

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

7.30 p.m. Thursday 24th August 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)

Helpers

Barry Priestly (BP)
Rob Lockey (RL)
Alan Gough (AG)
Anne Ablewhite (AA)
Kathy Sparham (KS)
Bob Sparham (BS)

1. Welcome and Introductions

The Chair welcomed attendees to the meeting.

2. Apologies for absence

Pru Chandler, Annie Newman, Karen Gough, Heather Shephard, Neville Spick
Richard Coombs has resigned from the Steering Group due to moving from the Parish. A letter of thanks was to be sent in appreciation of his input to the group and particularly that in his help with the response to the Emerging Options document.

3. To confirm and agree minutes of the meeting 23rd June 2016

The minutes were agreed, proposed by and seconded by

Post meeting note

In 6 the comment was recorded

'There was concern that MBC has said that the only NP that had influenced the Local Plan was Asfordby's when our draft had been submitted in June.'

Clarification was received from James Beverley

To date, no draft plan has really influenced the Local Plan in any great detail yet (aside consultation responses submitted NDP groups), as we can only really attribute weight to a Submission NDP, and we are yet to receive one. The Local Plan will only need to pay due regard to NDP's in areas where there can be conflict, such as allocations for example or housing numbers. Most other differences can be contained within the category "General Conformity", which gives Neighbourhood Plans a bit of breathing space with regards to slight differences in Policy contained at Local and Neighbourhood Level. If for example Asfordby submitted their Neighbourhood Plan, the way the Local Plan would respond to this would be to direct readers to the Asfordby NDP rather than to our own policies maps for Asfordby and Asfordby Hill.

4. Matters arising and actions from those minutes

None

5. Declarations of Interest

None

6. Presentation on the Proposed Development on Grantham Road

by Jamie Pyper of Nineteen47 and Helen Prangley of Davidson Homes.

The Chair clarified that this meeting was not part of any formal planning process and questions posed would be for the Steering Groups understanding only.

Presentation commenced with a film on Davidsons homes, the development portrayed had varying roof profiles and some space between the dwellings. An endorsement on the quality of their planning was given by Stefan Kruczkowski.

The site has previously been presented to the Steering Group by Bloor Homes but in this scheme the built area has been moved back from the river edge and out of the flood zone (FZ1). Forty dwellings are proposed at 30dph (dwellings per Hectare)

CL asked whether there were any apprentices employed and queried the quality of the trade staff, answer was to be supplied

BP asked about the mix of houses, the intention is to have a range of 2-5 bed homes.

It was pointed out that there was to be consultation with residents and MBC.

AG commented that it was a better plan than the previous but queried the safety aspect of the lack of footpaths on Grantham Road combined with the 40mph limit.

SL raised an issue regarding a development in Melton where there had been late changes to the plan without consultation leading to a scheme which many thought far less desirable. What was to stop this happening in Grantham Road? The response was that the late changes had 'improved' the scheme. There was concern that unwelcome changes might occur on this scheme.

AA queried the state of the soil on the site and the drainage particularly with relation to properties in Easthorpe View.

RS mentioned relevant elements of the criteria and asked whether the houses would be screened fully from Grantham Road. RS also asked whether the presenters had looked at the results and comments from the Questionnaire issued to all residents.

DW asked about their intention regarding affordable housing and also whether there was to be any connection with the adjacent SHLAA site. The affordable housing would be in line with MBC requirements and there was no connection to or with the adjacent site.

BB asked if there was to be a future connection to the adjacent site, there was to be no connection to the adjacent site. BB also asked if there was to be a riverside walk into the village centre, to which the answer was potentially yes.

RL raised the point that the draft Neighbourhood Plan had moved on from the questionnaire.

SL asked about security for the rear of neighbouring houses, it was proposed to take this into account with suitable planting and advice from the police.

The Chair thanked them for attending and encouraged them to come back as the scheme progressed and certainly to keep us informed of any changes.

An outline plan of the site is attached.

7. Progress report on the Bottesford Parish Neighbourhood Plan

Progress continues and a draft was sent to Parish Councillors for their review and comment (see below)

8. Responses to the draft chapters of the Neighbourhood Plan

a. Parish Council

SL thanked the PC working group for their efforts in reviewing the document which had resulted in some changes, most of them of a minor nature. The writing group agreed with most of the comments from the PC but some points require further clarification.

It was agreed that this Pre consultation document should be portrait format with a plain cover while the subsequent Neighbourhood Plan issue would be landscape with an illustrated cover so it would appear completely different.

There was some discussion regarding whether extra parking was required or not and some felt that a car park would be a scar on the village and the space could only be used for that purpose. BP asked whether we could have additional yellow lines around the High St/Barkestone Lane/Albert Street junction to ease congestion on this crossroad. RL considered that buses should access the Schools from the A52 down Barkestone Lane. It was felt that this would be refused but we should include it in the Plan. SL thought that buses full of children turning right off the A52 would be unsafe without a central reservation. Changes are to be made to the document and sent to the PC for agreement at their next meeting.

BS complained about the document and the way the plan has progressed and that the writing group had not listened to residents comments. RS asked how BS had seen the document to which he replied that he had got it from Dermot Daly. The Chair commented that the document was in draft form and contained confidential information which was not to be shared. The meeting with Bottesford Forum was an informal meeting and members of that group should also be more open and receptive to ideas and that it is important to gain the views of the whole Parish once they have the facts in front of them rather than a group representing a specific area.

b. James Beverley for MBC

There are no further comments to report at this time.

9. Melton Local Plan

Meetings at Melton have been put back to the 15th September so we were unable to discuss all the content at this SG meeting.

The contents will not be available for comment until the 8th September.

It is anticipated that the number of houses required at Bottesford MAY increase and additional potential sites may be identified from the existing SHLAA.

The Borough total need for housing from the Housing Need Surveys is between 171-176 dwellings. Following consultation on the way the villages were classified in the MBCLP Emerging Options (draft) document there are now 12 Service Centres and 7 Rural Hubs. Bottesford is a Service Centre and Easthorpe is a Rural Hub.

Concern was expressed about the area of separation between these villages.

It was agreed that Easthorpe is not to be so redefined. The separation between Bottesford and Easthorpe is to be maintained and must not be left open to be targeted in this way.

The clerk was requested to write to the Ward Councillors, objecting on the following points and requesting their support.

- a) the classification of Easthorpe as a Rural Hub
- b) any increase in house numbers in Bottesford Parish above 370 for the Local Plan period.

BP asked how many of the houses on the Belvoir Road site had been sold, it was thought that all those built to date had been sold. It was further believed that most of them had been bought by local residents. However confirmation is required on these points.

10. Report on the meeting with Bottesford Forum

Julia Tobin, the Chair of the Parish Council, BB and RS met 5 members of the Bottesford Forum at their request

The meeting was not part of the formal process. Julia Tobin expressed a wish to be more involved with the Neighbourhood Plan but has since resigned from the PC.

The clerk was asked to send a note and card to Julia Tobin.

11. Rectory Farm workshops

There have been no Workshops since the last report. There are two further workshops planned.

12. Parish Council update.

Nothing further to report.

13. Agenda items and date of next Steering Group Meeting

Update on Melton Local Plan

The next meeting will be on the 21st September at 7.30 pm in the Old School

14. Any other business

Request an update on the Sustrans Bridge and pathway

Confirmed dates for 2016

All at 7.30 in the Old School

Wednesday 21st September

Wednesday 26th October

Wednesday 23rd November

Wednesday 14th 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