**Uppingham Town Council**

**Notes of Neighbourhood Plan working-group meeting, 17 June 2024 at 10.45am**

* Present: David Ainslie, Barry Hobbs, Mark Shaw (+ P Leppard, Locum Town Clerk). Nick Townsend (special advisor) joined for only the video-call part of the meeting.
* Apologies: Godfrey Jennings, Ron Simpson
* Declarations of interest:

DA: Uppingham Community Land Trust

BH: Uppingham Community Land Trust

MS: Uppingham First, Uppingham Community Land Trust

NT: Uppingham First, Uppingham Community Land Trust

* Notes of previous meeting (29 May) were agreed.
* DA presented a revised version of his Density paper, which was endorsed.
* Concern was expressed re RCC having recently proposed inclusion of an additional site (off Stockerston Rd) at this late stage.
* Responses from prospective developers to the TC’s enquiries re Agricultural Land grading were noted.
* A quotation received from Colin Wilkinson (Planning consultant) was noted.
* A video-call with RCC Planning (R Ranson + 2 of his colleagues) then took place. The following points arose:
* RCC were broadly satisfied with UTC’s revised proposals on Density (and thus reserve sites). It was noted that they however require agreement by UTC in full Council.
* Re the Ayston Rd site, UTC needs to make clear the intended size and specific use of the non-housing part of the site.
* As not all detail has yet been received, the extent to which developers’ proposals will meet RCC Highways opposition is not yet fully clear, but it may be an appreciable issue.
* RCC mentioned that UTC might wish to consider allocating a very small proportion of available sites for “own build” construction by individuals.
* The land-grading issue need not be a ‘big deal’ to the Assessor, provided that UTC “shows its workings” on this topic.
* Irrespective of UTC’s misgivings, it will be necessary for UTC to submit an appraisal of the newly-added Stockerston Rd site.
* UTC’s suggestion that C Wilkinson could usefully represent them on a number of the issues which need finalising was welcomed by RCC.
* Remaining uncertainties about (a) new food shops and (b) bungalows remain to be resolved.
* Following conclusion of the video-call, it was agreed to now progress the use of C Wilkinson (subject to the budgetary limit agreed by full Council).