

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

7.30 p.m. Thursday 12th July 2018 – 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)
Shelagh Woollard (SW)
Ian Sparrow (IS)
Kathryn Price in attendance

1. Welcome and Introductions

The Chair welcomed all to the meeting.

2. Apologies for absence

Cob George, Heather Shephard, Bob Lockey, Alan Gough, Dermot Daly

3. To confirm and agree minutes of the Steering Group meeting 28th June 2018

DW raised two queries on item 6

Line 15 *yje* should be *the*, Lines 16 and 17 should read *Given that we are told that funds are coming from LCC and the Government for the Ring Road, won't the contribution...* Apart from those changes the minutes were agreed.

4. Matters arising and actions from those minutes.

RS wished to thank IS for his contributions particularly regarding village envelopes.

5. Declarations of Interest

None

6. Melton Local Plan Consultation

Further advice and changes from the Examiner had resulted in an 'extention' to the consultation period until the 2nd August. DW said that receipt of comments and their response followed by Examiner review meant that an adoption of the plan in late September/early October was likely. BB tabled a document based on the Parish Council response to the first consultation and it was reiterated that comments could only be made on the Examiners recent comment and not over previously examined topics. DW said that it needed to be worded so as to respond to the Examiners changes and BB said he would do that.

CL said that we ought to refer to Barratts' attempt to make Bottesford a 'Key Settlement'.

SW said that there appeared to be no consistency in planning with MB Councillors giving outline consent to schemes well over the Plan figures. Although it was accepted that these were minimums excessive increases in numbers of houses were being permitted.

CL thought that MBC had a plan to produce steady rates of growth. RS asked if a delay to start on sites could be included in the conditions to control the number of developments in progress at any one time in the Parish.

Leicester City were unable to meet their housing targets and were looking to support from other Boroughs which might mean further pressure on Bottesford.

AA mentioned that builders were sitting on pockets of land which weren't coming forward, it was clarified that once outline consent had been given they had to start the development within 3 years. It was accepted that this start may be minimal.

IS asked why there was a hiatus between the last MLP and the one under discussion. DW thought that the last MLP expired in 2016. IS considered that this plan should be reviewed, so that it remained the valid plan, until its successor was adopted.

There was discussion over Village Envelopes and although these had been overtaken by Sustainable Development in the NPPF it had been agreed that they could be included in Neighbourhood Plans. It was agreed that BBs document on the First Consultation should include comments on the latest consultation. SL said that there was little related to Bottesford, the Normanton Lane site was to be shown in the Plan at its full extent and access to Easthorpe 1 and 2 were to be off Green Lane. RS confirmed that he had received no response from the Examiner on the query raised following the examination regarding Bottesford Forums claim that their attempt to have Belvoir Road development extended was clearly stated at the Examination as instead of Rectory Farm and not in addition. The consultation response is given below

**Bottesford Parish contribution to the Local Plan
Post-Examiner's report July 2018**

Preamble

In this consultation only the changes requested by the Examiner can be commented upon.

Overall Concerns

1. Form of Consultation

We remain concerned that MBC are not reaching out for a full and discursive consultation.

2. Continued Approval of Non-Compliant Planning Applications

We are concerned that even in the light of a well-developed Local Plan, planning applications for sites are still being approved that are contrary to the clear guidance of the Local Plan.

We would point to two elements of evidence to this:

A. The number of homes for the Normanton Lane development was 65 in the Local Plan, and yet approved as 88 in the Planning Application.

B. The intention of the Local Plan to treat the Bottesford Grantham Road development as one coordinated and coherent site of 65 homes has not materialized, and just 8 weeks after the Examiner's Report the Council are in the process of approving two separate un-coordinated sites with 100 homes.

Specifics Comments

1. Stemming the Barratt tide.

We are pleased that the efforts of those acting on the behalf of Barratt's have not prevailed and that the number of homes planned for the Parish has not been increased to the 600 or 800 that the company were recommending.

2. Rural Protection

We have a concern that the first significant developments to be built in the Borough are planned for the rural areas, not the urban centre. This is likely to put un-due pressure on the rural areas including Bottesford

3. Maximum Numbers of Homes

We ask that the plan now stipulates the maximum number of homes to be built over the period of the Plan, in order to provide some reassurance that home numbers will not increase above and beyond those stipulated in the Local Plan for the Parish of Bottesford.

4. Review Dates

We ask that the Local Plan not be reviewed and refreshed until at least ten years have passed from the final approval of the 2018 Plan. And even then that the numbers be not increased.

5. Spreading the Build Across the Years

We ask that the Local Plan considers a method of managing to a degree of conformity so that a

similar number of homes are built each year across the period, and so that the bulk of the homes are not built in the first ten years of the period.

6. Village Envelopes

It is important that it is made clear that Neighbourhood Plans will be permitted to create Village Envelopes and that these will be treated with respect when Planning Applications are considered by the Local Planning Authority (ie: MBC).

7. Bottesford Parish Neighbourhood Plan update

The Parish Council approved the draft NP to go to RCC for checking.

BB thought that it read well but it would benefit from a 4-5 page precis of the contents.

BB tabled a paper regarding consultation on the NP. RS was asked to query with Long Clawson how they dealt with Residents comments as this was seen as a considerable task

SL said that we need to be clear that comments on sites were inappropriate as they had been set in the MLP, what would be useful are comments and additions to the Policies as these would set standards for future planning.

IS queried social housing numbers and asked if MBC were setting up arrangements to provide these.

DW said that they were looking at a company belonging to MBC to administer this issue.

Regarding delivery, using a company to deliver was considered but decided against and we would do the delivery ourselves, notices to say delivery was taking place and IS suggested numbered documents which could be recorded, by address, on delivery. The document would be printed double sided to reduce weight and envelopes would be printed to indicate contents and guidance etc.

The paper on consultation is given below-

Bottesford NP Consultation. Recommendation July 2018.

Introduction

It is important that as the NP develops we have wide and thorough consultation process. This needs to include Parish Councillors, neighbouring parishes and authority, other interested consultees and most of all the local parishioners.

Consultation Process

The process of consultation with the parishioners needs to encompass the differing ways that people prefer to consider document and differing ways of giving their feedback.

1. Read, consider and feedback in writing

Every household will be given a physical copy of the full document for their consideration.

There will be two methods of contributing their feedback: via a physical feedback form to the Parish Offices, and digitally via an online feedback form.

2. Read, consider and respond face to face.

After reading the document Parishioners will have the opportunity to attend a series of 'drop-in' meetings to give their feedback in person. Where possible we will ask Parishioners to bring written summaries of their feedback, but by exception we will of course accept verbal feedback.

This will happen over a series of four 3 hour sessions spread over a two week period (to help maximize the opportunity for people to attend, regardless of their working week, or holiday plans):

- A Tuesday late afternoon 4pm-7pm*
- A Wednesday evening 6pm – 9pm*
- A Saturday morning 9am- 12pm*
- A Monday evening 6pm – 9pm*

Collating the Feedback

The feedback will be collated and reported back first to the NPSG and then to the Parish Council.

The NPSG (through the Parish Council) will commission RCC to collate this feedback and to produce the report for NPSG to consider.

The NPSG will then consider the report and recommend a series of adaptations and alterations to the NP document to better reflect the needs and desires of the parishioners.

This new NP document will be the document that is recommended for the approval of the Parish Council, to the Examiner and finally to Referendum.

Paying for the Consultation

This process will be costly, but a vital part of the process.

The costs will be:

Printing of the Pre-Submission Document	£X,XXX
Delivery of the Pre-Submission document	£X,XXX
Hiring of halls for 'Drop-in' Consultation	£XX
Fee to RCC for the collation of feedback & Report of Findings	£X,XXX
Total Cost of the Consultation Process	£X,XXX

DW had some queries on the draft NP

Page 66 Village Envelope diagrams are not clear

Page 80 House numbers are not correct. RS said that these reflected the MLP numbers, when sites are looked at in detail later in the NP the final figures are given, where known.

Page 94 Should be mentioned that additional housing is always a possibility. RS said that this had been included in the first chapters but was worthy of repeating.

It was agreed that a copy of the document as it stands should go to Jim Worley for comment.

RS to ask Long Clawson who they used to print their NP.

BB thought that there might be criticism over using a painting of the past on the cover and that there should be current pictures of the parish villages.

CL said that we needed PC input on the 'Community Action' sections on the Policies.

8. Working with Developers

RS said that he had not made much progress and was seeking clarification from Richborough on their continued interest. There had been no response to date and he would approach Miller Homes direct.

BB said that we had to keep on top of the quality and not allow another 'Wickets scheme'

It was mentioned that James Goodson should be aware of the latest situation.

CL said that we need a PC member specifically dealing with planning issues BB thought that there was a continuing role for some SG members, reviewing development plans and advising the PC.

It was considered that with competition between developers in the Parish that this might improve the house quality to make them more saleable.

SW said that the Japanese Knotweed had still not been treated despite Jamie Pyper's undertaking to do so. BB said that he had given that undertaking to MBC so would SW please take this up with MBC direct.

9. Parish Council update.

Included in 7 above.

10. Agenda items and agree date of next Steering Group meeting. – Tuesday 25th September 2018

Review timing plan.

MBC and RCC comments

11. Any other business

None

Dates of future Steering Group Meetings, all at 7.30pm in the Old School

Tuesday 25th September

Tuesday 16th October

Thursday 15th November

Tuesday 11th December

Thursday 17th January 2019

Tuesday 19th February 2019

Thursday 21st March 2019

Tuesday 23rd April 2019

Thursday 16th May 2019

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, Bob Lockey, Chris Greasley, Mark Taylor, Mark Longden, Alan Summers, Jean Reavley, Annie Newman, Dermot Daly, John Preston, Roger Pacey, Bud Hart, Connor Bufton, David and Joyce Slater, Heather Shephard, 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, Ruth Manchester, R Solomon, John Stapleton, Steve Ryan, Craig Eaton, Derek Stone, Mr. & Mrs. D O'Connell, Michael Thomas.