



# North Luffenham Parish Council

**Minutes of the North Luffenham Annual Parish Meeting held in the St Mary and St John School Hall, North Luffenham at 7.30pm on Monday, 16<sup>th</sup> March 2018**

**Present:** Cllr Cummings (Chairman), Cllr Burrows, Cllr Davies, Cllr Riordan, Cllr Smith, Cllr Inman

**In attendance:** County Councillor Waller

**There were 134 members of public present**

1. **ITEM ONE – Chairman’s introductory remarks.** The Chairman welcomed those present and explained that the key objectives of the meeting were to:

- Review progress relating to the St George’s Barracks Development and to address the Concerns that had been raised.
- To brief villagers on the work of the Parish Council in the past Financial Year
- To identify the challenges ahead.
- Review the Parish Council and Parish Council (Trust) Finances
- Review the provisional budget outturn for FY17/18
- Review the FY18/19 Budget and identify the reasons for the increased precept

He drew the attention of those present to his Annual Report, that had been circulated to all residents in advance of the meeting. A copy of this report is attached.

2. In his introduction the Chairman welcomed Cllr Hemsley the Leader of Rutland County Council and Mrs Helen Briggs, CEO Rutland County Council. He advised that it was his intent to bring Item Six of the Agenda forward to ensure that there was sufficient time to allow RCC representatives to present and the public to raise questions. He advised that the Parish Council had formed a Working Group to advise the PC on a range of issues and a Joint Working Group with Edith Weston PC to address issues of mutual concern. The Working Group had prepared a detailed summary of Concerns and Considerations relating to the proposed development which had been forwarded to RCC. He had asked Cllr Hemsley to address the following issues in his presentation:

- Scale –why up to 3,000 new homes?
- Need - Why do RCC believe that there is a need for up to 3,000 new homes in addition to the number already identified in the Draft Local Plan?
- Consultation - How do RCC intend to consult with the Village as the proposals are developed?
- Officers’ Mess Site - Why are RCC intending to develop plans and purchase the site?
- Master Plan - When will this be published - how will it be communicated to the Village.
- Infrastructure - What funding is being applied for - what are the key priorities for infrastructure developments
- Environmental impact - How will these concerns be taken forward?
- Buffer Zones - are our concerns understood?

## **Public Forum**

3. In the public forum the following points were raised:

- a. Gratitude was expressed to farmers and contractors for clearing the roads during the recent heavy snow falls.
- b. To request the clearance of an abundance of slippery decaying leaves adjacent to the boundary of the Oval on Edith Weston Road, causing a potential hazard to pedestrians.
- c. It was requested that consideration be given to turning around the Speed Indicator Device (SID) currently facing downhill close to the Edith Weston / Ketton Road Junction.

The Chairman advised that these issues would be taken forward by the Parish Council.

### **ITEM SIX – Challenges of the proposed St George’s Barracks Development. Cllr Hemsley / Mrs Briggs**

4. Cllr Hemsley advised that a detailed response to the “Concerns” paper had been published on line earlier in the day. Cllr Hemsley provided a presentation encapsulating the points noted at Para 2 above. (A copy of the presentation is attached to these Minutes).

5. The presentation was generally not well-received, and it was evident that many parishioners present did not feel that the concerns identified in the original paper had been adequately addressed. Following the presentation a number of Parishioners raised questions which included:

**Scale of the proposed development** - What is the evidence for a need to build upwards of 3,000 homes (7,000 Residents) on the site over a 10 year period? RCC were unable to provide a convincing answer other than to note that this was to meet a regional rather than a solely local need? It was suggested that the development might be staged over a longer period of time with say 4 developments, each of a Rutland Village size (Max 500 houses) being developed every 10 years if demand was sustained.

**Infrastructure – Roads.** Real concern was expressed regarding the ability of local roads to cope with the additional daily surge that a development of this scale would bring.

**Infrastructure Support to the Community.** Concern was expressed that the location for the development was entirely inappropriate due to its isolation and lack of services. Mrs Briggs indicated that the proposed infrastructure development would provide all the services necessary to sustain the new community. This would include Shops, Medical Support, Schools and Employment.

**Employment.** Where is the evidence that there is a significant demand for additional local jobs? Cllr Hemsley noted that a significant number of employers, including himself were unable to recruit sufficient staff. Additional ‘affordable’ housing was needed to attract employees and thereby allow businesses in the area to grow.

**Local Plan.** Why was the development not reflected in the current and draft local plans which had identified a need for up to 159 homes / annum in the period to 2036? Mrs Briggs advised that the housing figures in the local plan reflected a minimum requirement and that further need was necessary to meet regional demand.

**Master Plan Brief.** Concern was expressed regarding the lack of clarity or sight of the brief that had been prepared for those writing the Master Plan – Mrs Briggs advised that RegenCo was preparing the Master Plan and that the outline brief for this work was contained with the Memorandum of Understanding.

**Environment** The need to retain the ‘Special’ rural nature of Rutland with a large tourist industry was an issue of real concern to residents. The special environment of the airfield

side (East) of the Barracks needed to be protected. This site was special because it had not been developed over the past 50 years and was effectively an entirely rural area.

6. The RCC presentation was complete at 9.15pm. The Chairman thanks Cllr Hemsley and Mrs Briggs for their presentation and stoic resolve to try to answer the questions raised. and the APCM was reconvened.

7. **ITEM THREE / FOUR / FIVE – CHAIRMAN’S REPORT.** The Chairman consolidated the remaining agenda items into a single presentation, a copy of which is attached. There were no questions arising from the presentation.

**The meeting closed at 9.45pm**

Signed: \_\_\_\_\_

Date: \_\_\_\_\_

Attachments:

- A. Chairman’s Annual report
- B. RCC Presentation
- C. Chairman’ Presentation
- D. Provisional Financial Summary
- E. FY18/19 Crime Statistics

DRAFT