningful tribute.

You can create a special Diamond Jubilee Wood that can last to give tribute to a particular person or place.



WOODLAND TRUST

Want to know more?

The Woodland Trust is the UK's leading woodland conservation charity. We care for over 1,000 woods on our own estate and have helped create more than 1,000 new woods for people and wildlife.

You can help support our vital work by becoming a member from just £175 a month.

www.woodlandtrust.org.uk/membership

Registered office: The Woodland Trust, Kingston Way, Boreham, Littlehampton, BN27 1LL.

The Woodland Trust is a registered charity no. 1414245 and no. 11245888. A company limited by guarantee. Registered in England no. 0848451. Charities 4075, and 9173, Main Office: Forest in Wood Lane @ 0800 1111.

A simple scheme to help you create your own new woodland

www.woodlandtrust.org.uk/MOREwoods

Is nothing quite like creating new woodland; a growing asset provides habitat for wildlife and turns your land with a valuable source of wood fuel, natural materials and more.



To help people throughout England enjoy the benefits trees and woods bring, we created a simple scheme called MOREwoods.

Our expert team provides specialist, tailored advice, helping you access grant funding and regional support and so forth.

Wood Trust has already helped hundreds of landowners in 18 areas over 100,000 acres of new woodland schemes. If you are interested in making new wood part of your land, contact us on 0800 251 5455.

12 years, from tree-planting to establishment and ensuring a productive landscape and creating new where you can value and enjoy it.

How does the scheme work?

MOREwoods is available to landowners in England who have a minimum of one hectare (2.5 acres) of land to plant. The scheme, administered and co-ordinated by a number of smaller sites.

We offer expert advice and guidance on creating new woodlands on all aspects. We can only create funding when applicants are willing to make a contribution to the costs. This can be through planting the trees yourself, making a financial contribution or by working with us to access Forestry Commission grants.

All approved applicants will be visited by one of our expert advisers, who will check your land is suitable for planting and advise on species selection, protection and design. We take great care to select planting on sites which have existing conservation value so again this financial support will help where your new trees flourish and remain healthy.

To find out how we can help you plant trees, contact the team on 0800 251 5455 or morewoods@woodlandtrust.org.uk



Before



During



After



New woodland in 12 years

How do we help landowners get planting to achieve the best results? Call 0800 251 5455 or email morewoods@woodlandtrust.org.uk

Can this new landscape create jobs?

Over 1,000 new jobs have been created and 1,000 new jobs have been created in the woodlands. It is a testament to the value of planting trees and the way we can create jobs in the countryside.

How do we help landowners get planting to achieve the best results? Call 0800 251 5455 or email morewoods@woodlandtrust.org.uk

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The First World War Centenary Woods project

All those who made sacrifices in the First World War did so in the hope of securing a brighter future for future generations.

In this 4-year centenary period, we can't think of a better way to give thanks for this than by doing the same - we're creating thousands of acres of life-giving native woodland, as a permanent legacy for the whole country.



a thank you
on a scale
only we can
deliver

No-one else can give thanks quite like this. Our Centenary Wood project is a fitting national commemoration of the First World War, with HRH the Princess Royal as our Patron.

Above and beyond this, it's an important conservation project that will ensure the future of millions of trees and the flora and fauna they support.

By 2018, we will have:

- Created **four life-giving national woods** in England, Northern Ireland, Scotland & Wales
- Enabled people to **dedicate trees** in each wood, to everyone they wish to give thanks to
- Given thousands of **tree planting packs** to schools and local communities
- Enabled the **planting of 3 million trees**
- **Involved 1 million children**

It's the biggest, most ambitious planting project in our entire history - and we really need your help.



Community Woodlands Pilot

November 2015 – October 2017

Our ambition is to deliver support direct to communities, primarily but not exclusively in the north of England

We will:

- Provide start up grants of £500 for at least 40 communities
- Provide project support grants of £10,000 for at least 10 communities
- Employ a Community Woodland Officer to deliver direct support
- Run community training workshops as part of a knowledge share partnership
- Create an online map of grant funded projects





Common Wood, Buckinghamshire 13 Years Community Ownership



Neighbourhood Planning

- Forms part of the development plan
- Over 1000 in progress so far
- Approx 100 plans finalised

EN5: Trees

Development that damages or results in the loss of ancient trees or trees of good arboricultural and amenity value will not normally be permitted.

Proposals should be designed to retain ancient trees or trees of arboricultural and amenity value.

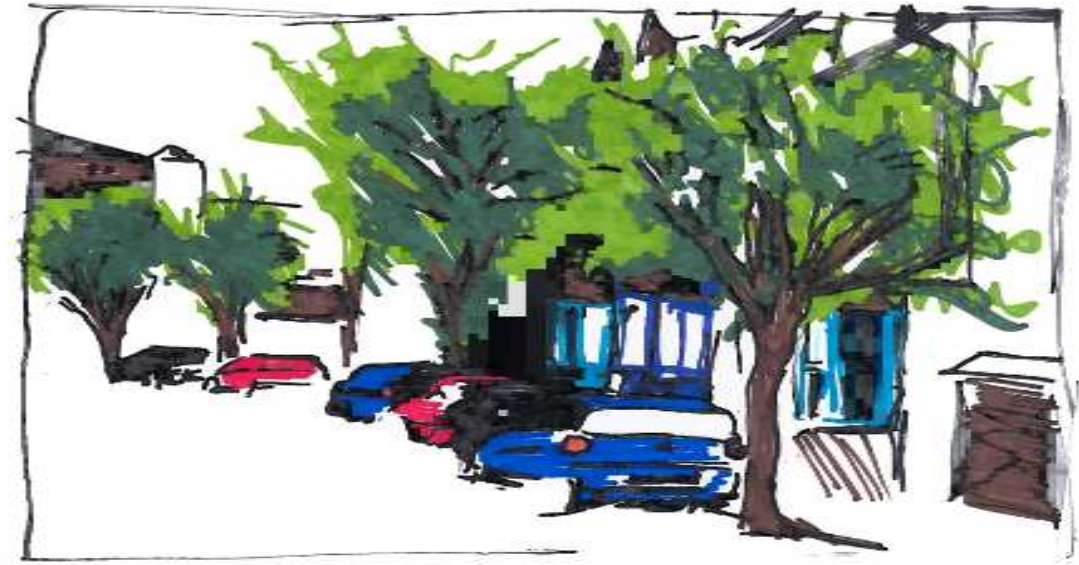
Proposals should be accompanied by a tree survey that establishes the health and longevity of any affected trees.





- Home
- About us
- VisitWoods
- Plant trees and woods
- Why woods matter
- Campaigning
- Take action now!
- Shape the future for the public forest estate
- Campaigns News
- WoodWatch
 - > WoodWatch toolkit
 - > Woods under Threat campaigns
 - > WoodWatcher campaigns
 - > **Neighbourhood Planning**
- Our Views and Policy
- Support us
- Take part
- Latest news
- Kids and schools
- Shop
- OUR TREES NEED HELP
- Email this page
- Print this page

Neighbourhood planning hub



Get the most out of your neighbourhood plan – put trees in it!

Imagine your world without trees. Imagine there were no trees in your neighbourhood. Imagine you can't protect your local wood.

Neighbourhood plans are one way to look after your woods and trees. The Localism Act introduced new rights and powers to allow local communities to shape their community by coming together to prepare neighbourhood plans.

Neighbourhood plans have real status; they will carry the same legal weight as local plans prepared by Local Planning Authorities.

Your plan is your opportunity to shape your communities future; From the location of new homes and businesses to the protection and creation of new woodland and green spaces. Your neighbourhood plan will focus on the issues that are important to your local area. Each plan will be unique some will only consist of one or two policies focusing on a specific issue of local concern whilst others will be much larger, more like mini local plans with policies tackling a broad range of concerns.

 [Read more about our latest case study](#)

“The best time to plant a tree was 20 years ago

The second best time is now!”

Chinese proverb





www.woodlandtrust.org.uk

nicksandford@woodlandtrust.org.uk

Thank you for listening



Transparency Code & more...

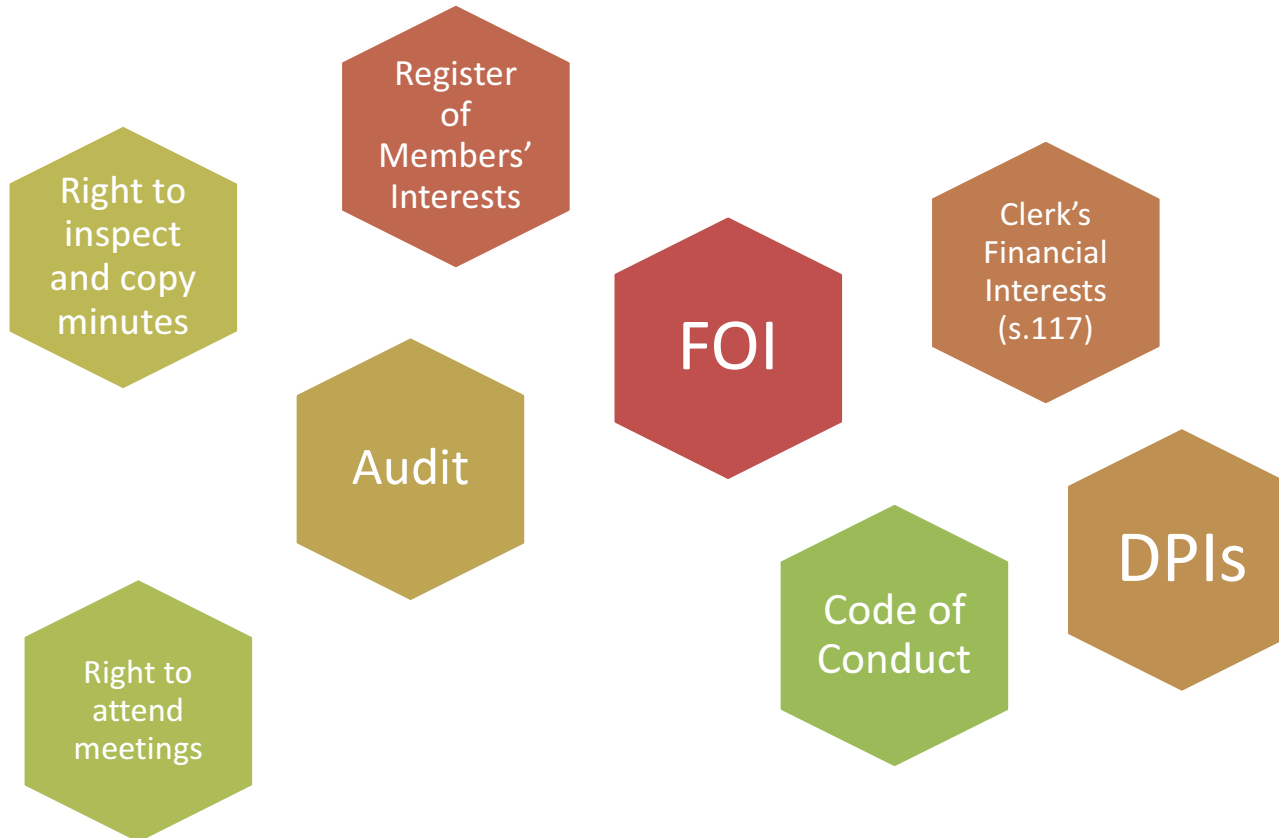
Jake Atkinson, Chief Officer,
Leicestershire and Rutland CALC

Shout out!

**What already exists that makes parish councils
open and transparent?**

(e.g. examples of procedures, processes,
legislation, best practice etc.)

Examples



Not a new agenda....

In other words, this is not new; it is a continuation of the framework that parish councils have worked with for decades.

New Legislation

The new legislation includes...

- **Publicity Code for Local Gov** (Mandatory March 2014)
- **The Openness of Local Government Bodies Regulations 2014** (Mandatory August 2014) – includes Filming, Social Media, Clerk decision making.
- **Transparency Code for Parish Councils** with a turnover not exceeding £25,000
- **Local Audit and Accountability Act 2014**
- **Local Government Transparency Code 2014** (£200k plus - not mandatory).

Background & Context

Transparency is important now because...

- Parish councils are publicly funded public bodies
- The Coalition's Programme for Government promised to "*throw open the doors of public bodies, to enable the public to hold politicians and public bodies to account*".
- Eric Pickles' renewed focus (new requirements brought in within 3 weeks of election).

Background & Context

Transparency is important now because...

- Failure of discretionary codes
- Poor and/or criminal practice
- Keighley Town Council case – Mrs Mitchell
- Changes to audit
- New media and technology - YouTube

The Specifics

Transparency Code for Parish Councils with a turnover not exceeding £25,000

- Applies to parish councils with <£25,000 turnover
- Data must be published on a web site (open and free of charge)
- Removed from routine external audit from 2017/18

The Detail

Transparency Code for Parish Councils with a turnover not exceeding £25,000

- Rules apply now (since 1 April 2015)
- External audit the same for 2014/15, 2015/16 & 2016/17
- No change to internal audit
- From 1 April 2017 sector led body will appoint external auditor, although councils can opt out and appoint their own.

The Detail

Transparency Code for Parish Councils with a turnover not exceeding £25,000

- Annual publication of:
 - Expenditure over £100
 - End of year accounts (Section 1), governance statement (Section 2) & IA report (Section 4)
 - List of councillor responsibilities
 - Details of public land and building assets

The Detail

Transparency Code for Parish Councils with a turnover not exceeding £25,000

- Regular publication of:
 - Draft minutes of all council and committee meetings within one month after meeting
 - Meeting agendas and associated papers no later than three clear days before meeting

The Detail

Transparency Code for Parish Councils with a turnover not exceeding £25,000

- Publication on:
 - A web site which is publicly accessible and free of charge to view
 - Can be the council's own web site, a community web site that the council has pages on^(!) or the district/borough council's web site

7 Steps to Openness & Accountability

Step 1 - Learning/information gathering

Step 2 – Talk about it as a council

Step 3 – Get it on paper (list – plan – policy)

Step 4 – Organise/reorganise council's information

Step 5 – Take control of web site / e-mail etc

Step 6 – Implement and test

Step 7 – Monitor and review

The Fund

- The application form
- The guidance notes
- The FAQs
- The timescales:

Action	Deadline
Applications forms and supporting documents released by NALC	01/09/15
County Associations to send to all sub £25,000 turnover authorities	14/09/15
Authorities to return form to CALCs	14/10/15
CALCs to return first tranche of application forms to NALC	30/10/15
NALC to release funds for approved bids to County Associations	14/11/15
CALCS to transfer money to authorities	30/11/15

Help & Support

Councils can expect to receive:

- Further opportunities for briefing sessions
Guidance and updates from LRALC
- Official guidance from DCLG
- A share of the Transparency Fund (£4.7million over 3 years)
- Answers to your council's specific questions from LRALC/NALC in the usual way

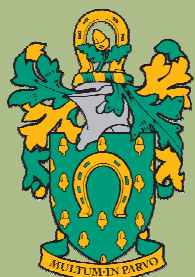
Other sector issues

- Business Rates – Share to be given to Parish and Town Councils? Govt considering NALC's ongoing campaign. Watch this space.
- Council Tax Support (CTS) grant – DCLG investigating passing on grant directly to local councils/making 'passporting' mandatory.
- “Capping” and the referendum principles - various models around top 100 charging local councils, DCLG consulting soon, decision by September for 5 years?
- Budget setting period 2016-17 commencing.

Other sector issues

- Changes to procurement rules (LTN 87) and new NALC model Financial Regulations
- Proposal to Government to allow non-cllrs to vote on N'hood Plan Committees.
- Local Audit and Accountability Act; changes to audit in 2017 impact on ALL local councils.
- Local Government Ombudsman to cover PCs?
- Pension Auto-Enrolment
- Recording of Meetings
- Local Council Award Scheme (LCAS)

Any questions?



Rutland
County Council

Parish Council Forum 20th October 2015

Conservation Areas

David Trubshaw
Conservation Officer
Rutland County Council





What is a Conservation Area?

Rutland County Council is required to designate as a conservation area:

“Any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”.

(Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

(National Planning Policy Framework states that the local authority should ensure that a conservation area justifies its status because of its special architectural or historic interest)



Conservation Areas in Rutland

Ashwell (1999)	Ayston (1979)
Barrowden (1979)	Belton (1975)
Braunston (1979)	Clipsham (1979)
Cottesmore (1981)	Edith Weston (1975)
Egleton (2004)	Empingham (1975)
Exton (1971)	Great Casterton (1979)
Greetham(1981)	Hambleton (1975)
Ketton (1972)	Langham (2004)
Little Casterton & Tolethorpe (1999)	Lyddington (1970)
Market Overton (1981)	Morcott (1981)
North Luffenham (1981)	Oakham (1971)
Preston (1979)	Ridlington (1998)
Ryhall (1976)	Seaton (1999)
South Luffenham (1977)	Stretton (2000)
Teigh (2004)	Tickencote (1978)
Tinwell (1999)	Uppingham (1981)
Whitwell (1979)	Wing (1981)



Rutland
County Council



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How are boundaries decided?

- through consultation between the County Council, Parish councils & residents to identify areas of special architectural or historic interest
- some boundaries have been extended to include land important to the setting of the conservation area

but.....

final decision rests with the County Council, as local planning authority.



Making planning decisions

- Planning (Listed Buildings & Conservation Areas) Act 1990

Section 72 requires that:

“ special attention shall be paid in the exercise of planning functions to the desirability of preserving or enhancing the character or appearance of a conservation area”.

= statutory presumption

- National Planning Policy Framework 2012:
 - Paragraph 131 - in determining planning applications, local planning authority should take account of the desirability of sustaining and enhancing heritage assets;
 - Para 132 - great weight to be given to conservation of a heritage asset;
 - Para 133/134 - harm/less than substantial harm to be weighed against public benefit;
 - Para 138 - loss of a building that make a positive contribution is either substantial or less than substantial harm.



Rutland Local Plan policies

Rutland Core Strategy:

- Policy CS22: Quality and character of the built and historic environment will be conserved or enhanced. Particular protection will be given to character and special features of conservation areas.

Rutland Local Plan Site Allocations and Policies Development Plan:

- Policy SP20: Development in conservation areas will only be acceptable where the scale, form, siting and design and materials proposed would preserve or enhance the character or appearance of the area. Development will not be acceptable where it would have an adverse effect on:
 - appearance of buildings being altered;
 - immediate setting of the development;
 - street scene and views into and out of the area;
 - other environmental, amenity & highway interests;
 - important features such as trees, hedgerows or important open spaces.



Conservation Area Appraisals

- RCC presently undertaking a review of conservation areas:
- Appraisals have been adopted for:
Ashwell, Whitwell, Morcott, Empingham & Lyddington
- Aim is to define the special character and thereby aid planning decisions,
But:
 - provide opportunity to review boundaries & measures needed to safeguard it (eg Article 4 direction);
 - Draft document subject to consultation with parish council & public before adoption as supplementary planning document to Rutland Local Plan.
- = a material planning consideration.

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LYDDINGTON CONSERVATION AREA
CHARACTER APPRAISAL AND MANAGEMENT
PROPOSALS



CONSULTATION DRAFT
APRIL 2015



The stone boundary wall and verge on the south side of Back Lane, included within the Conservation Area.



Open land to the north of High Street has been included within the enlarged Conservation Area on account of its importance to the historic setting and views of the village.



Planning controls within a conservation area

More stringent planning controls over new development, demolition and alterations.

Planning applications also subject to extra publicity (site notice & press advert).

52 New development : does it preserve or enhance?
(in this context, preserving means “doing no harm”)

Demolition: presumption against demolition of buildings that make a positive contribution to character or appearance;
Planning permission needed to demolish boundary walls or buildings of more than 115 cubic metres.



Alterations

Within any conservation area, planning permission is needed to:

- clad buildings in stone, artificial stone, timber, plastic or tiles;
- enlarge a house by an addition or alteration to the roof, such as a dormer window;
- extend beyond the side wall of the original house;
- extend by more than one storey beyond the rear wall of the original house;
- install a satellite dish on a chimney, wall or roof facing and visible from a highway;
- display illuminated advertisements.

But houses still enjoy “permitted development rights”;
Solar panels do not need consent.



Trees are also protected – 6 weeks notice needs to be given of any proposal to cut down, lop, top or uproot a tree.

(exceptions are if it is dead, diseased or dying, less than 75mm in diameter 1.5 metres above the ground, or work is by statutory undertakers)





Article 4(2) directions

- remove householder permitted development rights for alterations fronting the highway or open space –ie visible from the public zone;
- ie planning permission required to change windows, doors, roof material or to pave a front garden.

- Declared in 16 conservation areas:

Ashwell

Belton

Clipsham,

Langham

Lyddington

Ridlington,

Stretton

Tinwell

Ayston

Braunston

Egleton

Little Casterton,

Preston,

Seaton,

Teigh

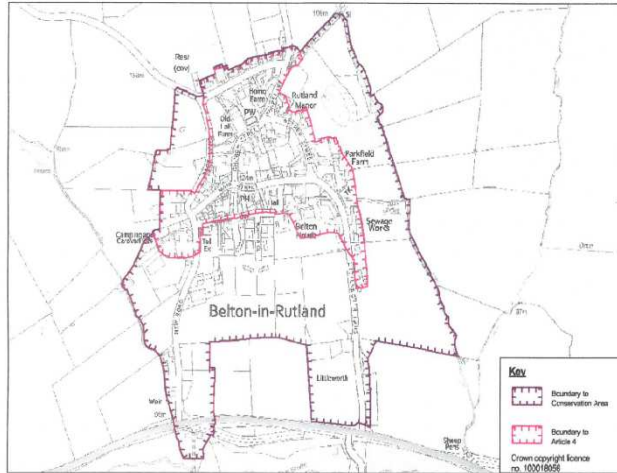
Whitwell

- no planning fee required;
- provide greater scrutiny & control over minor alterations which, cumulatively, can erode the character or appearance of an area.
- Article 4 directions should be used only where necessary to protect amenity.



Belton Conservation Area

Information Leaflet



An interactive conservation areas map is available on the website.

Information is also available from:

- ✉ Planning Support Team, Rutland County Council, Catmose, Oakham, Rutland, LE15 6HP
- ☎ 01572 758400
- 📧 planning@rutland.gov.uk

www.rutland.gov.uk/conservationareas

Belton Conservation Area

Advice and Guidance For Owners and Occupiers



Belton Conservation Area

What is a Conservation Area

Rutland County Council is required to designate as a conservation area, "any area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990).

Belton Conservation Area was designated in 1975 and was extended in 2004. It is one of 34 conservation areas in Rutland. The boundary is shown on the reverse of this leaflet.

When considering whether to designate a conservation area, it is not only individual buildings that are taken into account but also groups of buildings, open spaces, street scenes, the use of local materials and the overall quality of the environment which together create an area of special interest.

The purpose of a Conservation Area

It is not the purpose of a conservation area to prevent all new development but to manage change so that it reflects the character and appearance of the area. Conservation areas are not intended to be preserved as museum pieces.

The effect of Conservation Area Designation

When considering a planning application in a conservation area, the County Council, as local planning authority, is required to pay special attention to preserving or enhancing the character or appearance of the area. Applications are also subject to extra publicity through notices in the Rutland Times and advertised by individual site notice.

Within any conservation area, planning permission is needed to:

- clad buildings in stone, artificial stone, timber, plastic or tiles;
- enlarge a house by an addition or alteration to the roof, such as a dormer window;
- extend beyond the side wall of the original house;
- extend by more than one storey beyond the rear

- wall of the original house;
- demolish boundary walls or buildings of more than 115 cubic metres;
- install a satellite dish on a chimney, wall or roof facing and visible from a highway;
- display illuminated advertisements.

Extra restrictions within Belton Conservation Area

In addition, in order to further protect the character and appearance of Belton, an Article 4 Direction was made in 2004. This means that planning permission is required to make external alterations to the appearance of houses fronting a highway or open space. The restrictions apply to:

- the enlargement, improvement or other alteration of a house (including alterations to windows, doors, stone and brickwork);
- alterations to the roof (including a change of materials);
- building an external porch;
- building or altering a structure or enclosure within the garden;
- hard surfacing the garden;
- erecting or demolishing a gate, fence, wall or other means of enclosure;
- painting the exterior of a house, outbuilding or enclosure; and
- the addition, alteration or removal of a chimney on a house or outbuilding.

It is advisable to consult the Development Control section at Rutland County Council before undertaking any building work.

Repair and restoration

Rather than replacing existing features, the Council encourages sympathetic repair and restoration. By matching as closely as possible the original materials and design, the appearance of a building and the character of the area will be maintained. Planning permission is not normally required for repair or replacement where they match like-for-like with the original feature.

Examples of sympathetic repair might include:

- re-using original slates or tiles or re-roofing in matching slates or tiles;
- re-pointing brick and stone with soft lime mortar rather than cement;
- rebuilding chimney stacks;
- repairing windows and doors rather than replacing them. The installation of uPVC windows and doors is not normally acceptable as the original details and appearance can rarely be replicated. Secondary double-glazing or simple draught proofing can be cheaper and better preserve the appearance of the property.

Trees within the Conservation Area

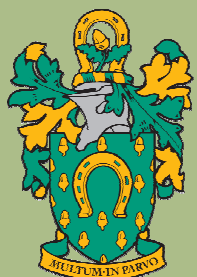
Trees are an important feature and are given special protection. It is an offence to cut down, lop, top or uproot a tree without giving at least six weeks notice in writing to the Development Control section at Rutland County Council. This allows the Council to consider whether the tree is worthy of protection through the serving of a Tree Preservation Order.

Certain works do not require consent. These include:

- work to a dead, dying or dangerous tree which is in imminent danger (although the Development Control section at Rutland County Council should be given five days notice of proposed work to such trees);
- work to a tree that is less than 75mm in diameter 1.5 metres above ground;
- work by certain statutory undertakers, such as electricity suppliers;
- work to fruit trees in a commercial orchard;
- work required as part of a development authorised by a detailed planning approval.

Further Information

If a property owner is considering repairs or alterations to a historic building, they may wish to contact the Conservation Officer at Rutland County Council, Tel. 01572 758268.



Rutland
County Council

Rutland Local Plan Review

Issues and Options Consultation

November 2015-January 2016

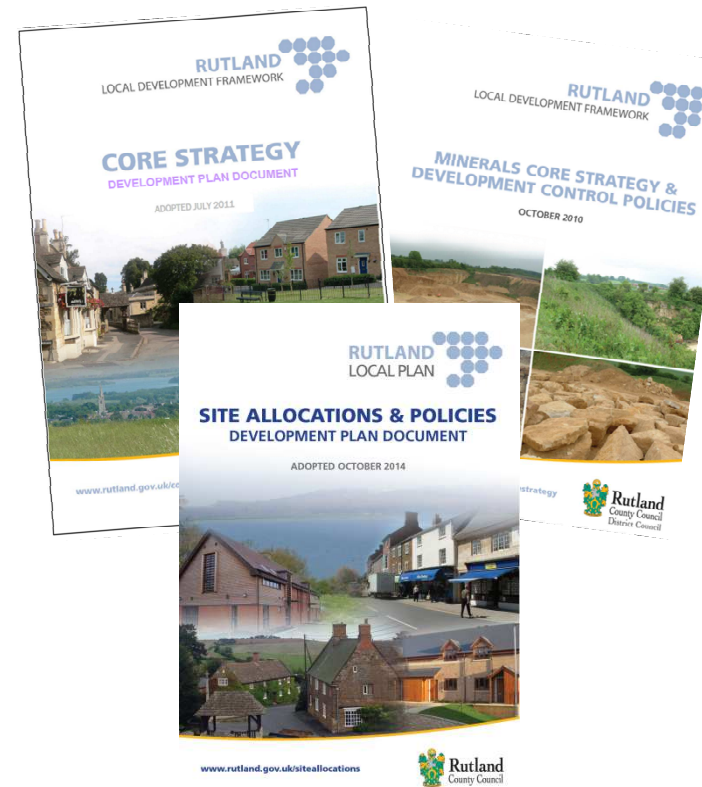




Introduction

Current Rutland Local Plan comprises:

- Core Strategy Development Plan Document (DPD) - July 2011
- Site Allocations and Policies DPD - October 2014
- Minerals Core Strategy and Development Control Policies DPD - October 2010
- Existing documents cover the period to 2026 (just over 10 years)





Why Review the Local Plan?

Main reasons:

59

- To extend the plan period to 2036 and provide a minimum 15-year time period as recommended by the government
- To combine a number existing documents into a single Local Plan and reflect any new issues that have arisen
- To provide for any additional new housing, employment or other development that will be required over the extended plan period
- To reflect the preparation of a number of neighbourhood plans in Rutland.



What will we be consulting on?

- “Issues and Options” document sets out key issues and possible options
- First stage in preparing the Local Plan review
- Does not include policies or proposals at this stage
- Seeks views on 20 key questions - but also allows for any other issues to be raised
- 9 weeks consultation - 10 November 2015-12 January 2016



Rutland Local Plan 2015-2036
Development Plan Document

Local Plan Review

Issues and Options Consultation



November 2015



Call For Sites

- Early opportunity for developers, landowners, town and parish councils and others to put forward development sites for consideration in the Local Plan Review
- Separate consultation - Closing date **5 November** – may also submit sites through the “Issues and Options” consultation
- Form for submitting sites to the Council
- Sites put forward will be assessed as part of the Local Plan Review
- Further information on the Council’s website:

http://www.rutland.gov.uk/local_plan/local_plan_review/call_for_sites.aspx



What are the key issues?

- **What role should the Local Plan take in coordinating Neighbourhood Plans?**
- Should the Local Plan specify the amount of development to be accommodated in each Local Service Centre (the largest villages)?

(3 potential options)

Uppingham
Neighbourhood
Plan

EDITH WESTON
Neighbourhood Plan 2012 - 2026

COTTESMORE
NEIGHBOURHOOD PLAN
2015 - 2031





What are the key issues?

Does the Settlement Hierarchy need to change?

- Council has carried out a review of the Settlement Hierarchy
- Based on access to employment opportunities, services and facilities and public transport
- Suggesting 2 potential options which:
 - increase the number of Local Service Centres
 - reduce the number of Smaller Service Centres
 - include a new “Accessible Villages with Limited Facilities” category.
 - Rename Restraint Village category as “Small Villages”.



Option A



Option A

- 9 Local Service Centres
- 11 Smaller Service Centres
- New “Accessible Village” category
- Restraint Villages renamed “Small Villages”

Key

	Railway		Road		Small town
	Watercourse		Reservoir		Local service centre
	Rutland county boundary		Main town		Smaller service centre
					Accessible Village with Limited Facilities
					Small Village



Option B

Option B

- 12 Local Service Centres
- 8 Smaller Service Centres
- New “Accessible Village” category
- Restraint Villages renamed “Small Villages”



Key

- | | | | | | |
|--|-------------------------|--|-----------|--|------------------------|
| | Railway | | Road | | Small town |
| | Watercourse | | Reservoir | | Local service centre |
| | Rutland county boundary | | Main town | | Smaller service centre |
| | | | | | Small Village |



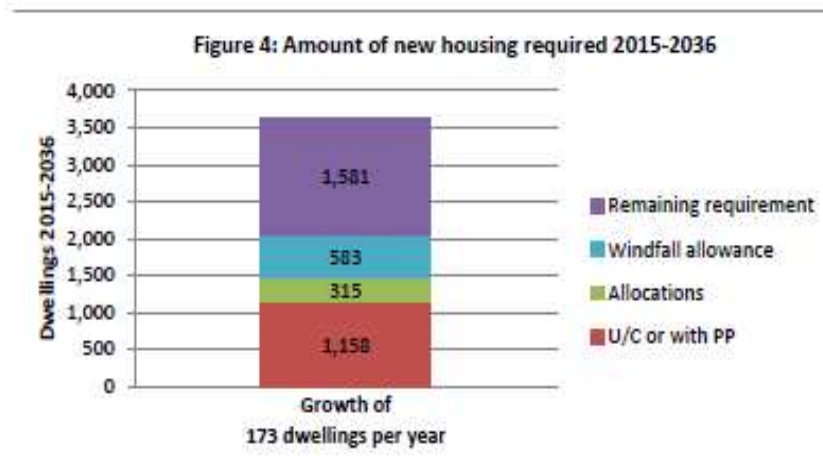


What are the key issues?

How much new housing and other development is needed?

- Council has carried out a Strategic Housing Market Assessment
- shows need for **173 new dwellings per year**

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Town or Villages	Number of Dwellings 2015-2036	Numbers of dwellings per year
Oakham	880	42
Uppingham	220	10
Villages	480	23
Total	1580	

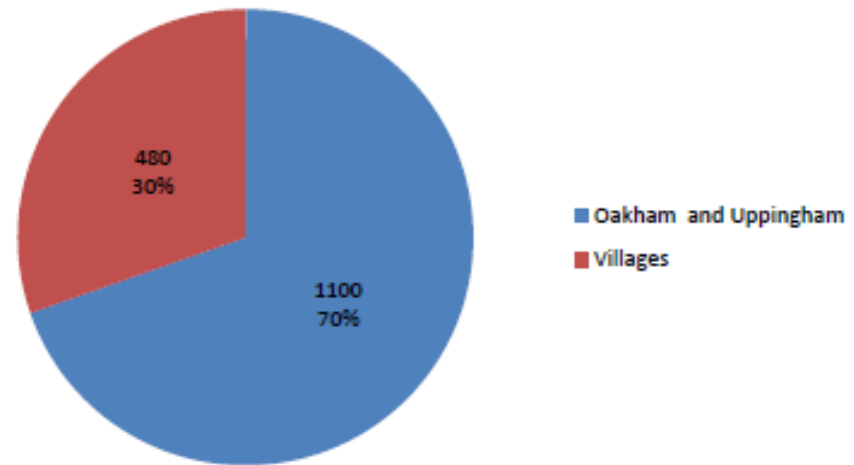
- Should the figure be higher or lower than this?



What are the key issues?

Should we retain the current distribution of development between the towns and villages?

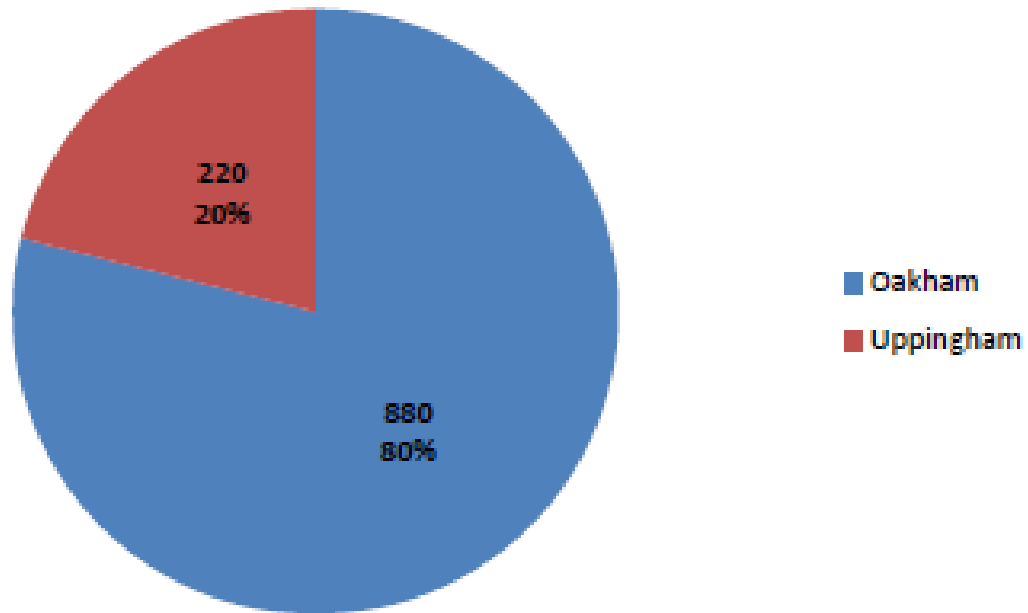
- majority of new development in Rutland (70%) previously focussed on the market towns of Oakham and Uppingham
- these are considered to be the most sustainable locations for new development





What are the key issues?

- **Should we retain the current distribution of development between Oakham and Uppingham?**
- 80% of new development in the two towns previously focussed on Oakham
- The town has the best range of services, facilities and public transport.

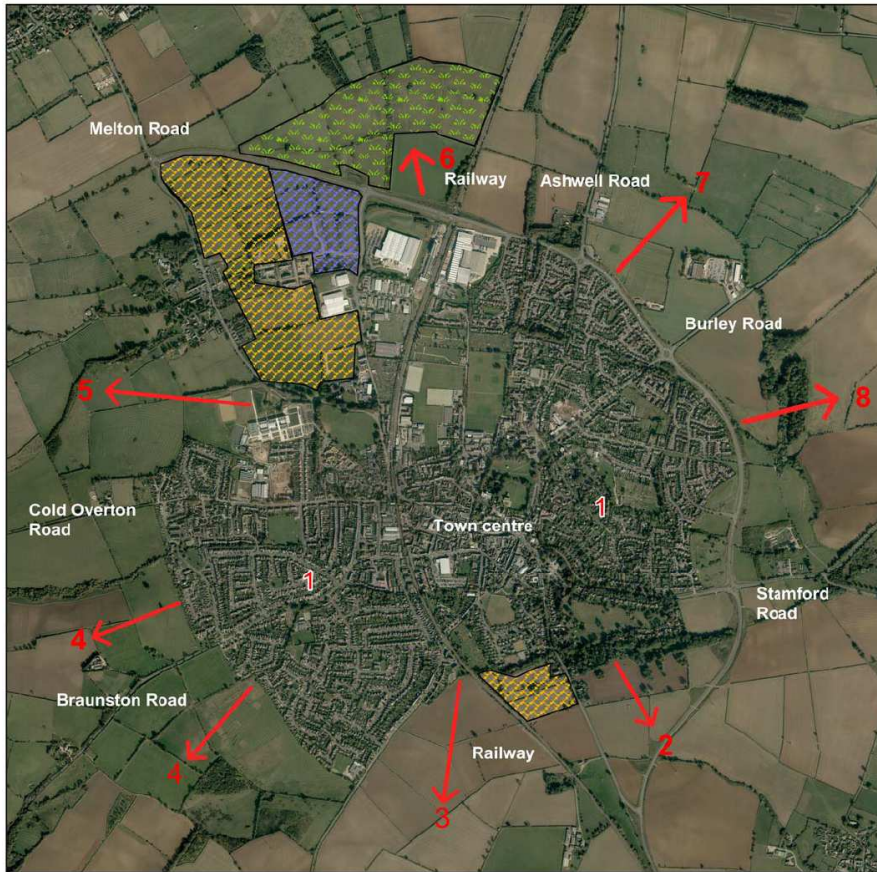




What are the key issues?

What are the most suitable directions for growth at Oakham and Uppingham?





- Current Local Plan - the majority of development is focussed to the north west of Oakham and west and north west of Uppingham
- Views are being sought as to the most appropriate directions of growth around the towns
- Need to accommodate any additional new development that may be needed in the period to 2036



Oakham

- Land to the north west of the town is already allocated for a sustainable urban extension for about 1,100 new houses
- A site for 100 houses to the south of the town already being developed




Legend

-  Potential directions of growth
-  Land already allocated or with planning permission for new housing
-  Land already allocated or with planning permission for new employment
-  Land already allocated for new agricultural showground and sports fields



Uppingham

- Current policies favour sites to the north and west of the town
- Sites for 170 houses already allocated to the west of the town in the Uppingham Neighbourhood Plan (subject to the outcome of a legal challenge)

- ← Potential directions for growth
-  Site allocated for housing in the Uppingham Neighbourhood Plan
-  Site allocated for future housing in the Uppingham Neighbourhood Plan
-  Site allocated for employment in the Uppingham Neighbourhood Plan.



What are the key issues?

What additional infrastructure will be needed?

- important that any new development must have the necessary infrastructure (such as roads and schools) available to support it.
- Local Plan Review will consider the need for any key infrastructure that may be needed in the period to 2036 and beyond and address any existing deficiencies

Are sites for employment, retail or other uses needed?

- The Council is carrying out a review of future needs of land for employment and retail purposes in the period to 2036.



What are the key issues?

- **Are changes to minerals and waste planning policies needed?**
- These protect minerals reserves from other forms of development and provide for a future supply of minerals
- Much of the eastern half of Rutland is covered by a Minerals Safeguarding Area for limestone and clay reserves
- This will need to be reviewed to also cover building-stone resources.

Figure 5 - Mineral Safeguarding





What are the key issues?

- **Local Waste Needs Assessment** shows an increase of 7,000 tonnes of waste per annum in the period to 2036.
- This may require provision of some additional small scale facilities for recycling or processing of waste.

Estimated need to 2036:

1 small-scale materials recycling facility;

1 small-scale composting or anaerobic digestion facility; and

either 1 medium-scale inert recycling/processing facility or 3 small-scale facilities



Consultation

- 9 week response period from **10 November 2015- 12 January 2016**
- Information on the Council's website and at public libraries in Rutland;
- Consultation letters and/or emails will be sent to all Town and Parish Councils/Meetings
- Community Roadshow at Oakham, Uppingham, Cottesmore, Ketton and Ryhall





Consultation

Exhibition dates

An exhibition of the key proposals is being held at the following venues:



Oakham (RCC Offices foyer)	10 November 2015-12 January 2016
Oakham Library	10-18 November 2015
Ryhall Library	19-26 November 2015
Ketton Library	27 November-5 December 2015
Uppingham Library	9-22 December 2015



Consultation

Community roadshow dates:

Planning Officers will be available to discuss your views and help you to submit your comments:

- Oakham (Victoria Hall): Saturday 21 November 10am-1pm
- Ryhall Public Library: Thursday 26 November 3-6 pm
- Ketton Public Library: Wednesday 2 December 3-6pm
- Cottesmore Village Hall: Tuesday 8 December 3.30-6.30pm
- Uppingham Public Library: Tuesday 15 December 3-6 pm



What happens next?

- The Council will consider all the comments received before preparing the next “Preferred Options” version of the Local Plan.
- This will set out the proposed polices and sites to be allocated for development in the plan.
- This will be published (estimated September/October) in 2016.



Rutland
County Council



Further information

- Council's website www.rutland.gov.uk/localplanreview
- Email localplan@rutland.gov.uk
- Telephone 01572 722577

Any questions?

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