



Rutland County Council

Catmose Oakham Rutland LE15 6HP.

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Minutes of the **PARISH COUNCIL FORUM** held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on Monday, 3rd September, 2018 at 7.00 pm

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Mr K Bool – Chairman of the Council (in the Chair)

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SPEAKERS:	Mr R Ranson Mr S Ingram	Planning Policy Manager Interim Strategic Director for Places
CLERK TO THE FORUM:	Mr K Silcock	Governance Officer
APOLOGIES FOR ABSENCE:	Mr R Littlejohns Mrs S Pickworth Mr N Milne Mrs J Lucas	Barrowden Parish Council Barrowden Parish Council Edith Weston Parish Council Oakham Town Council

1 WELCOME AND INTRODUCTION BY THE CHAIRMAN OF THE COUNCIL

The Chairman welcomed all parish representatives to the Parish Council Forum.

2 APOLOGIES FOR ABSENCE

Apologies received as listed above.

3 NOTES OF THE LAST MEETING

The Notes of the Parish Council Forum held on 16 April 2018 were confirmed as a correct record by parish representatives.

4 MATTERS ARISING FROM THE LAST MEETING

All matters arising from the previous forum had been completed.

5 "TALKBACK"

- i. RCC Cabinet would consider the Winter Maintenance Policy on 18 September 2018. Suggestions for any gritting routes which have not been covered should be sent through to the Council.

6 LOCAL PLAN – ADDITIONAL CONSULTATION

Mr Roger Ranson – Planning Policy Manager for Rutland County Council, provided the Forum with a presentation regarding additional consultation for the Local Plan which now included implications of the potential development at St George’s Barracks and other sites that have been promoted for development since the Consultation Draft Local Plan was issued for public consultation.

Please find the full presentation attached as well as pre-submitted questions.

During discussion the following points were noted:

- i. It was felt that the 6 week consultation should be extended to accommodate those that were on holiday. Mr Ranson explained that the Chief Executive was keen that information regarding the consultation for the Local Plan was in the public domain from the time the Cabinet discussed the matter in July and that Parish Councils had been advised by email of when the consultation was taking place.
- ii. It was noted that Cabinet had only approved the additional consultation of the Local Plan.
- iii. The Local Plan would be going to Full Council on Monday 26 November where public are welcome to attend as they are with Cabinet meetings.
- iv. The definition of a brownfield site was questioned. Mr Ranson responded that the most up to date definition was available on the National Planning Policy Framework (NPPF), and it states:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.”

Mr Ranson also referred to paragraphs 117 and 118 of the NPPF regarding making effective use of land, which could be found at the following link:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

- v. There was concern that regardless of the consultation, the Council had already made its mind up as there was a lack of alternative options. Mr Ranson reiterated that the Council is here to listen, the current plan was a starting point based around national policy and making as much use of a brownfield site.
- vi. Mr Ranson noted there would be a statement regarding the Quarry Farm site included within the next stage of the plan.
- vii. It was questioned whether the local plan was now starting to abandon development in town centres with a reduction of shopfronts in the first draft. Mr

- Ranson stated that town were not the focus of this consultation but would be noted in a later draft of the plan.
- viii. The Chairman of Morcott Parish Council stated that their parish had a poll that was in favour of refurbishing the White Horse Inn, and developing housing. However, the development was not included within the local plan. Mr Ranson questioned whether they needed the local plan for this and whether they should look at a neighbourhood plan. Mr Ingram suggested that the Chairman of Morcott should come and talk to himself or Mr Ranson regarding community driven development as the planning process could make things happen.
 - ix. Mr Ingram that all the housing targets were the minimum target, housing numbers would start there and then increase. There was a need to think about the future of the county. The policy for more housing is national policy from the Government and was not coming from RCC.
 - x. There was a need to make the St George's Barracks site as good as it could be, it had to be developed in a way that was right for Rutland.
 - xi. It was questioned whether there was still opportunity for Uppingham to have more houses than stated in the plan as there was more than enough land. Mr Ranson welcomed a discussion with Uppingham if the community wanted more houses.
 - xii. It was noted if that for whatever reason the St George's Barracks project did not happen, then there would be more housing development in Oakham, Uppingham, and the larger villages.
 - xiii. Mr Ranson noted a need to create development other than just a housing estate.
 - xiv. Mr Ranson confirmed that if people were unable to fill out the consultation form then free text was welcomed.
 - xv. Mr Ranson noted that appropriate amount of employment for 3000 houses would be 9-10 hectares, the development would provide opportunities to work within Rutland.
 - xvi. Parishes noted a need for the infrastructure to be built first. Mr Ranson mentioned that there would be an infrastructure delivery plan in the next stage.
 - xvii. Questioned with what was benefit of there being 1200 houses at St George's rather than 500, Mr Ranson replied that it would create a new community. The alternative would be to place the 1200 into Oakham, Uppingham, and other large villages.
 - xviii. There would be a plan that took power generation into consideration at a later date.
 - xix. Mr Ranson noted there was a need to develop a sound Local Plan that was in line with national guidance.
 - xx. The Chairman noted that he and Councillor Gale Waller, Ward Members for Normanton, were active in their parishes and regularly attend parish meeting.
 - xxi. The Chairman encouraged everyone to use their Ward Members as vehicles to get their thoughts through to the Council.
 - xxii. Oliver Hemsley – Leader of Rutland County Council – expressed the importance of sending in feedback regarding St George's Barracks and Rutland as a whole and encouraged to do so.
 - xxiii. The Chairman noted that the minutes from the meeting would include the pre-submitted questions, attached.

The Parish Briefing Paper was circulated at the meeting.

11 ANY OTHER BUSINESS

There was no other urgent business.

12 DATES OF FUTURE MEETINGS

Monday 10 December 2018 at 7pm

Monday 4 March 2018 at 7pm

Potential agenda items for the Parish Council Forum should be sent to Governance Team, Rutland County Council, Catmose, Rutland, LE15 6HP, or emailed to governance@rutland.gov.uk

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The Chairman declared the meeting closed at 9.00pm.

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PARISH COUNCIL FORUM
Monday 3 September 2018, 7.00PM

ATTENDANCE LIST

NAME	REPRESENTING
Mr Kenneth Bool	Chairman
Mrs Sheila Saunders	Barrowden Parish Council
Mr Hugh Neill	Belton in Rutland Parish Council
Mr Jim Atack	Braunston Parish Council
Mr Chris Bichard	Braunston Parish Council
Mr Derek Harrington	Brooke Parish Meeting
Mr Roger Hyde	Cottesmore Parish Council
Mr John Meara	Cottesmore Parish Council
Mrs Janice Patient	Cottesmore Parish Council
Mr Cliff Bacon	Clipsham Parish Meeting
Mr Nick Appleby	Edith Weston Parish Council
Mr Peter Coe	Edith Weston Parish Council
Mr Neil Newton	Empingham Parish Council
Mr Vic Pheasant	Empingham Parish Council
Mrs Angela Duerden	Essendine Parish Council
Mr Ian Duerden	Essendine Parish Council
Mr Derek Palmer	Exton & Horn Parish Council
Mr Michael Markey	Great Casterton Parish Council
Mrs Anne Basden	Greetham Parish Council
Mr Ken Edward	Greetham Parish Council
Mr David Hodson	Greetham Parish Council
Mrs Ann Jenkins	Greetham Parish Council
Mrs Sarah Ayling	Ketton Parish Council
Dr Janet Higgins	Langham Parish Council
Mrs Pat Ovington	Langham Parish Council
Mr Simon Aley	Manton Parish Council
Prof Richard Camp	Manton Parish Council
Mr Andrew Johnson	Morcott Parish Council
Mr Christopher Renner	Normanton Parish Meeting
Mr Paul Cummings	North Luffenham Parish Council
Mr Tim Smith	North Luffenham Parish Council
Mr Peter Ind	Oakham Town Council
Mr Egerton Gilman	Pilton Parish Meeting
Mr Oliver Hemsley	Rutland County Council (Langham Ward)
Mr Gordon Brown	Rutland County Council (Ketton Ward)
Miss Gale Waller	Rutland County Council (Normanton Ward)
Mr Adrian Gombault	Ryhall Parish Council
Mr Victor Bacon	South Luffenham Parish Council

Mrs Patricia Bellamy	South Luffenham Parish Council
Ms Susan Seed	South Luffenham Parish Council
Mr Colin Wright	South Luffenham Parish Council
Mr Duncan Aldred	Stoke Dry Parish Meeting
Mr Anthony Redmayne	Thorpe By Water Parish Meeting
Mr Michael Clatworthy	Tickencote Parish Meeting
Mr Tom Murie	Tixover Parish Meeting
Mr David Ainslie	Uppingham Town Council
Mr Dave Casewell	Uppingham Town Council
Mr R Simpson	Uppingham Town Council

Rutland Local Plan 2016-2036



Rutland
County Council

Focussed Consultations –
presentation to Parish Forum





What is the purpose of this specific consultation?

- In July 2017 the Council published a Consultation Draft Local Plan. At that time, although the announcement had been made by the Ministry of Defence (MoD) that St. George's would close in 2021, there was insufficient evidence available at the time to enable detailed consideration of St. George's within the Local Plan.
- As this matter has progressed significantly since the 2017 Consultation, and in response to a number of consultation responses received, the Council has decided to consider the redevelopment potential of St. George's through the Local Plan.
- A further round of public consultation is therefore being undertaken through which the Council is seeking views specifically on the implications of potential development of St. George's Barracks site (St. George's) for the Rutland Local Plan.



National Planning Policy context

- The site at St.George's is defined as brownfield (previously developed land) covering its curtilage
- • Local Plan needs to be in conformity with the new National Planning Policy Framework, published in July
- Para. 117 – “Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously developed or ‘brownfield’ land”
- Para. 72 sets out the context for new settlements
- Plans to be reviewed on a regular 5 year basis



Proposals for the St George's site

- The masterplan proposes the creation of a new sustainable settlement on the site of St. George's based on the concept of a Garden Village capable of accommodating between 1,500 and 3,000 new homes of mixed tenures, with appropriate employment, local service, retail and community uses, as well as extensive open space provision.
- Based on principles for Garden Villages as set out by the Town and Country Planning Association
- Strong emphasis on local employment opportunities to encourage self-containment and reduce the need for out-commuting



Elements of the focussed consultation

The key issues set out in this consultation document related to the implications of the potential development of St Georges for the Local Plan relate to:

The vision and strategic objectives for the Local Plan;

The spatial strategy and settlement hierarchy for the Local Plan;

The housing and employment requirements for the Local Plan;

The minerals and waste policies and proposals for the Local Plan;

Consideration of a specific policy for the potential development on this site.



Local Plan housing requirement 2016-36

	Require- ment based on 160 dpa	Proposed Spatial distribution**		Completions (2016-18)	Commitments (as at 2017/18)	Remaining requirement as a minimum
St. George's brownfield site**		1,200		0	0	1,200
Oakham		60%	1,200	366	499	335
Uppingham		15%	300	4	112	184
Local Service Centres		25%	500	53	90	187
Other Villages				76	94	0
County Total	3,200		3,200	499	795	1,906



Comparison to 2017 Consultation

	Remaining minimum requirement 2018-36 as set out in the consultation paper	Provisional allocations as previously set out in the Consultation Draft Local Plan issued in July 2017 (2016-36)	Difference
Oakham	335	757	- 422
Uppingham	184	365	- 181
St. George's	1,200	0	+ 1,200
Local Service Centres	187	554	- 367
Other Villages	0	0	0
County Total	1,906	1,676	+230



Additional sites promoted for development

- Additional sites have been submitted to the Council since it published the Consultation Draft Rutland Local Plan in July 2017. The sites are in addition to those considered in the Site Appraisals Report which was published alongside the Consultation Draft Local Plan.
- The Council will assess these additional sites for their suitability and deliverability for development and allocation in the new Local Plan alongside the previously submitted sites. It is important to note the following:
 - **Not all the sites identified are needed, nor will they be considered suitable or deliverable.**
 - **The identification of additional sites does not imply that they are suitable for development or that they will be included as an allocation in the Local Plan**



Make your views known

- We are keen to hear your views on the specific consultation and additional sites as we want to make sure that it reflects the needs, expectations and viewpoints of everyone in the community.
- The 6 week consultation runs from 13th August 2018. Comments should be sent to us to arrive by **4.45pm 24th September 2018**
- Comments may be submitted via the survey on the Council's website www.rutland.gov.uk/localplanreview or sent by e-mail to localplan@rutland.gov.uk



Next steps

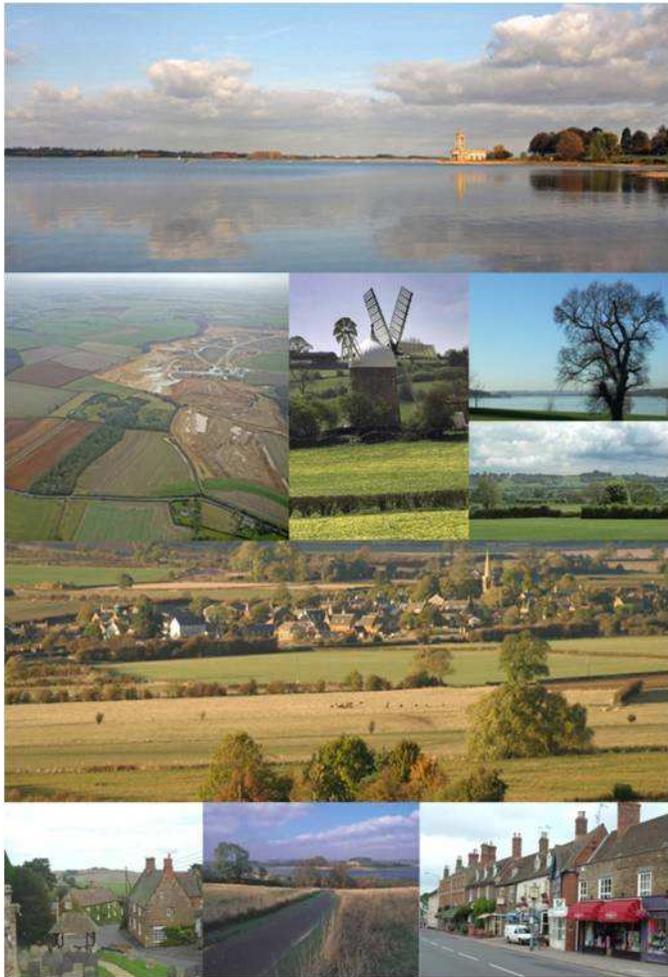
- The Council will consider all responses received through both this consultation and last year, from the 2017 Consultation Draft Local Plan before preparing the Pre-Submission Local Plan for consultation.
- When adopted, the Local Plan will form part of the planning policy framework for Rutland replacing the Core Strategy, Site Allocations and Policies Development Plan Document and the Minerals Core Strategy and will provide a basis for the consideration of planning applications and the preparation of other planning documents.



Rutland
County Council



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Any questions?

**Roger Ranson
Planning Policy Manager**

3rd September 2019

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Question	Response
<p>Page 2 of the Additional Sites document refers to a review of the site appraisal process. Will there be any consultation on this process which is clearly key to how sites will finally be selected?</p>	<p>A Site Appraisals report containing sites submitted to the Council through the Call for Sites and SHELAA, and the associated methodology, accompanied the draft Local Plan which was consulted upon in July 2017. Comments received from the consultation will be taken into account through the review of the Site Appraisals. The revised Site Appraisals report will include the additional sites received and form part of the evidence base for the Pre-Submission Local Plan (Regulation 19) which is scheduled for consultation in January 2019.</p>
<p>In view of the proposed reduction in housing allocated to Local Service Centres what will be the process to finally choose sites, given that there are now more suitable sites than are required?</p>	<p>All sites will be subject to the Site Appraisal process which will form the basis for site selection. Suitable sites will be selected to meet the housing requirements and spatial strategy which are subject to this specific consultation document.</p>
<p>Will any record be kept of RCC Planning meetings at which these decisions are made?</p>	<p>Reasons for site selection, including why sites are discounted, will be set out in the revised Site Appraisals report which will accompany the Local Plan at the next stage consultation (Regulation 19) of the Local Plan which is scheduled for consultation in January 2019. Formal decisions with respect to the Local Plan will be made by the Cabinet and Council.</p>
<p>Page 19 of the St George's Consultation document shows that a total of 143 houses were "Completions" and "Commitments" in the period 2016 -2018 in Local Service Centres and 170 in Other Villages. However, the stated "Remaining requirement for the Local Plan" is 187 for Local Service Centres but zero for Other Villages. Why is this?</p>	<p>Depending on consideration of responses made to these specific consultations, site allocations will be made in accordance with the Spatial Strategy which will be set out in the Pre-consultation Local Plan. This will seek to direct development to the most sustainable locations, including the Local Service Centres. As such, Local Service Centres are deemed suitable to accommodate small scale growth, including small-scale allocated sites. The Other Villages are deemed as less sustainable and are therefore not suitable for allocations. The 170 Completions and Commitments within the Other Villages comprise developments and planning permissions on sites which have not been specifically allocated or identified. The draft Spatial Strategy identifies that such villages will be limited to small-scale infill and conversion and re-use of existing buildings at the most.</p>
<p>Why are the houses which will be built in Rutland on the Quarry Farm site not included in</p>	<p>In accordance with National Planning Policy, the County Council must have regard to the</p>

Parish Forum meeting, 3rd September

Rutland Local Plan specific consultation

Responses to questions raised in advance of the meeting

the figures for Rutland, given that it is in Rutland and the "Objective Assessed Housing Needs" presumably covered the whole of Rutland?

development needs of adjoining areas through the Duty to Co-operate. Stamford is tightly constrained by the District and County boundaries resulting in a limited supply of appropriate land to accommodate sustainable growth of the town and to meet South Kesteven's OAN. To comply with Duty-to-Cooperate, land at Quarry Farm, Little Casterton was proposed as an allocation for development in the 2017 Consultation Draft Local Plan as part of a larger development to the north of Stamford, extending more significantly into South Kesteven District. It is intended that this will **only** be brought forward in conjunction with the land in South Kesteven as part of a comprehensive scheme, and so has not be appraised on the same basis as other sites in Rutland. As the development proposal is effectively an urban extension to Stamford then the approach has been adopted that this site will specifically contribute to the assessed housing need of South Kesteven. This approach is based on the relationship of the proposed development to existing services and facilities within the built-up area of Stamford .

PARISH BRIEFING



Rutland
County Council

Also available online at:
www.rutland.gov.uk

Monday 3 September 2018

The George Phillips and Tony Traylen Built Environment Awards

These annual awards are presented by the Rutland Local History & Record Society in conjunction with Rutland County Council.

They recognise major contributions towards conserving or enhancing the character of Rutland's built environment.

The George Phillips Award is for a recently completed new or refurbished domestic, commercial or industrial building or development in Rutland.

The Tony Traylen Award is for the renovation or conservation of an historic domestic, commercial or industrial building in Rutland.

The awards are for those projects completed during the 18 months prior to the special Awards Ceremony at Oakham Castle, usually held in January. Details of how to nominate can be found online at: www.rutlandhistory.org/phillips2.htm.

Any nominations for this year's award should be submitted by the end of September.

Oakham Task & Finish Group Survey

The Oakham Task & Finish Group is asking residents of Oakham and the surrounding villages to share their views about the attractiveness and vitality of the town.

The Group, which has been set up with community-wide representation to look at ideas for improving the town, has spent the past few months engaging with local businesses and visitors to the town, through face-to-face surveys, to gather views on potential improvements.

They have also launched an online survey to capture insight from people who live outside the town and from those who may not visit the town regularly.

Independent Chair of the Task & Finish Group, Chris Wade, comments: "Having a clear picture for how the town is used and viewed by its 'customers' will provide the evidence the Group needs to make recommendations for potential improvements. This survey will provide the final piece in the Group's evidence gathering jigsaw.

"Once the evidence has been collated, the group will be presenting their findings and recommendations for consideration by Rutland County Council and key partners by the end of 2018."

Fill in the online survey before 7th September by visiting: www.surveymonkey.co.uk/r/HRMKP5Q

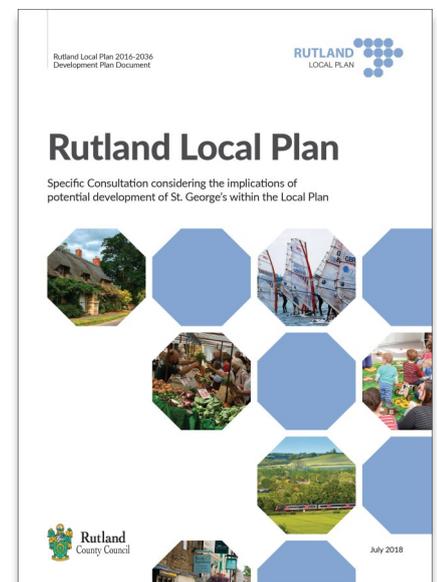


Local Plan Review—Specific Consultation

Public consultation on specific aspects of Rutland's latest Draft Local Plan is ongoing until 24 September 2018.

This is an additional consultation to consider the implications of potential development at St George's Barracks, as well as looking at other sites that have been promoted for development since the Consultation Draft Local Plan was issued for public consultation.

For more information, including how to take part in the consultation, please visit: www.rutland.gov.uk/localplanreview.



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