RYHALL PARISH COUNCIL

Minutes of the extra ordinary meeting of the Parish Council on Thursday 25th October 2012 In the Methodist Church Schoolrooms, Ryhall.

PRESENT

Mr P Huddleston	Mrs E Sismore	Mrs B White
Mr R Rushby	Mrs S Smith	Mr A Gombault
Mr G Lloyd	Ms R Miller	

Mr P Huddleston chaired the meeting in the absence of Mr C Parsons
Three members of the public were in attendance

APOLOGIES Mr C Parsons , Mr N Bellairs

DECLARATIONS OF INTEREST

In accordance with the regulations, Councillors were invited to declare any personal or prejudicial interest they may have and the nature of those interests in relation to items on the agenda. They completed the Declaration of Interest Book.

Mr Huddleston- Parkfield Road resident
Mr R Rushby – Neighbourhood Watch
Mrs S Smith – Parkfield road resident
Mr G Lloyd – Francis Court
Mrs B White – Francis Court & Spire Homes
Mr A Gombault – Neighbourhood Watch
Ms Miller- Parish Plan

Site Allocations and Policies Development Plan Document (DPD) Preferred Options Consultation presentation by Helen Wilson & Brett Culpin from Rutland County Council

Rutland County Council is consulting on the Preferred Options version of its Site Allocations and Policies Development Plan Document (DPD). The purpose of the document will be to identify specific sites to be allocated for housing and other types of development in Rutland and to set out detailed planning policies for determining planning applications.

This is the next stage of public consultation following previous consultation on Issues and Options in September-November 2011. The Council is now seeking the views of Rutland residents and others on the preferred sites to be allocated for development and the preferred policies to be included in the document.

Mr Culpin noted that RCC had assessed hundreds of sites on various criteria including environmental aspects, floodplains, cultural impact, commercial and economic factors, infrastructure for housing and employment land as well as waste site allocations and retail developments. Initially there was a need for 390 dwellings across 7 service areas including Ryhall and RCC were obliged to include every site that was submitted. Since February 2012, the Government have introduced the new National Planning Guidelines in the National Planning Policy Framework (NPPF) which means the inclusion of smaller sites- this had reduced the impact on having to allocate as much land as previously anticipated.

There are 28 Policies which had been reviewed – a project led by Helen Wilson - to give clarity to those intending to submit and allocations. The planned limits of development

have been redefined – based on the 2001 Local Plan. Helen highlighted the new black line replacing the red line indicating a change to the planned limits.

RMPF – deemed an important open space is identified as such as it is included within the planned limits of development and bound by three sides.

Land behind Parkfield Road had now been omitted and not indicted as ' green' as it is outside the planned limit of development . In the ***Summary of Consultation Responses*** document – the main reasons as to why sites were rejected and the objections to them are registered . The Parish Council had highlighted that this area was an area of special landscape value designation – a legacy from the Leicestershire and Rutland Structure Plan- and noted that it had been designated by the Secretary of State as an area of separation between settlements. These comments are to be reiterated in the response from the Parish Council to the Preferred Options. Mr Culpin reassured the Parish Council that the fields behind Parkfield Road fields would remain well protected because of the characteristics of this agricultural land, which have been specifically recorded for the purpose - even though the old designation has now been dropped. Mr Culpin stated that was unlikely that any additional sites would be added between Phase 2 and the final document as these were the preferred sites now listed.

The Landscape Character Assessments can be accessed from the RCC website. Mr Culpin stated that removing the status of special landscape value designation once the Plan is finally adopted, will ensure that all land will be valued equally whether inside or outside the planned limits of development. Policy SP23 – Landscape Character in the Countryside.

Affordable Housing

All sites allocated for residential development dwellings now operate under a Policy that 35% must be affordable housing. Where smaller sites can only accommodate 5 or less units it would be unrealistic to accept 35% therefore Rutland County Council now expect developers to pay a commuted sum to invest in affordable housing elsewhere.

Under the NPPF, the Government stated that local authorities can allow some open market dwellings on some exception sites, to promote house building and affordable housing levels. RCC would test the evidence submitted in any application for open market homes, at the developers' expense to ensure it is robust.

Preferred Option in Ryhall

RHY02 – Land adjacent to the River Gwash Trout Farm, Belmesthorpe Lane, Ryhall.

Proposed for 9 dwellings and three affordable homes based on the 35% statistic. Site & garden layout etc might depend on the findings of the Environment Agency with regard to the flood plain.

Rutland County Council has a phasing policy – designed to distribute the home building over a series of three phases. 2012 – 2016; 2016- 2021; 2012 – 2026 and the above proposed site falls in the last phase of 2021 – 2026.

Completion of the Response Form

The form required a box ticked against each preferred site – the Parish Council felt that they were not able to comment agree/ disagree to the other sites in Rutland and therefore would not complete those sections of the response form. It was proposed by Mr Lloyd, seconded by Mrs White and agreed to tick the box ' Agree' for The Phase 3 ; Ryhall - Adjacent to the River Gwash Trout Farm

It was agreed that members would revisit the document online concentrating on SP21, 22, 23 and SP 28 Appendix 5, with a view to completing the final comments on the response form at the next Parish Council meeting – day before the deadline for submissions.

Comments on the consultation document should be sent in writing during the consultation period starting on 11 October 2012 and ending at **4.45 pm on Thursday 22 November 2012.** Comments can be via email or online representation from individuals and parish councils. Once the plan is adopted then the county council decisions on planning applications have to be consistent with the Plan.

The Parish Council thanked Mr Culpin and Ms Wilson for the informative presentation and asked for thanks to be passed to the RCC members who had staffed the static display in the Library.

FINANCE

It was proposed by Mr Rushby, seconded by Mrs Smith and agreed unanimously to approve funding for travel to Anstey for the Clerk to attend the second training session on Insurance Matters – Wed 31st October 2012 on Fidelity Guarantee, Officials Indemnity and Libel and Slander

OTHER BUSINESS- None

PUBLIC TIME

A member of the public thanked the Parish Council for their time and effort concerning the response work to this consultation.

DATE OF NEXT MEETING

Wednesday November 21st 2012