

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

7.30 p.m. Tuesday 16th October 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)
Cob George (CG)
Dermot Daly (DD)

Helpers

Anne Ablewhite (AA)

1. Welcome and Introductions

The Chair welcomed all to the meeting.

2. Apologies for absence

Apologies were received from Ian Sparrow and Peter Darlow

3. To confirm and agree minutes of the Steering Group meeting 23rd August 2018

Mrs. Goodson's name is Pauline not Margaret
Other than that error the minutes were agreed.

4. Matters arising and actions from those minutes.

James Goodson had asked to meet BB to discuss the items raised in item 8 (23rd August minutes) regarding changes made or proposed to be made on the Normanton Lane development.

BB said that the last presentation by Miller Homes suggested that the good standards set in the outline application had been eroded to a basic level not in line with that anticipated.

CL asked if there was anything that James Goodson could do now the site was sold and whether we could have further clarification on any conditions set within the sale. The Deed of Variation submitted by Miller Homes was again mentioned and resistance to the changes noted. John and Pauline Goodson are signatories on the Deed of Variation and BB will write to them asking them to resist the changes. The former owners of the land were John and Pauline Goodson, James Goodson had handled the sale throughout and he was appropriate to discuss the issues on their behalf. RS was asked to write to Jim Worley on the matter.

CL mentioned that phasing of building in Bottesford was included in the Examiners report (Relates to item in Matters arising 23rd August)

DW asked if a review of those on the circulation list could be undertaken.

5. Declarations of Interest

None

6. Melton Local Plan

After addressing the final points from the Examiner, the Local Plan had been agreed at the full meeting of Melton Borough Council on the 10th October 2018, the plan was therefore 'Adopted'. DW mentioned some items from the Plan,

Area of Separation between Belvoir Road and Easthorpe was specifically mentioned and housing numbers identified as follows -

| | |
|---------------------------------|-------|
| Daybells site and adjacent plot | - 41 |
| Grantham Road sites | - 65 |
| Rectory Farm | - 163 |
| Normanton Lane | - 88 |

A total of 357 homes to be built up to 2036.

These figures are minimums

Concern was expressed over the agreement by MBC at outline stage for up to 60 houses on the site next to 'Clay Pits' which had been supported by the Officers report. The potential total for the two sites is now 100 dwellings as opposed to 65 in the Local Plan. The meeting considered that this increase was excessive and that the layout of the houses on the site inappropriate for a village. CL was asked to do a draft letter to MBC on this issue.

There would be a path and road link between the two sites but the matter of one or two connections with Grantham Road had not been decided.

6a. Vote of thanks to MBC Planning Team.

Some members felt that a vote of thanks was necessary for the effort MBC Planning section had put into getting the Local Plan adopted. This was not a unanimous view as some felt that the lack of consultation and the top down approach had left Bottesford with far more houses allocated than originally considered necessary. It was felt that the Local Plan is a means of increasing the standards of developments thereby protecting Bottesford Parish from future poorly designed housing schemes. A vote was taken and 6 to 1 were for a vote of thanks to MBC Planners. RS was requested to write to Jim Worley.

7. Bottesford Parish Neighbourhood Plan update

The completion of the NP had slipped owing to unavailability of key members but must now be a priority and the following two Fridays were set aside to complete the plan. This includes finalizing comments already received and those provided by Helen Metcalf (HC), the expert Planner provided through RCC.

Helen Metcalf's initial comments included -

Map for all sites and locations obtainable through the Local Planning Authority (MBC).

Comments must be evidenced.

SL said that we should include our Conditions on the sites and suggested that we should add a condition preventing a row of terraces being built behind the Bowbridge Gardens area on the Rectory Farm site. CL had sent an article on Wheelie Bin storage to Jim Worley and commented that we should include this in the design rather than the current situation where they might be stored inappropriately and in an untidy fashion.

The timing of the pre submission document was then considered.

The Document to be completed and sent to HC in November. HC had said she would need two days work make her report.

Need to let the Parish Council consider the Plan.

The aim was to issue it in January avoiding previous complaints about it being issued near Christmas.

Hold meetings with the Residents in January during the consultation period.

Six weeks consultation to mid-February.

BB to speak to RCC and HC and then pass contact with them to RS.

SL had hoped we could get the document out in December and suggested distributed via the web with some printed copies at the Parish Office and Library. After some discussion it was decided to issue a full printed copy.

RS said that he needed the cover picture from DW and would do a list of required plans from MBC.

8. Working with Developers

RS had written to Miller Homes asking for dates for meetings. RS had also queried the Retention Pond given the change from the layout submitted at outline stage and the drawings sent had shown a much better arrangement than that on Belvoir Road.

BB requested that Colin Wilkinson be invited to the next meeting to present his plan for the reduced allocation at Rectory Farm.

9. Report on changes to National Planning Policy Framework (NPPF)

DW mentioned some of the changes in the new NPPF which replaces the 2012 version.

Greater weight given to NPs in Planning Applications.

Change in how required housing numbers are calculated, higher housing requirements from NPPF calculation.

Housing Delivery Test

Affordable Housing definition widened and minimum of all housing should be Affordable...with caveats.

Design standard for developments set higher.

Highway limitations could be grounds for a refusal.

SL asked if the Inspector had taken these changes into account in her assessment of the MLP and DW confirmed that she had.

10. Parish Council update.

Included in above items.

10a. Method for review of Planning Applications.

Discussion centred on how the Parish Council would ensure that the policies in the Neighbourhood Plan should all be considered at every planning application.

BB asked for ideas and suggestions at the next meeting.

11. Agenda items and agree date of next Steering Group meeting. –

Thursday 15th November 2018

Presentation on Rectory Farm

Parish Council – Suggestions for Reviewing Planning Applications

11. Any other business

CG tabled a draft letter to MBC planning asking for assistance with ensuring that developments planned for Bottesford Parish were of good standard and did not cause the loss of amenity to surrounding properties that the Belvoir Road scheme had done.

The letter was considered very useful and with some alterations to specific mention of the Wickets and with the inclusion of the NPPF reference on Design it should be sent to Jim Worley.

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

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, Parish Clerk, Bob Lockey, Chris Greasley, Mark Taylor, Alan Summers, Jean Reavley, 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, 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.