

**MINUTES of the MORCOTT PARISH MEETING** held on Wednesday 7<sup>th</sup>  
September 2016 in Morcott Village Hall.

**50/16 Attendance Register:** Cllr Johnson (Chair) Cllr's Harding, Joyce, Pritchard, Whitfield and Williams.

County Councillor Edward Baines, 8 members of the public.

**51/16 Apologies for absence:** Cllr Traylen, accepted by members

**52/16 Declarations of interests and requests for dispensation:**

Cllr's Joyce and Pritchard declared a disclosable pecuniary interest in agenda item 13b and left the room during the discussion and decision of the declared item.

**53/16 To approve the minutes of the Annual Parish Council meeting held on Wednesday 1st June 2016:**

Proposed by Cllr Harding, seconded by Cllr Whitfield, that the minutes are a true record of the meeting, unanimously agreed.

**54/16 To approve the minutes of the Extra-ordinary meeting held on Monday 8<sup>th</sup> August 2016:**

Proposed by Cllr Pritchard, seconded by Cllr Harding, that the minutes are a true record of the meeting, unanimously agreed.

**55/16 Democratic 10 minutes:**

Two members of the public raised concerns about the dangerous junction A47/Stamford Road and suggested it should be redesigned.

**56/16 Questions from the public as submitted for the agenda:**

- a I would like to question the results of the questionnaire as printed in the Parish Magazine where 61 are in favour of supporting the proposals for the White Horse and the planning, but the majority, out of 131, are clearly not in favour. How is this being taken as positive support from the village?

*Answer: This question appears to attempt to confuse the results of the questionnaire based on a misinterpretation of the article in the Parish Magazine which was intended as a summary.*

*The results of the questionnaire are available on both the village and council websites and I would encourage those interested to consult these before asking questions which are misinformed. The facts are that 88 respondents out of 131 support the renovation of The White Horse with 32 respondents opposing. In addition, 68 respondents (52%) support the idea of building new houses while 46 respondents (35%) oppose this. Of those who indicated that they are residents 70% supported the renovation of The White Horse and 54% are supportive of building new houses. In addition to their questionnaire response 61 people also wrote positive comments about the proposals. I would suggest that this represents irrefutable evidence of positive support from the village.*

- b There is obviously great concern in the village about the number of houses planned, the plans of the individual 13 houses and the proposed insufficient car parking.

*Answer: Out of the 131 respondents to the questionnaire there were a total of 39 concerns raised regarding the volume of houses and 27 concerns raised about the number of parking spaces proposed. Whilst these concerns do not represent the majority view in the results of the questionnaire I have no doubt that the Council will take these concerns into account.*

- c There are also the potential additional hazards to the highways which such development would entail. This has been partly demonstrated this week by the disruption caused by the work on the water pipes around the White Horse. Surely no-one would wish even further chaos caused by a significant building scheme lasting into years?

*Answer: Any development will result in some inconvenience to residents who will no doubt have taken this into account in their responses to the questionnaire. The village is fortunate to have four access routes available to residents which will help mitigate the effects of any disruption. Where it is possible I have no doubt that the Council will try to minimise any potential disruption.*

- d I am unable to determine whether my suggestion that efforts be made to find out if accepting 13 houses in the paddock site would influence future planning decisions by RCC was being followed up. Can you clarify this?

*Answer: This issue was actually clarified at the Council meeting on 8<sup>th</sup> August and appears in the minutes under questions and concerns. Councillor Baines confirmed that all planning applications are considered on their own merits and that there is no precedent created by granting any one application or any subsequent application. It was also clarified that the renovation of The White Horse is key to village support of any development on the paddock.*

#### **57/16 Clerk's Report and actions since the last meeting:**

Western Power – the works being carried out is to reinforce cabling. No prior notice was given to council. All roadworks are posted on the webpage [www.roadworks.org.uk](http://www.roadworks.org.uk)

Strutt and Parker re the Rowley Family – Mrs Rowley is in residence and Strutt and Parker has informed the clerk that a tree survey is to be carried out including the large tree in the closed cemetery in the High Street. Repair of the and the dividing wall in the upper part of the cemetery will be discussed as well as the permissive path.

Website – the new website is up and running [www.morcottparishcouncil.org.uk](http://www.morcottparishcouncil.org.uk). All Parish Council information will be posted on this site with a link to the Village website. A grant has been received to cover the cost.

RCC – regardless of twice requesting information about the new bus stop and reduction of the speed limit on the A6121 no response has been received.

- 58/16 To receive the audited Annual Return from Grant Thornton:** Following a successful audit the return was received by members.

- 59/16 To empower Morcott Parish Council with the General Power of Competence:** Morcott parish Council having met the criteria to enable undertaking the General Power of Competence from this date until the next election agreed to undertake the power.

**60/16 To receive a report on Site Allocations and Policies DPD of July 2011:**

A reminder of the outcome of the 2011 reports on site allocations and policies: a document was presented to council. Members noted that of all sites submitted none had been approved.

**61/16 To consider the structure, terms of reference and executive powers of the proposed Burghley Estates White Horse Inn renovation and development of the paddock committee.** Briefing notes had been prepared for members & circulated with the agenda:**1. Goal of the Committee:**

- i. To reinstate The White Horse public house as a social amenity of the village of Morcott. Agreed: 5 in favour, 1 against,

**2. Objectives of the Committee:**

- i To form an effective Committee which meets regularly to take forward the work of the White Horse Working Party in order to engage with Burghley Estates to further develop the proposals exhibited in the Public Consultation exercise undertaken in July 2016.
- ii. To undertake negotiations with Burghley Estates & their appointed representatives to ensure achievement of the goal in a timely manner.  
Items i and ii unanimously agreed.

**3. Structure, composition & skills of the Committee:**

- i. How many Parish Councillors should be on the Committee? Council unanimously agreed that three members should be on the committee.
- ii. Which Parish Councillors should be on the Committee? (salient issues here are probably continuity and the need to keep eventual MPC planning processes separate from the negotiations with Burghley Estates).  
Nomination: Cllr's Johnson, Pritchard, Whitfield and substitute to ensure a quorum Cllr Harding. There being no other nominations these councillors were duly elected to stand on the committee.
- iii. How should non-councillors be invited to serve on the Committee?  
Members agreed that the committee decides which skills are required to forward the process to select non-members accordingly. Non committee members will need to meet the equivalent criteria as council members and be covered by the code of conduct.

**4. Terms of Reference of the Committee:**

The following six points were all unanimously agreed:

- i. To take decisions as necessary within these Terms of Reference & regularly report on progress to Morcott Parish Council;
- ii. Taking note of the responses to the questionnaire & comments received adopt positions to attempt to influence Burghley Estates to take these into account in shaping future proposals;
- iii. Engage with Burghley Estates to negotiate and agree a properly prepared Memorandum of Understanding to capture the principles held by the village in shaping future proposals;
- iv. Engage with Burghley Estates during preparation of the planning application to ensure it reflects the principles in the Memorandum of Understanding;

- v. Engage with Burghley Estates in pre-selecting the tenant for the pub and, in conjunction with Burghley Estates & the prospective tenant, develop, finesse and agree the final exterior and interior design elements of The White Horse;
- vi. Engage with Burghley Estates in originating a Development Brief (incorporating section 106 & CIL aspirations) which will legally bind the Developer selected by Burghley Estates to build the houses and provide the infrastructure in accordance with the brief.

**5. Executive powers the Council to grant to the Committee so that the Committee is able to grant executive powers to its members in order to act on its behalf:**

The following three points were all agreed with 5 in favour, 1 against:

- i. To take decisions: As part of meeting its Terms of Reference the Committee will be required to engage in negotiation meetings with Burghley Estates and their appointed representatives,
- ii. In order to hold effective negotiations, it will be necessary for the Committee to be able to delegate executive powers to a number of individual members of the Committee,
- iii. Council is prepared to grant the Committee the necessary executive powers to be able to achieve its objectives and make progress in a timely manner.

**62/16 Allotment Field and Allotments**

- a. To consider reinstating the permissive path in the allotment field, right of way and signage etc.; The following four points were all unanimously agreed:
  - i That the permissive path across the allotment field be reinstated.
  - ii To apply under section 21 of the Highways Act for signage indicating no public right of way (cost between £100 – 200)
  - iii Check adequate insurance cover for path and stile
  - iv Write to the owner of the adjacent field asking to reinstate his permissive path.
- b. To consider the terms and conditions of the tenancy agreements for the allotments and allotment field:  
Modify the allotment field tenancy agreement to include maintenance of the access, stile and permissive path. (Legal advice may be required). Unanimously agreed.

**63/16 To consider undertaking a risk assessment and setting up a risk register:**

Delegate to the clerk to gather further information for discussion at the next council meeting.

**64/16 To consider the report and actions relating the 'Tin Bridge':**

A letter drafted by Cllr Whitfield to be sent by the clerk to Rutland County Council Highways Department requesting a definitive answer on the responsibility of the maintenance of the wooden fence on the 'Tin Bridge'. Unanimously agreed.

**65/16 To approve the proposed village survey:**

Cllr's Pritchard and Harding were thanked for all the work involved in preparation of the draft survey.

The following six points were agreed:

- i. Approve in principal with any amendments
- ii. A paper copy be delivered to all residence of Morcott from the age of 11 years
- iii. An on-line copy be available for completion
- iv. A sum of £26 for monkey survey costs

- v. Closing date for submissions of any suggested amendments by councillors 5 pm 21<sup>st</sup> September 2016.
- vi. Delegate the final survey content & details to Cllr's Pritchard and Harding.

- 66/16 To approve the protocol for dealing with planning applications:**  
Members agreed to adopt the protocol (which was included in the papers for the meeting sent out with the agenda.)
- 67/16 To consider running a speed watch campaign in Morcott:**  
The clerk was requested to gather information regarding a speed watch campaign and write to Rutland County Council for a speed box to be located in a suitable position and timing in the High Street. Unanimously agreed.
- 68/16 To consider adding a dedicated email address ([clerk@morcottparishcouncil.org.uk](mailto:clerk@morcottparishcouncil.org.uk)) to the 2commune package:**  
Members agreed, that to ensure risk management of data the dedicated email address be purchased at a cost of £25 plus vat pa.
- 69/16 Account, receipts and payments to date:** Received by members.
- 70/16 Planning Applications received in time for the meeting:**  
It was noted that an appeal had been made under the Town & Country Act 1990, section 78 for the vehicular access to land opposite the White Horse Inn. Appeal application APP/A2470/W/16/3155671. Members agreed to reiterate their previous concerns.
- 71/16 Correspondence:**  
Letter from a resident requesting Morcott Parish Council to proceed with a Neighbourhood Plan (the clerk replied to this letter).  
RCC Standards Committee
- 72/16 Questions raised during the Democratic 10 minutes:**  
Concerns were raised about the dangerous junction A47/A6121. This will be debated by the White Horse Committee as part of the negotiations with Burghley Estates. The clerk to ask Rutland County Council if a new layout system could be added to capital expenditure programme.

Meeting closed at 9.50 pm.

Signed..... Dated