

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

7.30 p.m. Wednesday 23rd August 2017 – Old School

Present:

Steering Group Members

David Wright(DW)- Vice Chair

Richard Simon (RS) - Clerk

Colin Love (CL)

Susan Love (SL)

Cob George (CG)

Bob Lockey (RL)

Alan Gough

Helpers

Ruth Manchester

1. Welcome and Introductions

The Chair welcomed the members and helpers to the meeting. In Bob Bayman's absence David Wright took the chair.

The sad news was announced that Peter Darlow's wife had passed away. The chair asked that a card be sent from the chair and members of the Steering Group expressing our sincere condolences.

2. Apologies for absence

Val Lever, Peter Darlow, Pru Chandler, Bob Sparham, Bob Bayman, Kathy Sparham

3. To confirm and agree minutes of the Steering Group meeting 25th July 2017

Agreed , proposed by CL and seconded by CG

4. Matters arising and actions from those minutes

None

5. Declarations of Interest

None

6. Melton Local Plan – Update on Development sites, includes presentations

Normanton Lane site –

Steve Louth Regional Director East Midlands

Charlotte Lewis Chartered Architect

Both of Richborough Estates

Mr Louth (StL) said that the site was originally to be of 85 dwellings. They were encouraged to provide car parking near the station and to consider local concern over Beacon Hill. In 2015 the case officer was Pat Reid. They have made representations to the Local Plan, met with East Midland Trains and those responsible for the level crossings.

The development is now of 88 dwellings and had not been asked to reduce to 55 (as in the Draft Melton Local Plan) nor had they been consulted on the change.

CL expressed concern that the case officer was not aware of the reduction.

They have consulted with Melton Borough Council and Bottesford Parish Neighbourhood Plan Steering Group and undertaken all necessary surveys.

Reducing the scheme to 55 dwellings would mean removal of all the extras that the larger scheme could support.

The larger scheme would include the car park for the station and access to the farm areas currently accessed by means of the level crossing next to the station. The licences, which gave permission to take vehicles across the tracks at this point, would be surrendered by the three holders (Messrs Goodson, Sheardown and Mrs Marsh) and all three had agreed. There would only be pedestrian

access across at this point.

Charlotte Lewis (ChL) had designed the development with a view to Normanton Lane access, railway line, bridleway, sightlines from Beacon Hill, ensuring it is complementary to the character of the village and that it met MBC policy requirements. The scheme included for 37% affordable dwellings with 55 open market properties and 33 affordable properties of 2-3 bed and 1 bed. The housing would be back to back with a central street with lower rise properties further up the hill and the tallest properties nearest to the railway. A copy of the relevant Access Statement was handed to DW.

CL asked if there would be a concern with overlooking because of stepping up the hill. ChL responded that for every metre difference in height there would be 3metres additional separation of properties. The extensive green space, of 3 times the requirement, had been financed by the owners and also the reinstatement of a north-south hedgerow and a new hedgerow at the northern edge. The scheme included a lot of the views from the meeting with the Steering Group.

DW said that there were arguments about putting the site at the other side of the railway. There would be no further development up the hill, the northern boundary had been handed to a management company.

CL said that the Highways had a number of comments including that the entrance is too wide for a development of this size. The road had been made that width (6.5m) to accommodate Mr Sheardown's agricultural vehicles.

CL also said that there were queries from highways over the maintenance of the car park. StL said that Highways hadn't adequately read their submission leading to adverse comments.

CL asked if putting the car park near the station wouldn't lead to cars speeding through the development to catch trains and felt that the car park should be at the Normanton Lane end. StL responded that it was not felt that a car park in that location would be used, the central street follows the hill profile so there will be curves and pinch points in the road to curb speeding.

Along with the scheme the following was offered- Education spaces, Surgery expansion, affordable housing, level crossing improvements, Station car park, a possible contribution to the skate park renovation.

Melton Borough Council had reduced the affordable housing percentage at Bottesford and though number could be reduced the scheme provided for 37% with 10 shared ownership and the balance rented properties.

RL queried the pond design citing poor design elsewhere. ChL commented that while deep ponds would need to be fenced their scheme was for the ponds to be as shallow as possible and to be a usable green area.

The main street and some of the side roads would be adopted.

Whereas not everyone agreed with the location of the scheme on the other side of the railway and in an area of separation there was general consensus that the scheme was a good design, There was concern that once Planning Consent had been granted the site would be sold on and the good parts of the design lost. RS asked if the sale could be conditioned so that ChL controlled the scheme to ensure that the good design was followed through. The response was that this had been done elsewhere so was practical.

The scheme included a sum to upgrade the existing station car park and AG asked that it retained a rural feel.

RS gave updates on the other sites included in the Draft Melton Local Plan

While those concerned with the schemes were not in attendance, updates had been received from the relevant parties.

Grantham Road (Clay Pits) – Progressing and possibility of tying up with neighbouring plot although no discussion as yet, aiming for just over 40 dwellings

Grantham Road (nearest to A52) - Spoke to Land agent and they are looking at how the adjacent site progresses. He will talk to the site owners and let us know if they have progressed sufficiently to be able to speak to us.

Daybells site – Confirmed there is, at present, no joint proposal with the adjacent plot There has been no change from the previous presentation. Additional work is being undertaken on flood risk.

Rear of Granary Close – Agreement in principal between the two owners of the site and there have been initial discussions with the Granary Close Architects. There is a flood risk that affects both sites and they are monitoring the Daybells application and have spoken to Herbert Daybell.

Rectory Farm –There have been pre application discussions with MBC and the Heritage concerns to the east of the site are being handled by consultants They are looking at the relative costs of using the existing former railway and its approaches against a new bridge which will need shorter and less costly approaches. They are undertaking a thorough review of drainage.

7. Advice to Parish Council on response to Melton Local Plan

Bob Bayman presented his proposed response to the Parish Council and this included –

1. He was pleased to see that the number of homes is reducing to 401 but it is not low enough as it should be in the mid 300s
2. He was disappointed that the number of sites had risen to seven.
3. With regard to the consultation- it was lacking a 'sleeves rolled up' consultation.
4. The previous responses had not been well responded to. At the meeting, when the staff were asked they could not remember and had to look it up which is not good enough as we are the second biggest parish.
5. We are fine with Rectory Farm, the left hand side of Green Lane Easthorpe, the right hand side of Grantham Road (Clay Pits) and Daybells area except for the increase from 18 to 41. We are not happy with the right hand side of Green Lane Easthorpe.
(This is an extract from the Parish Council minutes, Item 406)

RL considered that the Parish Council had been treated with contempt by Melton Borough Council. SL said that there was a report on flood issues regarding the Easthorpe site. RL suggested that we should get advice from Lance Wiggins, our Planning Consultant.

8. Parish Council Update

On the 11th September there will be a meeting at MBC and all Neighbourhood Plan Steering Groups are invited to send representatives. CL said that Pru Chandler was dismayed that little note had been taken of Neighbourhood Plans in the Local Plan.

SL asked if Bob Bayman could attend.

CL asked when the response was going to the Full Council at Melton and it was believed to be the 27th September. CL and SL suggested that we emphasize our main points to the Council members to ensure they were aware of the issues.

9. Agenda items and agree date of next Steering Group meeting - Thursday 21st September

More updated feedback from Developers

Ask the Environment Agency to update us on the Flood issues in Bottesford (November)

Feedback from the 11th September meeting at Melton

Advice from Lance Wiggins

10. Any other business

CL enquired about the timescale for completion of the Bottesford Parish Neighbourhood Plan, after the outcome of the 27th September Full Council or wait until the Local Plan is accepted.

RL commented that the input from the Neighbourhood Plan should impact Melton Local Plan housing numbers if they are taking note.

CL advised that the affordable housing proportion in Melton is now down to 15%.

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

Tuesday 17th October

Tuesday 21st November

Tuesday 12th 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.