

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

7.30 p.m. Tuesday 21st November 2017 – 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)
Alan Gough (AG)
Cob George (CG)
Bob Lockey (RL)
Dermot Daly (DD)

Helpers

Kathy Sparham (KS)
Bob Sparham (BS)
Barry Priestley (BP)
Ruth Manchester (RM)

1. Welcome and Introductions

The Chair welcomed the members, helpers and visitors to the meeting.

2. Apologies for absence

Val Lever

3. To confirm and agree minutes of the Steering Group meeting 21st September 2017

Agreed.

4. Matters arising and actions from those minutes

None.

5. Declarations of Interest

None

6. Melton Local Plan

RL asked when Lance Wiggins was expected to meet Parish Council and Steering Group members
CL said that some were to speak at the Examination as individuals.

BB asked what is the process and timetable, DW to enquire at MBC.

BS said it should be the Parish Council and not the Steering Group that represents the Parish.

CL reminded everyone that the figures quoted in the plan for dwelling numbers on each site are a minimum.

Six Hills – An outline application has been placed with MBC for a development of 2625 houses on the Six Hills site adjacent to the A46. SL said that we had been pushing this site from the outset and that it was held as a reserve site. Infrastructure is planned as part of the first phase. The site is referenced under SS6 in the draft MLP as an alternative site and because of this the promoters, Gladman can attend the Examination. There was a query as to whether this was a replacement or additional as many hoped this was an opportunity to reduce housing numbers in the rural parishes. DW said that it was not affecting the MLP at present, however it is always possible that the Examiner will think differently.

RL said that HEDNA figures suggest that this site is not required as additional.

DD claimed that one person was dictating this process not the residents, RL responded that it was not the case.

SL suggested that we clarify with Jim Worley how it might impact on our NP. DD asked about its

effect on Villages. CL suggested that there was a risk to Melton's schemes if it proceeded. RS commented that it may be aimed at reducing the shortfall in NW Leicestershire rather than this Borough.

Independent Planning Advice- The question was posed - is Lance Wiggins conflicted if he is acting for others at the Examination. SL said that he would be pressing for a 70/30 split rather than 65/35. DW commented that the PC needed a costed proposal before we could proceed with Mr. Wiggins. What are the targets, BB said Six Hills, BS said that increase in size will damage the character of the village. SL said we needed amendments without risking failing the MLP.

RL said we should make a strong case on sustainability and the housing split based on proportionality, Duty to Cooperate and the resolution of differences between the MLP and the NPs.

DD asked about sustainability and whether we had all the services necessary to provide for the additional houses. The additional houses were likely to be completed by 2026. CL said that GPs and Schools have capacity, RL considered that the GP service was inadequate now. SL said that we had previously enquired of both the schools and GP practices about their capacity and there was no response.

CG said that some sites were showing an excess of numbers over those in the MLP. The latest draft MLP shows a reductions in numbers on many of the sites but the MBC Planning Committee are allowing higher numbers, eg Normanton Lane was 55 on the MLP but 88 permitted. RL to look at past issues to raise at examination.

7. Bottesford Parish Neighbourhood Plan – update and tabled document

The latest version of the first 30 pages of the NP were tabled and members were asked to make any comments to RS within 7 days.

RL asked if the plan based on MLP sites and this was confirmed to be the case.

DD and BS claimed that there had not been enough consultation and DD commented that the document was not being circulated sufficiently to gather public support

CG objected strongly to DDs comments regarding the circulation to the public of a draft and incomplete document and considered it inappropriate to invite problems and alterations at this stage.

This is not the first Neighbourhood Plan to be written the first having failed to get off the ground following substantial changes in the MLP last November.

CG said that we should all appreciate the work and tremendous amount of time Bob Lockey, Sue and Colin Love and Richard Simon have put into producing this document so far.

DDs comment that this document has been produced behind closed doors is untrue, the public have always been invited to meetings and could contact SG members at any time.

Bungalows- The Housing needs survey identified that at least 22 bungalows were required of which the Wickets may have provided 6 of these and there is a further one planned on the Daybells development. CG said that Neville Spick was happy to provide bungalows on his plot but this had not come forward as a possible site due to flood risk and access issues.

Nationally there has been a reduction in the number of bungalows built and larger bungalows are needed for people who want to move to single storey accommodation.

Affordable housing does not seem to include social housing and any affordable housing should at least meet the minimum standards to be accepted as social housing by the local authority or housing associations. DW said that some social housing was being provided by the local authority.

SL asked if we could write to James Goodson regarding provision of bungalows on Normanton Lane.

DW said that flats and apartments were also needed. RL asked about the proportions of affordable housing now in the MLP, the percentages of which had fallen.

CL commented that all houses should now meet *Building For Life 12* standard.

8. Section 106 items

Section 106 obligations are placed on Developers for services and infrastructure rendered necessary by the development.

RL distributed a list of items that we had included as aspirations in the Draft NP to see what level of support there was for any item to indicate its priority, however the responses were too low to give this indication. Some other items were raised: Drs. Surgery, Data on traffic and parking and improvements to footpaths including replacing the stiles with gates to make them more accessible. It was considered that reference to S.106 in the NP should not be used particularly with the plan to introduce CIL (Community Infrastructure Levy). If we have an agreed NP we get 25% of the CIL monies in the Parish but if we have no NP then it is only at 15%. The list should go to the PC and be

put on the website to gain more comment.

9. Parish Council Update

The precept for 2018/2019 will include £10K for the Neighbourhood Plan costs.

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

Tuesday 12th December 2017

Neighbourhood Plan update

Melton Local Plan Update

10. Any other business

It was decided that a meeting with James Goodson would be useful to gain further details of the Normanton Lane development.

These include- a full description of the site; the spend on S106 and donations; SG is keen to maintain the proposed layout; the conditions set at the Outline Planning Application; Status of car park and legal ownership; can we reproduce and use pictures in the Design and Access Statement.

An updated layout for Rectory Farm was requested

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

Tuesday 12th December

Future dates to be determined

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.