

**MINUTES** of Morcott Parish Council Extra-ordinary meeting held on Monday 8<sup>th</sup> August 2016 in Morcott Village Hall.

**42/16 MEMBERS REGISTER:**

Cllr Johnson (Chair), Cllr's Joyce, Harding, Pritchard, Traylen, Whitfield, Williams,  
County Councillor Edward Baines  
32 members of the public

**43/16 APOLOGIES FOR ABSENCE:** All present

**44/16 DECLARATIONS OF INTERESTS AND REQUESTS FOR DISPENSATION:** None

**45/16 TO RECEIVE THE RESULTS OF RESPONSES AND CONSIDER APPROPRIATE ACTIONS FORWARD FOLLOWING THE PUBLIC CONSULTATION EXHIBITION OF PROPOSALS FOR THE RENOVATION OF THE WHITE HORSE INN AND DEVELOPMENT OF THE Paddock** Briefing notes had been prepared and circulated to members for discussion. All data from the responses had been posted on Morcott's websites.

1. Did the Consultation Exhibition fulfil the expectations of those that attended or viewed the content Online?  
131 responses were received of which 119 said that they found the exhibition very informative. Cllr Harding read out a letter from a Morcott resident. (A response had previously been sent to this resident). Further into the meeting the issues raised were addressed.
2. Did the Consultation Exhibition provide sufficient information to accurately present the facts of the proposals from Burghley Estates?  
Result of responses, very clear and informative in a helpful way in support of the proposals.
3. Did the Consultation Exhibition Questionnaire ask pertinent questions to allow residents/attendees to express their views adequately?  
Yes, taking into account it was not a full referendum a total of 118 responses from residents indicates a good level of engagement.
4. Analysis of questionnaires agreed strongly to support the proposals taking into account comments about the amount of housing.

**Resolution: The council wishes to continue to engage with Burghley Estates on the renovation of the White Horse Inn and development of the paddock. 6 in favour, 1 abstention.**

**5. Potential actions forward for consideration**

As the Council wishes to engage in various ways with Burghley Estates to influence their activity & the eventual outcome: the following courses of action were resolved:

Taking note of the responses to the questionnaire & comments received influence Burghley Estates to take these into account in shaping any future proposals. **Unanimously agreed**

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; **6 in favour, 1 against (Cllr Joyce)** Once this has been agreed engage with Burghley Estates during preparation of the planning application to ensure it reflects the principles in the Memorandum of Understanding; **6 in favour, 1 against (Cllr Joyce)**

**(Engagement with the final actual planning application to be submitted to Rutland County Council will be avoided prior to the final actual plans being presented to Morcott Parish Council for consideration.)**

Engage with Burghley Estates in preselecting the tenant for the pub and, in conjunction with the prospective tenant, develop, finesse and agree the final exterior and interior design elements of The White Horse **6 in favour, 1 against (Cllr Joyce)**

Engage with Burghley Estates in originating a Development Brief which will legally bind the Developer selected to build the houses and provide the infrastructure in accordance with the brief. This exercise is likely to include Section 106 and/or CIL issues: **4 in favour, 2 against (Cllr Joyce) 1 abstention.**

#### **Questions and concerns:**

**The call for sites for the next 20 years is underway and it is noted that many sites around Morcott have been put forward. Should any of these sites be included on Rutland County Council's approved list then it should be noted that all subsequent planning applications are considered on their own merit and there is no precedent created by granting any single application or any subsequent application.**

**Burghley Estates have invested a lot of time and money having had an amber light from Rutland County Council that there will be development over the next 20 years on the paddock site.**

**If Burghley Estates did not renovate the White Horse Inn would the village be against the development of the paddock? If the White Horse was not renovated and reopened then the village would be very much against the development of the paddock.**

- 46/16 TO CONSIDER AND CHANGE AS APPROPRIATE THE CURRENT REMIT OF THE WHITE HORSE WORKING PARTY AND TO DECIDE THE PROCESS BY WHICH DISCUSSIONS WITH BURGHLEY ESTATES CONTINUE IN THE FUTURE:** The original remit of the White Horse Working party has been achieved laying a good foundation on which to build. The goals and objectives need to be reset to reflect the current stage in the process. Members agreed to disband the White Horse Working Party once a committee to take on the task has been established. The setting up of this committee will be discussed at the scheduled council meeting 7<sup>th</sup> September, Terms of reference will be considered and agreed including a clear gap prior to submission of a planning application.

- 47/16 TO CONSIDER ADDING TO THE PROPOSED VILLAGE SURVEY A SECTION ON**

**NEIGHBOURHOOD PLANS TO ESTABLISH PUBLIC INTEREST.** Regardless of councils request for members of the village to come forward to help prepare a Neighbourhood Plan, only two persons had responded. It was agreed that within the village survey being prepared for discussion at the September meeting a section relating to the Neighbourhood Plan be included. Residents wishing to help to prepare a Neighbourhood Plan should submit their names & contact details to the Clerk. Only when sufficient volunteers have come forward can the work on preparing a Neighbourhood Plan begin.

**48/16 AS THE CURRENT WEBSITE SERVICE WILL CEASE BY THE END OF AUGUST TO CONSIDER TRANSFERRING TO AN ALTERNATIVE PROVIDER AND APPROVE ASSOCIATED COSTS** It was resolved that the clerk be empowered to set up a new website with 2commune allocating a sum of £500: apply for funding from the government transparency fund to cover the cost.:

**49/16 TO CONSIDER ANY PLANNING APPLICATIONS RECEIVED IN TIME FOR THE MEETING.** None received.

Meeting closed at 8.40 p.m.