

MINUTES OF THE EXTRA ORDINARY MEETING OF RYHALL PARISH COUNCIL

HELD ON

WEDNESDAY 20TH SEPTEMBER 2017 AT THE METHODIST SCHOOLROOMS, RYHALL

PRESENT Mr P Huddleston (Chairman) (PH), Mr P Harris (PKH), Mrs D Rolfe (DR)
_Mrs S Smith (SS), Mr R Rushby (RR) Mrs E Sismore (ES) Mr A Gombault (AG) Mr N Bellairs (NB)

APOLOGIES - Mr D Amies (DA) Mr C Parsons (CP) Mr D Wilby (DW)

DECLARATIONS OF UNREGISTERED DISCLOSABLE PECUNIARY INTERESTS IN THE AGENDA ITEM AND REQUESTS FOR DISPENSATIONS FROM MEMBERS ON MATTERS IN WHICH THEY HAVE A REGISTERED DISCLOSABLE PECUNIARY INTEREST –

All Councillors present declared a DPI as homeowners in the parish

PUBLIC TIME – 20 members of the public attended and contributed actively to the resultant discussions

TO FORMULATE AND AGREE A PARISH COUNCIL RESPONSE TO RUTLAND COUNTY COUNCIL'S LOCAL PLAN HOUSING ALLOCATION

The Chairman opened the meeting with a clarification of the Local Plan Housing Assessment needs and described the two sites that were the preferred options by Rutland County Council RYH/ 06 /A for 82 homes and RYH/04 Gwash River Trout Farm for 14 homes (not to be confused with the current development for 7 homes)

The Chairman read an outline response by the full PC to submit to RCC. This was based on the planning committee statement and would take in responses from the public and points taken at tonight's meeting . Comment had been received by email and through the medium of the parish plan, all comments pertaining to housing had been extracted and noted. The parish plan revealed that 68 % of respondents had objected to the Meadow Lane submission and 66% of respondents had supported the Gwash Trout Farm submission. Furthermore there had been overwhelming support for the importance to maintain a significant green space between Ryhall and Belmesthorpe (171 respondents indicated high importance) and the significant green space between Ryhall and Stamford (181 respondents indicated high importance)

Rutland County Council Local Plan stated the need to cater for one third of the housing needs to be located in the nine local service centres

It was commented that since the 2014 Local Plan document there had been a change in the criteria for a service centre . Ryhall's status has changed from a smaller service centre to a large one. *Accessible settlements will be defined as those villages situated within two miles of Oakham, Uppingham and Stamford and there is potential for suitable access to a town by foot or bicycle via a suitable footway or cycleway with a relatively flat topography. (Paragraph 4.13 Local Plan).*

Parishioners pointed out that Ryhall does not meet that criteria being further than two miles from Stamford. (Noted that Empingham with a GP surgery, public house, audit hall, large primary school and shop had only had four homes proposed.) It was agreed to seek clarification of this altered classification within the response

Residents present at the meeting expressed their reservations that there were inconsistencies and inaccuracies within the consultation which had been held for a limited period over the month of August when people were on holiday, additionally there was comment on the complication of the RCC response form. The meeting discussed the planning practice guidance raising the issue of due

diligence, the number of consultees , and the statement that all sites need to be available , viable and deliverable.

Parishioners said that the land behind Meadow Lane had once been a tip and questioned its suitability as a base for housing.

It was agreed that additional points to reinforce and include in the revised submission would take in the flood plain and the run-off of water from any development of such size and the environmental protection necessary in line with the Government's National Planning Policy Framework.

The PC submission would also highlight the Area of Local Landscape Value and the inevitable road crowding on the major and minor roads which would be created by such a large development.

The meeting discussed the potential urbanisation of the north of Stamford relating to any new traffic management schemes and the imposition of potentially 600 new homes on the Quarry Farm. The Chairman clarified that Rutland County Council had confirmed the proposed Quarry Farm development would count towards South Kesteven's Objectively Assessed Need (OAN). SKDC's Consultative Draft Local Plan: [Local Plan up to 2036](#)

A comprehensive masterplan and a single planning application is required for the entire site (this includes the land extending into Quarry Farm, Rutland) The Parish Council agreed to seek clarification on the duty to collaborate across boundaries. A member of the public suggested seeking to ensure any allocation of 82 homes in Ryhall parish be deducted from the SKDC Quarry site that encroached into Rutland

Further comment included the RCC current assessment of the St Georges MOD site at South Luffenham . It was suggested that it could be a potential ideal brown field site for all Rutland's allocation but was not currently being considered by RCC.

Comment received that it was hoped that the Trout Farm site would be the last development along the Belmesthorpe Lane so it did not become a ribbon development.

The Chairman presented the final version of the parish council submission to include points put forward during the meeting and the endorsement of the Parish Plan findings.

- (1) The Motion that 'this council rejects the RHYo6/A Meadow Lane submission' was tabled. At the vote, all in favour.
- (2) The Motion that 'this council accepts the RYH/04 Gwash Trout Farm submission as acceptable ' was tabled. At the vote six in favour , two against.