Minutes of Ryhall Parish Council (RPC) Meeting held on
Monday 02 February 2026 at 19:00 in the Methodist Church Hall

Present: Cllrs. Debbie Rolfe (Chair), David Wilby, Simon Houghton, Kevin Corby, Sarah Markwell-Cook, David Denman & Reg Symonds

In attendance: 5 members of the public and Sarah Gresty-Parish Clerk

Public Forum:

- A member of the public gave a background of his family history in Ryhall and spoke about their proposed planning application item 2026/0029/FUL and their objectives to keep as much environmental planting as possible on the proposed site.
- A member of the public who is a neighbouring landowner to planning applications on Back Lane spoke expressing her concerns regarding sewage disposal, installation of services and the logistics of all the Back Lane proposed planning applications taking place.

Cllr. Corby read a proposed response agreed by the RPC Planning Committee to be submitted to RCC Planning Officers. The main emphasis being retaining the character and appearance of Back Lane as it is now.

Cllr. Wilby expressed hope that the applicants, if successful, would be sympathetic and the retention of Back Lane's character be retained.

The public meeting was then closed.

Agenda

25/26-114 Apologies for Absence: were received from Cllrs. Ludlow & Davis these apologies were unanimously accepted.
Cllr. Jon Whowell has resigned from the Parish Council. He was thanked for all the work and support he had contributed during his tenure especially for the work with the Allotment Committee.

25/26-115 Declarations of Interest and Dispensations.
a) Cllr. Denman declared that the company he works for are tendering for ecological survey work for Quinbrook, the new owners of Mallard Pass Solar Farm. Cllr. Denman would be asked to step out of the meeting when this item is discussed on this and future agendas.
b) It was noted that Cllr. Houghton has a Dispensation with regards to RPC's move to Gov.uk email and provider.

25/26-116 Minutes of:
a) 05 January 2026 Parish Council meeting were presented as a true and accurate record of events. Proposed acceptance Cllr. Markwell-Cook, Seconded Cllr. Corby (Cllr. Houghton abstained due to absence) remaining voted in favour-**RESOLVED.**

b) Review Action Tracker – updates were noted as follows

- School parking issues. A recent incident was report of a car being parked on the pavement on the corner of the village hall and a child running out behind the parked car into the road. Cllr. Rolfe has spoken to Mr Reed, Headteacher, who would work with Parents and the school travel ambassadors again.
- A6121 hedging has been cut – item now completed

- Ryhall Meadows Lease final draft awaited from solicitors

Emergency Tree works. During the recent windy weather several dangerous branches overhanging the school play area were reported. The Clerk met with Chris from Bytham Trees and agreed a days work @ £800 + VAT to make safe the trees along the school boundary hedge, together with additional work noted from the recent tree inspection report. The clerk undertook this procedure under 5.15 of the Financial Regulations.

25/26-117 Current Year 2025/26
Financial matters presented by the Clerk as follows:

a) **Financial Report** for the month of January 2026 with bank statements.

The Council **NOTED**: That Income of £5.75 had been received in January. The Council **RESOLVED** to **AUTHORISE** the expenditure for the month of January with an additional direct debit to Anglian Water Total £1502.51 + £11.40 VAT totalling £1513.91 as shown on the Financial Report for January. The Financial Report and bank statements for January were checked by all Councillors prior to the meeting. Signed and proposed by Cllr. Wilby, Seconded Cllr. Corby and unanimously agreed. Cllr. Rolfe signed the reports.

It was noted that Unity Trust bank charges are increasing to £7 per month from 1 February and reducing the interest rate to 1.96% from 27 March 2026

b) **CIL Payment update on expenditure.** RCC have confirmed that expenditure for improving the lighting in the church yard on the path qualifies under CIL spending. Clerk is in correspondence with the PCC to get an alternative comparable quotation for the works.

c) **Financial Considerations for Future planning.**

- **Defibrillators.** It was noted that replacement defibrillator units will be required in the budget of 2027/28. Pads for existing machines will no longer be available from August 2027. The matter of purchasing either replacement pads or new units will be resolved at the next meetng. Action: c/f to next meeting for resolution.

- It was noted that scheduled election for 2027 due to Local Government Reorganisation will bring potential costs to the parish. An uncontested election costing £2501.33 and a contested election £6773.23. These costs would form the budget and precept considerations for 2027/28.

25/26-118 Neighbourhood plan (NHP). Cllrs. Denman & Rolfe and the clerk, had recently met with RCC's Andrew Needham (Principle Planning Officer) and Julie Nichols (Policy Officer) to outline the plan going forward complying with the Service Level Agreement.
Actions:

- Cllr. Denman will set out an action plan
- RCC will keep Cllr. Denman informed of any planning reforms and changes (next meeting scheduled for May).
- The first Steering group meeting will take place on Monday 9th February 7pm in the Methodist church hall.
- Cllr. Denman and Houghton to work on Website page links.

25/26-119 Planning.

- **2025/1669/FUL** Demolition of stables and erection of no. 1 self-build dwelling Land And Buildings to North Of Back Lane Ryhall Rutland. Following application 2025/0774/FUL to convert agricultural building as permitted in SP6 of the RCC site allocations and policies development plan.

Response: Object. In reviewing this application, there is the feeling that this has been a manipulation of the planning process and is disappointing from the Parish Council perspective. Application 2024/0885/FUL on this site was supported on the basis that this was for additional stabling and storage space, and not for the potential replacement of the in-situ stabling and storage, therefore the description of 'additional' is open to question.
This followed with application 2025/0774/FUL for the conversion of the in-situ stabling and storage to a dwelling, which was approved on the basis of compliance with SP6 on the Re-use or adoption of Rural Buildings.

The Planning Statement for the above application, in relation to the suitability of the existing buildings was as follows: - *"The barns are ideally suited for conversion to residential use for disused farm buildings… Given that the structural elements of the barns are in good condition and the overall footprint and shape of the buildings are not proposed to be changed to any significant degree, the structural work would be minimal and typical of that required in conversion projects"*

It is noted that at this point no reference was made to the any limitations with regard to energy performance, retrofitting restrictions to thermal and fabric improvements etc, therefore there would be no reason to suggest that modern energy performance requirements could not be met.

This current application, whilst acceptable from a design perspective should now be considered as being outside of the Ryhall PLD (previously developed land), therefore contrary to SP6, and Ryhall Parish Council objects to this proposal on that basis. We believe that approval would lead to a succession in similar planning manipulation, and our view would be that the policy itself would need to be changed for better clarity.

Ryhall Parish Council previously expressed views with regard to Back Lane as a Byway Open to All Traffic remain, and should be cumulatively considered in this and the other applications, particularly in light of the equestrian nature of the area.

- **2025/1630/FUL** : Erect a 4ft x 30ft length Close Boarded Wooden fence. River View Gwash Close Ryhall Rutland PE9 4NZ

Response: neutral In reviewing this application Ryhall Parish Council have no objection in principle, but note the correspondence of the interested party, which more pertains to boundary clarification, and responsibility, therefore not a planning consideration that we can comment on.

- **2025/1451/FUL** Construction of new house on existing garden area Land to the South of Back Lane/North Of Bridge House Back Lane Ryhall Rutland

Response: In considering this application the Committee was mindful of the Appeal Decision (Ref APP/A2470/W/24/3339373) in respect of the planning application 2023/0076/FUL, originally refused on Highways Grounds, but subsequently allowed on appeal.
The Planning Inspector concluded that Back Lane, defined as a Byway Open to All Traffic (BOAT) would be acceptable in terms of Highway safety, with particular regard to vulnerable users, existing vegetation, and character.
It was also considered that the ability of other users to enjoy the byway would not be harmfully affected....on this we remain sceptical.

RCC indicated that they would be not able to provide a waste collection service along Back Lane, therefore Ryhall Parish Council would request that, should this application be approved, that a condition is applied in respect of waste collection with a defined collection point.

Ryhall Parish Council remain concerned about the character and appearance of Back Lane, and the potential damage and degradation of the Lane and it's surrounding vegetation, therefore, again, if minded to approve this application, ensure suitable conditions to prevent/mitigate these impacts, which cumulatively with the other applications is a material consideration.

It also likely that significant utility trenching works would be necessary along the Lane which will also have a negative impact.

Additionally in respect of character and appearance, there is a safety element to be considered, as there is no street lighting, and consideration should be given to any future requirement that residents would likely require, with the potential impact to the surrounding ecology, and equestrian use.

The Inspector also acknowledged that whilst Back Lane was located outside the built boundary of Ryhall, it was within an accessible location, but no identified need.

Ryhall Parish Council would concur with this observation with regard to identified need, and note that whilst the other two applications are on sites with existing buildings, it is not the case in this instance.

That said, Ryhall Parish Council also acknowledges that NPPF Para 11d is currently in place, but would request that our Housing Need Survey completed last year be considered a material consideration.

- **2026/0028/FUL** Erection of one detached dwelling. Land South Of Back Lane Ryhall Rutland

Response: Neutral. In considering this application, we note that this is a new application on the same site as previous application 2023/0076/FUL, which was refused of Highways ground and subsequently granted on appeal APP/A2470/W/24/3339373.

It remains the case that Ryhall Parish Council is neither in favour or against this application, given the successful appeal.

We would expect that the conditions as outlined on the appeal documentation would remain, with an additional condition detailing an acceptable collection point for household waste bins, accessible to the Refuse vehicles to be considered.

We would also reiterate our concerns relating to the potential safety that both future residents and other members of public may have, and the limitations in respect of lighting etc when balanced against the eco concerns given the sensitive equestrian location.

As with the other applications, there needs to be no ambiguity in respect of the responsibility for maintenance and condition of this Byway Open to All Traffic as noted by the Public Rights of Way Officer.

- **2026/0020/PTA & 2026/0043/CAT** To reduce the crown, tidy new growth by 3-3.5m to previous pollard points and remove deadwood to 1 No. lime tree (T1). Similar to approved works carried out in 2015. Mill Farm House Mill Street Ryhall Rutland PE9 4HF

Response: No Comment refer to tree officer for decision

- **2026/0029/FUL** Proposed New Dwelling. Land At Bridge Street Ryhall Rutland

Response: Support. In considering this application, Ryhall Parish Council noted the Appeal Decision ref APP/A2470/W/24/3338852 against the previously refused application 2023/0317/FUL.

In respect of the site the Inspector noted that the scale and positioning of the proposal would retain the existing open views of the Listed Building and the Non designated Heritage Asset (Millstone Public House).

He also noted that the proposal would result in the physical loss of some of the existing historically open area, in visual terms this would be neutral as important views, and therefore the sense of openness and transitionary character would be maintained.

He also noted that the proposal would not be harmful to the setting or significance of the bridge.

He also noted that the proposed design approach was not harmful to the character or appearance of the Conservation Area, therefore in accordance with CS19 and 22 and SP5,15 and 20.
On the subject of potential Archaeological remains, we note that the comments in section 9.1 of the Historic DBA stating that there no known archaeological remains on the proposal site, which we view as a material consideration, that, along with the Planning Inspector's observations as noted, Ryhall Parish Council remains supportive of this application, given no other conclusive evidence with respect to archaeological remains specially on this site.

RPC Planning Committee. It was noted that Cllr. Houghton would be stepping down from the RPC Planning Committee.

25/26-120 Proposal: To move to Zoho as an email provider proposed Cllr. Rolfe, Seconded Cllr. Symonds, 1 abstained, remaining voted in favour. Action: Cllr. Houghton will proceed with the transition.

25/26-121 It was noted that the Meadows Playing fields has been registered with the Land Registry title number LT551051 dated 5.12.2025

25/26-122 Village Issues –
a) Highways issues
Pot holes on the white bridge have been reported and chased today.
Turnpike pothole had been reported on fix my street
Cllr. Wilby will be meeting the RCC Ian Parker to discuss again a pedestrian crossing at Turnpike.

b) Any Other Matters
Community Speed Watch. This has not been taken up in the parish this year as no volunteers have come forward. Action: At the next meeting to received an update on RCC new SID data cameras.

25/26-123 Report from Councillors on meetings they have attended as parish council representatives.
Cllr. Denman left the room before this discussion point.
a) Mallard Pass Solar Farm Compensation Benefit Scheme. Quinbrook are at present standing by the offer originally proposed by Canadian solar at the start of this project. A further meeting is scheduled, more information will be reported.

Village hall conveyance documents are now with the Clerk.

Cllr. Denman asked if the anti social behaviour recently occurring in the Back Lane area could be addressed. This is a Police Issue.
Action: Clerk to invite the new PCSO to our next meeting.
Article of how to report incidents be reported in the next village news.

25/26-124 Correspondence was noted from the agenda.

25/26-125 Items for Future Meetings
Discussion on Cemetery extension and long term plan – April/May
Allotment – to approve updated Constitution and to agree new representative from the parish council. (Interim the Clerk will stand in as liaison)

The meeting closed at 20:35

Dates of Next Parish Council Meetings 2nd March in the Village Hall. 13 April-Annual Parish Meeting-cheese & wine, 11 May, 8 Jun(M), 6 July, 7 Sept(M), 5 Oct(M), 2 Nov & 7 Dec(TBC).

CHAIRPERSON: DATE: