

**Draft Minutes of  
BOTTESFORD PARISH NEIGHBOURHOOD PLAN  
STEERING GROUP MEETING**

**7.30 p.m. Thursday 21<sup>st</sup> September 2016 – Old School**

Present:

**Steering Group Members**

Bob Bayman (BB) - Chair  
David Wright (DW) - Vice Chair  
Richard Simon (RS) - Clerk  
Colin Love (CL)  
Susan Love (SL)  
Cob George (CG)  
Dermot Daly (DD)

**Helpers**

Rob Lockey (RL)  
Alan Gough (AG)  
Karen Gough (KG)  
Anne Ablewhite (AA)  
Kathy Sparham (KS)  
Bob Sparham (BS)

**1. Welcome and Introductions**

The Chair welcomed attendees to the meeting.

BB introduced the meeting by talking about the increase in housing at Bottesford and Easthorpe from 300 houses identified in the Emerging Options document from Melton to 428 as cited in the papers issued about 10 days ago and agreed at Full Council on the 19<sup>th</sup> September. The additional 128 houses are not because of Bottesford's needs but are as a result of a new way of calculating the allocations based on settlement size, in addition Bottesford is to take another 55 houses which supposedly can't be sited elsewhere. That means that over the plan period 2011-2036 Bottesford will increase by 465 houses.

We are meant to fit in with Melton Borough Councils Local Plan but as this does not yet exist should we look to fit in with the current plan which dates back to 1999 or the Local Plan expected to be agreed in 2017. Going with 1999 plan, where the extra 300 dwellings exceed that requirement, might require a second referendum when the Melton Local Plan is agreed next year. Asfordby is in a similar position and is basing their Neighbourhood Plan on the 1999 Local Plan and using advice from Planit-X to assist them.

We always said that if MBC was out of step with our Plans that we would employ our own Planner. Our Plan is for 300 houses, Melton's plan for Bottesford is for 428 which will need 6 or 7 separate sites around the village to accommodate them.

**2. Apologies for absence**

Pru Chandler, Annie Newman, Peter Darlow, Heather Shephard, Neville Spick, Val Lever

**3. To confirm and agree minutes of the meeting 24th August 2016**

The minutes were agreed, apart from the issues below.

BS said that the minutes in *10 Report on the meeting with Bottesford Forum* did not reflect the nature of the meeting. This was refuted and as the meeting in question was unofficial and no minutes were taken the record stands. KS asked if the notes of the meeting could be circulated, the notes were not the property of the Steering Group and could not be circulated.

The proposer and seconder agreeing the minutes were omitted in 3 the proposer was CL and the seconder CG.

**4. Matters arising and actions from those minutes**

Comments were made claiming that the dates of the workshops were not advertised. Notification had

been sent to the regular members of the workshops. It was asked why it was not distributed more widely and some discussion occurred as to why a wider notification was not appropriate.

The Workshop meetings were being run by the Agent and the landowners at their cost. The steering group was invited to send participants and the invitation was extended to residents living close to the potential development. Following a public meeting, held to invite local residents to the workshops, only one person came forward.

## **5. Declarations of Interest**

None

## **6. Rectory Farm Workshops**

A workshop was held on the 20<sup>th</sup> September with two planned topics, Sustainable Drainage Systems and the Draft Masterplan for the site.

David Singleton of DSA Environments gave an illustrated talk on Sustainable Drainage Systems (SuDS) showing various schemes including those from Melton, Holland and Oregon.

It was necessary to consider water management at the outset and often this was not the case and systems were just 'Pipe to Pit'. The potential amenity value of SuDS was rarely appreciated and employed in schemes and examples were shown of gently sloping sides to the 'pond' that added to the green landscape rather than a fenced off, steeply sloped, hazardous reservoir. Natural looking routes for water were preferred to concrete ducts or other obviously man made waterways and the overall impact on a river from a SuDS scheme should be to improve water quality.

Tree canopies can be used to trap some of the rainfall and examples were shown in Portland, Oregon, USA where water falling on roofs was channeled through gardens at ground level.

His preferred alternative to SuDS was 'Environmentally Sensitive Water Management'

The second section, the Draft Masterplan, was overtaken by a discussion on the numbers of houses on the Rectory Farm site and outline sketches were shown to those attending.

The sketch showed a low density development of 150-160 dwellings and this scheme was what was ideally required of the area to make a real beneficial addition to the village. The downside of this is that we had anticipated about 259 houses on the site and accepting the 160 means that 100 houses have to be placed elsewhere.

Furthermore sale of a parcel of land to Perfectos, partly to gain rights over the access to Normanton Lane from the site and the recent classification by Melton B.C. of the eastern part of the site as not suitable for development has resulted in their assessment for the site as now appropriate for 150 houses (see below 7).

The reduction in land area will further reduce the house numbers if a low-density option is taken forward with a resultant need to build more dwellings elsewhere in the village. The reason and justification for the reduction in site area will be taken up with MBC and the Agent for the site was requested to pursue it from the landowners' perspective.

Although the plan as shown on the sketches had overall approval from the meeting, concern was expressed that the house numbers would increase when sold to a developer.

## **7. Melton Local Plan update**

**7a)** Where the extra numbers of houses at Bottesford and Easthorpe have come from.

The latest proposals for the Melton Local Plan issued about 10 days ago and agreed by the full council on the 19<sup>th</sup> September give the following numbers and sites for the Parish.

Green means suitable, amber indicates potentially suitable and red sites are unsuitable.

Belvoir Road 34 – incomplete houses of the original 56 houses - (green)

Site behind the VC Hall (Daybells) -16 houses - (green)

Site next to Daybells -19 houses - (amber)

Easthorpe East of Green Lane - 10 houses - (green)

Easthorpe West of Green Lane - 12 houses - (green)

Clay Pits – 37 houses - (green)

Site adjacent to Clay Pits - 65 houses - (amber)  
Rectory Farm - 150 houses - (amber)  
Normanton Lane north of the railway - 84 houses (amber)

CL said it was recognized that some growth is necessary but residents were against excessive growth. The reasons for the increase related to land or suitable facilities not being available in other villages with an additional 55 houses coming to Bottesford on this point alone. Consultation on the proposals will take place for 6 weeks from late October/early November and residents can object. The Inspector looking at Melton's Local Plan also has access to comments from residents.

DD said that the Neighbourhood Plan dictates what we want with our villages, the 428 can be contradicted as we don't have a current, valid Local Plan. So we don't have to comply, the numbers are only draft numbers. Everyone at the meeting agreed that the numbers were too high and it was reiterated that Asfordby was following the 1999 Plan.

DD commented that we shouldn't have been using Melton's Planners and need our own perhaps in concert with other villages.

CL commented that we need to build on the consensus of the objection to the new numbers.

RL expressed concern that we did not have enough time to respond to the MLP consultation and get our Neighbourhood Plan completed.

DD asked why do we need a 25 year plan, some discussion occurred around this with the outcome that it was better to have a plan period that corresponded to the MLP so that we retained maximum control over where building took place in the Parish. It was agreed that we would continue with the Neighbourhood Plan with the existing numbers, RL clarified that Parish Council had agreed with the proposals to date and they were based on feedback from residents.

BS said that if there is agreement on the challenging can there be a compromise over the Rectory Farm site. BB said that there had been no alternative proposals as to where the houses should be built and because we had agreed to challenge the numbers did not mean we had to go back over our plans.

Various comments were made about the increase in houses at Bottesford while the Local Plan was being refined and that a maximum of 250 additional houses should be maintained.

#### **7b.** Why the number of homes on Rectory Farm have decreased.

Melton's house numbers on Rectory Farm now show 150 dwellings. Melton BC has reduced the land for development and downgraded it to amber citing damage to views of St Mary's Church and *Easthorpe Manor*. The result is that a large section at the eastern end of the site has been graded red. If not all of the site is used there would be a cramming of the housing to get the required numbers and that is unacceptable. KS said one of the proposed benefits of the site was the connections to the village centre and that the area now separates any development from the village centre. Concern was also raised as to what would be done with the red area as it was unlikely to be suitable for farming. It was decided that we would ask the Planners at MBC to meet us and justify their actions on this site and why the land has been so reduced and downgraded.

RL said that this should be the only point discussed as there is a perceived loss of trust between us and the Planners at MBC.

#### **7c.** Correspondence with Ward Councillor Pru Chandler (PCh)

RS had been asked to write a note to our Ward Councillors asking for their support in resisting any increase of house numbers at Bottesford and to resist the classification of Easthorpe as a Rural Hub. PCh responded and the response was passed to BB. The response commented that villages in the Borough were dying without housing growth. PCh also cited a conflict of interest which in his reply BB said was not the case as this had a specific meaning in local government and reiterated that as Ward Councillor her priority should be to the Parish. PCh disagreed and said her priority was for the Borough and mentioned in support that there was a 'rumour' that one of the convenience stores in Bottesford was not meeting its targets.

The outcome is that there is a potential for building to take place in areas of separation between Bottesford and Easthorpe and Bottesford and Normanton.

DW was prevented from presenting Bottesford's case to the Full Council due to his role as Mayor. The case was put to Senior Officers at MBC listing our queries, concerns and disagreement with the

proposals but he was instructed that as Mayor and the Chair of the Full Council he must be unbiased. PCh chairs the Local Plan Working Group which had agreed to the proposals unanimously.

So as the second largest place in the Borough and the one most affected by the changes we had no one at Melton to speak on our behalf.

BS said that PCh wants development and is not helping Bottesford. CL commented that as chair PCh could still have dissented.

DW said that he was given an opportunity for the Steering Group to meet with MBC Senior Officers. There was some deliberation over what might be achieved by such a meeting.

On October 13<sup>th</sup> the Consultation document will go to the Full Council to be agreed prior to issue.

It is anticipated that PCh will be at the next Parish Council Meeting on the 10<sup>th</sup> October.

There was great disappointment that PCh had not considered the results of the residents' survey. In the survey there were clear indications that the residents were against excessive growth.

It was agreed that a letter should be sent to PCh expressing our disappointment that she had been arguing for extra growth in Bottesford and not making a case to limit it in line with residents' wishes.

## **8. Consideration of whether to obtain Independent Planning Advice**

Given the situation identified above the meeting was unanimous in agreeing that we needed independent professional planning assistance. BB had been in touch with some firms already and proposed that we invite 2-3 firms to an interview to decide which one would be most suitable to our current needs. It was clear that being so far along the NP road we did not need advice on consultation etc.

It was suggested that NPIERS be approached

The panel was to be SL, BB, BS, RS and if possible DW.

BB was to write a brief

The question was posed as to whether we could still put in the numbers as per the existing Plan as there is still a schism between the Steering Group and Bottesford Forum.

## **9. Progress on the Bottesford Parish Neighbourhood Plan**

The writing of the Plan had been delayed due to holidays, awaiting the outcome of the latest amendments to the MLP and the Steering Groups response to that Plan.

It was agreed that we press ahead with the existing plan.

## **10. Parish Council update.**

Julia Tobin left the Chair of the Parish Council through ill health and her place has been taken by Yvette Smith, a horticulturalist and new member of the council who has already demonstrated her enthusiasm with various initiatives in the Parish including the recent Parish picnic.

CL mentioned that as the NP Steering Group reports to the Parish Council does the Parish Council need to express its concern over PCh's action.

BS announced that he was applying for the post of Parish Councillor.

## **11. Agenda items and date of next Steering Group Meeting**

RL reported that Mike Barker is trying to get an improved train service for Bottesford. His point is that Radcliffe and Bingham already have a stakeholder group, involving Rushcliffe Council, Notts CC and East Midlands Trains. This group has already achieved timetable improvements for Radcliffe due to come into force in December. He fears that Bottesford will be left behind if a similar group for Bottesford is not set up with the active participation of the Melton BC and Leicestershire CC. The time for such initiatives is opportune as the rail franchise comes up for renewal in 2018. Mike has written to David Wright and Byron Rhodes, and has had a basically positive reply from a LCC official but with no commitment. His next planned step is to write to Alan Duncan, and would like to get more active support from the Parish Council and/or the NP Steering Group as appropriate.

Mike Barker was to be invited to the next meeting.

DW said that the Parish Council was looking at a liaison group involving many of the towns with stations on the Nottingham line.

RL asked AG if he wanted to take over but AG was happy for it to progress with RL.

The next meeting will be on the 26<sup>th</sup> October at 7.30 pm in the Old School

## **12. Any other business**

RS said that he had been asked for an article for the Village Voice which needed to be submitted by the end of the month. The issue date of Late October/early November makes it suitable to notify residents of the increased house numbers for Bottesford and make them aware of the imminent Consultation Document from Melton. We can also set out our position and update parishioners on progress with our NP.

CG asked if we were going to send a strongly worded note to Melton's Planning Team, this was in hand and we were to meet the Planning Team.

CG also asked if we were aware of the latest position on the site just north of the railway line, we weren't aware of the latest position.

**Please note that the meeting due to be held this Wednesday 26<sup>th</sup> October has been postponed and a date early in November is being planned.**

### **Confirmed dates for 2016**

All at 7.30 in the Old School

Wednesday 23<sup>rd</sup> November

Wednesday 14<sup>th</sup> December

**Circulation list:-**

Bob Bayman, David Wright, Richard Simon, Colin Love, Susan Love, Pru Chandler, Peter Darlow, Collette McCormack, Cob George, Anne Ablewhite, John Tobin (for Will Tobin), Alan and Karen Gough, Richard Coombs, Bob Lockey, Chris Greasley, Mark Taylor, Mark Longden, Alan Summers, Sharon Roscoe, Jean Reavley, Annie Newman, Dermot Daly, John Preston, Roger Pacey, Carl and Karen Afonso, Bud Hart, Connor Bufton, David and Joyce Slater, Heather Shephard, Yvette Smith, Ray Flanders, Sallyann Watson, Peter Sheardown, James Goodson, Mike Roberts, Andy Norris, Neville Spick, Barry Priestley, Neil Fortey, Don Pritchett, Leigh Donger, Alistair Raper, Dilys Shepherd, Miriam Forsey, Heather Stokes, Mr and Mrs K Palmer, Alison Reynolds, Susan Meech, Val Lever, Tom Parry, Allan Mulcahy, Bob Sparham, James Beverley, Simon Bladon, Kathy Sparham, Brian Attwood, Kathryn Price R Solomon, John Stapleton, Steve Ryan, Craig Eaton