

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

**7.30 p.m. Wednesday 21<sup>st</sup> September 2017 – Old School**

Present:

**Steering Group Members**

Bob Bayman (BB) - Chair  
Richard Simon (RS) - Clerk  
Colin Love (CL)  
Susan Love (SL)  
Cob George (CG)  
Bob Lockey (RL)  
Alan Gough (AG)

**Helpers**

Bob Sparham (BS)  
Kathy Sparham (KS)  
Anne Ablewhite (AA)

**1. Welcome and Introductions**

The Chair welcomed the members and helpers to the meeting.

**2. Apologies for absence**

David Wright, Val Lever, Peter Darlow, Pru Chandler, Dermot Daly, Ruth Manchester

**3. To confirm and agree minutes of the Steering Group meeting 23<sup>rd</sup> August 2017**

Agreed.

On 7(5) KS requested that, as not everyone agreed with Rectory Farm, the comment should be changed as originating from the SG. This is a quote from the PC Minutes and cannot be altered.

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

SL said, in referring to the Easthorpe site 7(5), that the applicants flood assessment had recommended that residents in the new dwellings should be put on the Flood Warning System in case flooding in Manor Road cut them off.

CL said that in MBCs responses to comments made in the consultation was the assertion that Bottesford does not flood. The propensity to flood does not solely relate to individual sites but their contribution to the flooding of the centre of the village. CL said that he would to find the relevant communications.

RS had sent a card, from the Group, to Peter Darlow.

RS had written to the Environment Agency and they had responded that there is little to report at present and additionally they now charge an hourly rate for attending meetings.

**5. Declarations of Interest**

None

**6. Melton Local Plan**

**6a. Update on Development sites**

Carl Stott –Planner at Davidsons

Regarding the **Clay Pits** site there have been 2 rounds of consultation and detailed discussions with MBC. Technical Reports are currently being sought but there was no date forthcoming for their completion. There was disappointment that the scheme had not progressed since the last presentation.

The application would be separate from Pendimo who were dealing with the adjacent site. BB asked

they were not working together. AG cited that there would be cost advantages with the provision of utilities for example. MBC had identified this as one plot and should have made it clear that the expectation was that the sites should work together. CL expressed concern that this was not good for the village. BB further commented that working together only one access was necessary off Grantham Road. RS to write to Helen Prangley and Mr Stott was asked to raise it with her directly. A comment was made that there was a history of sewage problems in the nearby Easthorpe View. The provision of a path to the village centre was a previous request but there appeared to have been no progress on this. RS asked if Davidsons would build the development to which Mr Stott replied yes. CL suggested that they look at a design encompassing both sites. Mr Stott said that 3 Hectares of the two sites was in Flood Zone 1 and at 30-35 dwellings per hectare this gave 90-105 dwellings. Given that any excess water from these sites would drain into the Devon which may then cause problems downstream Mr Stott was asked if there was an appropriate drainage strategy in place. He was unaware of such a strategy. For the Clay Pits site alone they are still looking at a scheme of 42 dwellings as previously presented. Ask Pendimo to the next meeting.

Normanton Lane

Pat Reid is recommending acceptance at 88 dwellings. There may be issues arising over the road and car park as well as Network Rail considerations. As well as the new car park they are contributing to improving the existing station car park which may increase usage of the station. The MBC report on the development said that there was an even split at the Parish Council for and against but there was uncertainty over whether the vote was based on the Draft Local Plan number (55) or the number in the application (88) The number of 55 in the Draft Local Plan is not a limit on the site, the site is larger than in the Draft Local Plan (DMLP).

Daybells site – The Consultants, who are looking at the Flood Risk issues, are being chased for their report.

Rear of Granary Close – Situation as described in the August minutes

Rectory Farm – They want to present the Masterplan to the SG before submission of an Outline Planning Application. Site investigations are still ongoing.

Grantham Road (nearest to A52)– RS spoke to Matt Oliver of Pendimo, they are considering a scheme of 40-50 dwellings, avoiding the half of the site which is flood plain.

## **6b. Feedback from meeting at MBC on the 11<sup>th</sup> September**

SL,RL and RS attended

RL commented that several villages are in the same boat and their NPs have stalled until they are aware of the changes in the DMLP. The meeting was dominated by the QC that attended. It appears that a NP plan could be overwritten if it was found not to be in line with the emerging Local Plan. Frisby questioned the disparity between the numbers allocated to their village of about 60 and the capacity of the sites given as 118.

At the examination of the Local Plan representation is necessary and this was stressed by both the QC and the Deputy Mayor.

SL added that Jim Worley had said a new law said that any NP that has completed the examination stage must be considered, planning applications cannot be held back if NPs have not reached that stage.

The Local Plan is to meet the need of the Borough as a whole and attempts to stop it are futile.

It was reported that Asfordby's NP is being taken to Judicial Review.

MBC now has a 5 year land supply.

The comment was made that the surge of planning applications in the rural areas may impact on the housing planned for Melton and in turn the whole strategy including the by-pass?

CL said that the affordable housing percentage in Melton has fallen to 15% from 37% as an offset to the cost of the by-pass. Melton is where affordable housing will be needed to meet the strategy.

It is anticipated that the Melton Local Plan will be in force from May 2018.

RL commented that we need to press our case using Lance Wiggins, the Parish Council's Independent Planning Advisor.

### **6c. Disparity in the housing allocation numbers for Bottesford.**

RS commented that based on the disparity in numbers between the DMLP and the Planning Application for Normanton Lane, if this was extended across all the Bottesford Parish sites in the DMLP then we could have as many as 600 houses built up to 2036. This has been based on presentations or from telephone discussions with the relevant developers

### **6d. Next Actions**

Work within the DMLP and protest if appropriate.

If the Local Plan fails it will be some time before a new plan will be available, this will leave the whole Borough open to a possible rush of Planning Applications which will almost certainly succeed.

BS said that enough is enough and cited the 55 houses in the plan against the 88 in the application for Normanton Lane. RL said that there were other elements that needed to be considered.

RS said that consideration for Section 106 funds, on any proposed development, should be sent to Pat Reid.

The chair asked RS to write to MBC over the disparity in numbers between the DMLP and Planning Applications.

The decision on Normanton Lane at Outline Planning Stage will be available by the next meeting.

## **7 Bottesford Parish Neighbourhood Plan – Next actions**

It was agreed that the NP writing group should reform and update the NP. The DMLP goes to the Full Council for approval on the 27<sup>th</sup> August and if passed should give a clear way forward.

## **8 Parish Council Update**

None

## **9. Agenda items and agree date of next Steering Group meeting - Tuesday 17<sup>th</sup> October**

Normanton Lane decision

Draft Melton Local Plan status

Neighbourhood Plan update.

## **10. Any other business**

BB was asked about plans for the Red Lion, it had been bought by Dentons of Goldalming but their intention for the site was unclear.

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

Tuesday 17<sup>th</sup> October

Tuesday 21<sup>st</sup> November

Tuesday 12<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, 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.