

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

**7.30 p.m. Thursday 23rd June 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)

**Helpers**

Anne Ablewhite (AA)  
Bob Lockey (RL)  
Kathy Sparham (KS)  
Peter Darlow (PD)

Visitor - Jackie Carmen

**1. Welcome and Introductions**

The Chair welcomed attendees to the meeting.

**2. Apologies for absence**

Pru Chandler, Annie Newman, Richard Coombs, Cob George, Alan Gough, Karen Gough, Neville Spick.  
Bob Sparham, Val Lever, Dermot Daly

**3. To confirm and agree minutes of the meeting 24<sup>TH</sup> May 2016**

The minutes were agreed, proposed by CL and seconded by RL

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

None

**5. Declarations of Interest**

None

**6. Report on Rectory Farm workshops**

SL and RS reported on the Workshop

There had been one Workshop since the last Steering Group meeting and this comprised a walk around the proposed site. Four Steering Group members and one local resident accompanied the Agent and Stefan Kruczkowski (SK) around the site.

The walk started near Little Jacks and followed the former railway track bed behind Bowbridge Gardens. Discussion occurred on the positioning of the access road and it was proposed that it would be on the western side of the band of trees and scrub which separated the pathway (trackbed) from Little Jacks Farm. This would attenuate any traffic noise arising from the access road. The deep bed of nettles was seen to provide an element of security for the rear of the Bowbridge Gardens properties. As we continued along the path we considered the field to the north of the Devon. SK suggested that the properties backing onto the southern side of Bowbridge Gardens should reflect the pattern of existing housing in that area and that an arrangement garden to garden would again provide security and maximize the spacing between existing and any new houses. The local resident mentioned the flooding that occurred in that area which affected the gardens of the Bowbridge Gardens properties. This was seen to be surface water rather than originating from the Devon and could be resolved as part of the development. A number of buildings in the Rectory Farm could be considered for

development and overall the extent of the site was seen to be capable of producing several distinct character areas.

Continuing down the path we came to the area where the access road would cross the pathway and then follow the eastern arm of the former railway triangle and utilize the bridge over the Devon. It was thought that this may not be wide enough for two lanes of traffic plus footways but that some directional priority would be an advantage in reducing traffic speed. Shortly after crossing the bridge the road would turn east and drop onto the main area of the site and consideration was given as to how the views of St Mary's Church could be protected and enhanced. We skirted the field behind the fence until we reached the occupation crossing where the Sustrans route would pass on the way to Kilvington.

We then crossed the Field towards Devon Farm further considering the church views, potential character areas, secondary limited access onto Normanton Lane and how the existing hedges and trees could best be utilized along with the possibility of advance planting.

In this area there is a tree screen which cuts off some of the views of the Riverside Walk and Riverside Close properties. This screen would be enhanced by the creation of a linear park on the north side of the Devon.

Throughout the walk SK was sketching and making notes to take back and produce an outline scheme.

The Chair suggested that a similar arrangement of a site visit could be put to Herbert and Andrew Daybell to include local residents and V C Hall representatives. BB to ask Colin Wilkinson if he minds Herbert and Andrew Daybell attending the next Workshop.

There was also a need for a car park by the Chapel and this had been mentioned on the site visit. The Chair wondered if the Agent had spoken further to the owners of Perfectos Inks and the Creamery over the future of the land and second access to the Rectory Farm area. It was thought that development of the SHLAA site behind the tip would not now proceed, certainly in the short term.

## **7. Development Updates**

A report had been submitted to the Parish Council regarding the SHLAA sites in Easthorpe MBC/026/16, MBC/027/16, MBC/028/16. There is no further update.

## **8. Parish Council update.**

The pre submission Neighbourhood Plan draft is to go to the Parish Council Clerk in time for the brought forward PC meeting on the 4<sup>th</sup> July. This document would be the opportunity for the residents of the Parish to comment on the proposals.

## **9. Writing the Bottesford Neighbourhood Plan**

RS reported that the group continues to meet 2-3 times a week for 3-4 hours and good progress had been made with the Plan. About 60 pages had been drafted out and to a great extent now reflects the final text.

Introduction

Planning Framework

History and Context

Consultation

Rectory Farm

Rejected sites

Environment and sense of arriving in a place

Protected Space: assistance required from Parish Council, RL has included a list in *Context*

The main text would be followed by the appropriate appendices, references and glossary and supporting information will be provided for reference in the Library. The supporting information would include the detailed reports of meetings, consultation etc, the Neighbourhood Plan document would contain all the information necessary to enable residents to decide whether they were in agreement with the proposals, or not.

The draft will be sent to James Beverley for professional comment, in advance of submitting it to the the Parish Council with the aim of including his comments before the Parish Council read it.

BB requested that all pages be clearly marked 'DRAFT'

The group were asked whether they were getting enough assistance from MBC and did we need external planning help. External help was not required to date.

It was announced that Rachel Armstrong was leaving MBC and it was agreed that Rachel had been of substantial assistance in the short time we had known her and her departure would be a great loss. RS was asked to send a letter of thanks for her help.

RS said the intention was to issue the pre submission Neighbourhood Plan to all households in the Parish in September when most of the absences due to summer holidays would be over.

The Market Bosworth NP was very professional and John Preston had provided the name of the compiler. BB to write to him regarding specification and cost of setting up our NP.

CL asked about NP returns all being provided with the returnees name and address, it was confirmed that this would be the case and that those returning comments digitally would also be required to provide this information. It was also confirmed that the Pre submission Neighbourhood Plan would not be in colour except on pages where it was necessary for clarity.

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

***Please note that the next meeting will be on the 14<sup>th</sup> July, as usual at 7.30 pm in the Old School***

Ask RCC to Update our Timing Progress

## **11. Any other business**

Members to encourage the attendance of friends and colleagues to the Steering Group.

Ask Ron Simpson to attend the September meeting after the NP has been issued

## **Confirmed dates for 2016**

All at 7.30 in the Old School

Thursday 14<sup>th</sup> July

Wednesday 24<sup>th</sup> August

Wednesday 21<sup>st</sup> September

Wednesday 26<sup>th</sup> October

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