

**27 September 2018  
St George's  
Advisory Group Meeting Actions**

## St George's Advisory Group Meeting Actions

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### ATTENDANCE

Cllr Oliver Hemsley	-	Leader, Rutland County Council
Cllr Gordon Brown	-	Deputy Leader and Portfolio Holder, Rutland County Council - AP
Cllr Gale Waller	-	County Councillor, Rutland County Council
Cllr Gary Conde	-	County Councillor, Rutland County Council - AP
Cllr Kenneth Bool	-	County Councillor, Rutland County Council - AP
Cllr Edward Baines	-	County Councillor, Rutland County Council
Helen Briggs	-	Chief Executive, Rutland County Council - AP
Holly Bremner	-	Rutland County Council – AP
Mat Waik	-	Rutland County Council
Roger Ranson	-	Rutland County Council
Steve Pearce	-	RegenCo
Norman Milne	-	Edith Weston Parish Council
Ed Jarron	-	Edith Weston Parish Council
Neil Harding	-	Morcott Parish Council - AP
Richard Camp	-	Manton Parish Council
Darren Bottomley	-	Oakham Town Council
Vic Pheasant	-	Empingham Parish Council
Norman Plummer	-	Barleythorpe Parish Council
Paul Cummings	-	North Luffenham Parish Council
Susan Seed	-	South Luffenham Parish Council
Miranda Jones	-	Uppingham Town Council
Mary Cade	-	Ketton Parish Council
Christopher Renner	-	Normanton Parish Meeting

### ACTIONS CAPTURED

Ref	Action	By Whom	Date Raised	Date Due	Comments
SGAG – AP7	RCC would circulate the paper tabled at the 30 <sup>th</sup> August meeting with the revised minutes	Spotter	27/09/18	ASAP	
SGAG – AP8	RCC to circulate the South Luffenham statement that was presented with the minutes.	Spotter	27/09/18	ASAP	
SGAG – AP9	RCC to have a discussion with the MOD in regards to the attendance at the Advisory Group meetings.	RCC	27/09/18	25/10/18	
SGAG – AP10	RegenCo to look at the high level masterplan and the hectares shown.	RegenCo	27/09/18	25/10/18	

### Key items for the record (minutes)

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- Cllr Hemsley explained to the group that Rutland County Council (RCC) would no longer be recording the meetings. Mr Norman Milne stated that he would record the meeting and this was agreed amongst the group.

### **Agenda 4 – Minutes 30<sup>th</sup> August 2018**

- In the previous meeting a paper was tabled by Mr Neil Newton. It was asked that this be sent with the revised minutes.
- A statement was given by South Luffenham Parish Council. This would be sent out with the minutes to all.

### **Agenda 5 – Update from Ministry of Defence**

- There were still concerns in regards to the withdrawal from the site by the MOD and keeping to the proposed timescales. RCC would discuss this with the MOD.
- The Group were concerned in regards to the continuous absence at the Advisory Group meetings by the MOD. It was made know at the Group that the MOD nationally were struggling with resource. RCC would discuss these concerns with the MOD

### **Agenda Item 6 – Housing Infrastructure Fund**

- Work was currently ongoing with the Housing Infrastructure Fund (HIF) bid submission. RCC were still aiming for the 3<sup>rd</sup> December submission date and the bid would be considered at the Council meeting scheduled for 26<sup>th</sup> November 2018.
- It was suggested that the number of houses proposed was still too high even with the reduction made. The numbers would be dependent on viability.
- It must be highlighted within the submission the risk associated with the Local Plan as this would not have been adopted at the time of submission.
- It was asked that at the next meeting information be provided to the Group on how many responses had been received via the Local Plan consultation.
- If the County wants extra infrastructure there needs to be a balance in regards to the number of houses proposed.
- If the submission is agreed to be taken forward at the Council meeting on 26<sup>th</sup> November this would not commit RCC to anything. If the bid was successful the monies allocated would have conditions that would then have to be agreed again by RCC. It was suggested that RCC could be seen as not credible if the bid was successful and then not accepted. RCC would be expected to deliver what was submitted within the HIF bid.
- If the submission is pushed back to the last available date in March 2019 this could result in a lack of funds being available as the HIF is oversubscribed. RCC chose the December submission to enable the bid to be pushed to March if it was felt that more work was required. It was important that the bid was right.

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- It was stressed that the HIF allows RCC/MOD to put the infrastructure in first prior to the development.
- The HIF is a loan/grant system and what Homes England are asking for is a number that could potentially be paid back to them. This could be zero percent or 100 percent and was part of the bidding process. This could also be recyclable within the community.
- It was requested that at the next meeting a discussion take place in regards to the number of houses that would be built on the site. It was stated that the number of houses proposed was only part of the scheme. This needed to be a balance between the housing numbers and the infrastructure costs to make sure that the scheme was viable. Viability works were currently underway and needed to be understood completely to enable a discussion about housing numbers.
- RCC were currently working on a new Local Plan that would replace the previous plan and run through until 2036. The site needed to be looked at in terms of viability and sustainability.
- It was stated that the high level masterplan that had been produced was inaccurate. It stated that 103 hectares was required for the number of houses proposed but only showed 72 hectares. This would be looked at by RegenCo.

### **Agenda Item 7 – National Planning Policy Framework**

- The National Planning Policy Framework (NPPF) had been revised and in place since the end of July 2018. RCC were currently reviewing the NPPF to enable the revised Local Plan to be compliant.
- A document was tabled by RCC which highlighted the main areas of change to the NPPF.
- The opening section of the NPPF was important and outlined some of the changes.
- It was suggested by Manton Parish Council that 80% of the St George's site could not be subject to development based on the new NPPF. RCC stated that the whole site was defined as previously developed and the whole site was classed as brownfield.

### **Agenda Item 8 – Communications**

- The recommendations for the evolving masterplan that had previously been discussed at the 13<sup>th</sup> September 2018 St George's Advisory Group had been published on the website.
- The Local Plan consultation closed on 24<sup>th</sup> September 2018. Once Planning Policy had completed their assessments the RCC Communications team would be supporting with the press releases to the public.
- An updated St George's Ecological appraisal and Archaeological desk based assessment would be uploaded to the St George's website on 28<sup>th</sup> September 2018. This will be communicated to stakeholders.

### **Agenda Item 9 – Community Facilities**

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- No further updates were available at present.
- It was asked that the Group discuss outside the meeting with their Parishes what facilities they would like to see on the St George's site.
- Representatives from the Group should attend the RCC Community Facilities meeting to discuss what facilities would be required and desired for the site.

### Agenda Item 10 – Officers Mess

- Viability work was currently still ongoing and an update would be provided at the next meeting.

### OPEN ACTIONS FROM PREVIOUS MEETINGS

Ref	Action	By Whom	Date Raised	Date Due	Comments

### CLOSED ACTIONS

## St George's Advisory Group Meeting Actions

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Ref	Action	By Whom	Date Raised	Due Date	Update
SGAG – AP1	Helen Briggs to make the changes to the TOR as discussed.	HB	23/07/18	ASAP	
SGAG – AP2	Stacey Potter to make the Officers Mess a standing agenda item	SP	23/07/18	Next Meeting	
SGAG – AP3	Stacey Potter to add the NPPF to the next agenda	SP	23/07/18	Next Meeting	
SGAG – AP4	RCC to investigate the potential of the Group attending a tour of St George's.	RCC	23/07/18	Next Meeting	
SGAG – AP5	Stacey Potter to populate diaries with the next St George's Advisory Group meetings	SP	23/07/18	ASAP	
SGAG – AP6	SP to investigate South Luffenham email addresses for the distribution of the minutes.	SP	30/08/18	ASAP	
SGAG – AP7	Holly Bremner to ensure the St Georges website link is on the front page of the RCC website	HBR	30/08/18	ASAP	