

## St George's Advisory Group Meeting Actions

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**23 July 2018**  
**St George's**  
**Advisory Group Meeting Actions**

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### ATTENDANCE

Cllr Oliver Hemsley	-	Leader, Rutland County Council
Cllr Gordon Brown	-	Portfolio Holder, Rutland County Council
Helen Briggs	-	Chief Executive, Rutland County Council
Holly Bremner	-	Rutland County Council
Stacey Potter	-	Rutland County Council
Steve Pearce	-	RegenCo
Ed Jarron	-	Edith Weston Parish Council
Norman Milne	-	Edith Weston Parish Council
Andrew Johnson	-	Morcott Parish Council
Darren Bottomley	-	Oakham Town Council
Vic Pheasant	-	Empingham Parish Council
Norman Plummer	-	Barleythorpe Parish Council
Tim Smith	-	North Luffenham Parish Council
Paul Cummings	-	North 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 – 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	

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### Key items for the record (minutes)

#### Agenda 3 – Minutes 22<sup>nd</sup> June 2018

- It was stated that the comment from James Ryley (DIO) in regards to the DIO not trying to maximise the housing numbers on its sites was not included within the final draft. It was also requested to emphasise that JR had indicated there was not a fixed figure.
- It was asked if there was any discussion in regards to the infrastructure and in particular what features would be in place prior to development commencing. The Leader of Rutland County Council stated that the infrastructure would be in place first and the Advisory Group would be able to assist in highlighting the key elements that would be required.
- It was asked if RCC would be seeking expert advice in regards to how exploitable the limestone horizon was within the development and was there any commercial value. The Chief Executive stated that the land was owned by the Defence Infrastructure Organisation (DIO) and that this would be undertaken by them. RCC's role would be the Local Planning Authority in regards to the minerals and would not be involved in commercial discussions.
- It was asked if the minerals extracted were viable could any funding be provided towards the infrastructure required for the development. The Chief Executive stated that a minerals planning application separate to the development application would need to be submitted. Any infrastructure required for the extraction period would be included within the application and also any mitigations that would be necessary.

#### Agenda Item 4 – Draft Terms of Reference

- It was asked that the Purpose section within the terms of reference include 'St George's Advisory Group will be the voice of the community during the planning and development stage of the project'.
- A discussion took place in regards to the Group being chaired by an Independent person. It was agreed that this would be an aspiration of the group and would be investigated at a later date if required.
- Within the Objectives section it was requested that the wording be amended from 'suggestions to be considered during the development process' to 'suggestions for inclusion in the development process'.
- Within the Objectives section it was requested that the second bullet point include 'in the best interests of Rutland'.

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- It was suggested that a focal point be created for information sharing either through an intranet page or drop box.
- It was stressed amongst the group about the importance of the whole of Rutland being kept informed in regards to the development.
- It was asked if the terms of reference could be reviewed at least annually rather than annually.

### Agenda Item 5 – Local Plan Update

- Cllr Gordon Brown introduced the agenda item. The Local Plan report was being taken to Cabinet on 31<sup>st</sup> July 2018. The reports purpose was for Cabinet to approve the documents for the purposes of the public consultation. The consultation was being undertaken to consider the implications of incorporating the potential development of St George's Barracks into the Local Plan.
- In July 2017 a draft plan was in place and had identified a number of sites that could have been allocated within the final plan. Since July 2017 changes to these have been made resulting from withdrawals and additions.
- Within the document Rutland County Council have included some draft text defining what a Garden Village would be in a Rutland context.
- A discussion took place in regards to the Officers Mess and why it was not identified within the Local Plan report. It was explained that the site was a brownfield site and was not included for that reason. The Officer's Mess would become a standing agenda item for the St George's Advisory Group to enable the group to be updated on a regular basis.
- A new version of the NPPF was to be released the week of 23<sup>rd</sup> July 2018. RCC would be analysing the update. It was requested that the NPPF be an agenda item for the next meeting.
- A discussion took place in regards to the number of housing on the St George's site. The report mentioned 1500 – 3000 dwellings and it was stated by RCC that this was for consistency for the Local Plan process. This confirmed that no decisions had been taken in regards to the number of dwellings.

### Agenda Item 6 – Consultation Analysis

- The redaction process was currently being undertaken in regards to the consultation responses. The responses would be uploaded on to the RCC website the week of 23<sup>rd</sup> July 2018.
- The report tabled at the meeting included information on the consultation methods and the key themes emerging.
- The overwhelming view from the consultation was the number of dwellings and the pace of the development.
- From the consultation responses it was made very apparent the age profile and location of the respondents. The majority of respondents resided in North Luffenham and Edith Weston.
- On 26<sup>th</sup> November RCC Council would meet to discuss and decide on the masterplan, HIF submission and Local Plan. Within the masterplan would be the

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finalised dwelling numbers for the St George's site.

- A discussion took place in regards to the labelling of the masterplan. RCC stated that within the Supplementary Planning Policy around redundant MOD bases it does state that a masterplan must be produced. RCC expressed that the masterplan is in draft up too 26<sup>th</sup> November 2018 when Members either approve or not approve the document.

### **Agenda Item 8 - HIF**

- RCC were through to the second stage of the HIF process which required the co-production of a business case with the Ministry of Housing and Homes England.
- The first meeting with RCC and the HIF Government team would take place in August.
- RCC submitted an expression of interest to Homes England requesting funding to support the business case process.

### **Agenda Item 9 – AOB**

- RCC provided an update on the Officers Mess development. The project was currently undergoing the master planning stage and a design competition would then follow.
- RCC suggested a smaller Advisory Group to discuss the Officers Mess project. Edith Weston and North Luffenham Parish Council's would be included.
- A discussion took place in regards to the Advisory Group visiting the St George's site. RCC would investigate and feedback to the group.

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### OPEN ACTIONS FROM PREVIOUS MEETINGS

Ref	Action	By Whom	Date Raised	Date Due	Comments

### CLOSED ACTIONS

Ref	Action	By Whom	Date Raised	Due Date	Update