

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

**7.30 p.m. Thursday 23<sup>rd</sup> August 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)  
Bob Lockey (RL)  
Cob George (CG)  
Dermot Daly (DD)

**Helpers**

Anne Ablewhite (AA)  
Shelagh Woollard (SW)  
Ian Sparrow (IS)  
Kathy Sparham (KS)

**1. Welcome and Introductions**

The Chair welcomed all to the meeting.

**2. Apologies for absence**

There were no apologies

**3. To confirm and agree minutes of the Steering Group meeting 12<sup>th</sup> July 2018**

AA raised a query on page 2 2A: The number of homes cited in the Local Plan for Normanton Lane was 55 and not 65.

Apart from that change the minutes were agreed.

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

RL queried CLs statement in item 6 that MBC had a plan to produce steady rates of growth when it was clear that all the Bottesford developments were likely to be complete in the first ten years. CL confirmed that the plan was to balance building across the Borough and not specifically Bottesford.

Regarding Item 8 CL requested that someone on the Parish Council be made responsible for reviewing submitted planning applications particularly after the NP is made to ensure that those applications are in line with the NP Policies and other content. BB suggested a sub-committee of PC members or a continuing role for some of the Steering Group. BB asked for ideas and suggestions at the next meeting.

CL wished to thank the Clerk for the quality of the minutes.

**5. Declarations of Interest**

None

**6. Melton Local Plan Consultation**

The Parish Council and Steering Group submitted their response to the Examiners changes by the due date of 2<sup>nd</sup> August. The responses had now gone to the examiner with her final comments expected by mid-October 2018.

DW said that there is a meeting at MBC for councilors only regarding changes to the NPPF. The Chair asked DW if he would report back to the next meeting, DW said he would.

CL mentioned that a development on the site of the Long Clawson Dairy at Harby had a development in the LP and Long Clawson, Hose and Harby (LCHH) NP for 55 homes, an application had be made

for 88 homes which LCHH were resisting and MBC officer had suggested refusal. Since the LCHH NP is made the meeting was interested in the outcome.

CG asked if numbers of houses allocated to Bottesford could be reduced in line with the additional houses being approved elsewhere in the Borough. DW thought that it was unlikely.

DD asked if we could get the development figures held to those in the LP. BB commented that, given the figures were minimums, we should try to keep increases to say 10%. DW said that the maximum would be the attributed dwelling per hectare (DPH) level. RS asked if that was 30DPH as in the SHLAA allocations, DW confirmed that was the case.

RL asked that since the LP was almost complete can it not have some weight in planning decisions. DW said that had not been the case, if there is no LP it can't be attributed any weight.

DD asked why the figure for Normanton Lane had increased from 55 to 88 homes. SL said that it was in line with an increase in the area of the development and this increased area had been incorporated in the LP at the request of the Examiner.

## **7. Bottesford Parish Neighbourhood Plan update**

The Parish Council had approved the expenditure and BB can commission RCC tomorrow. He will speak to John Preston regarding advice on the process and advising consultees and asked if there were any further briefing points.

DW suggested at the PC that we commission the Planner only when we are clear what they can add to the process.

CL said they should collate all the comments back from the pre-submission consultation. RS said that their reports on the consultation meetings had been useful and should be included.

It was confirmed that all questions or comments must be in writing, with name and address and forms would be available at the meetings, with assistance for individuals in completing them if necessary.

SL said that we needed to incorporate Jim Worley's (JW) comments, and comments made by BB and RL, no other comments had been made to date. The writing group needed to meet with BB to agree what changes should be incorporated at this stage and then an updated copy would be sent to RCC. CL said that the comments from JW were really useful.

Most of JW's comments were straightforward but there needed to be some discussion over suggested changes to the Policies and how we have covered the sites.

DD said that at the LP Examination it was clear that the LP would take precedence over any NPs even if made. BB said that JW had suggested that we don't press ahead in front of the MLP which is only weeks away from adoption.

RL commented that if the NP is made before the LP then the NP should steer the LP and take precedence.

It was considered that taking in all the changes from the comments would take 2 weeks.

DW said that the section 8 on the Precis was too brief. BB said he would write a suitable addition.

CL said that RCC needed to supply a suitable email address for pre submission comments.

DW asked if the new cover picture was in hand, RS said he needed a better quality image and would see DW about obtaining one.

## **8. Working with Developers**

BB said that there are two developments that need to be followed up as he felt that the plans for Normanton Lane were slipping into a situation worse than that anticipated when speaking to Richborough and James Goodson.

The two sites are the right hand side of Green Lane: Easthorpe 2 and Normanton Lane.

BB had spoken to Stephen Lee regarding Easthorpe 2 at the outline planning meeting and he expressed an interest in working with the Steering Group to produce a good scheme. SL thought that the site had appeared for sale on *Rightmove*, was the site being sold with outline planning consent? There was concern over the quality of the play area. DW said that the Parish Council can stipulate the

standard through MBC. RL asked if we could get our thoughts on the play area in first.

BB asked for assistance to look in depth at the two sites.

CL said that anyone looking at these sites should refer to the NP policies.

DW suggested a 3 way discussion between Miller Homes, MBC and PC/SG as we could get a view on what was possible.

As no further volunteers came forward to review these sites SL suggested that we discussed Normanton Lane and see if that gave anyone an incentive to come forward. CL confirmed that we had 4 people currently to look at these schemes, SL, RL, IS and RS. RS was requested to set up the meetings.

BB said discussion should be over the following areas –

The location and design of the SuDS provision for surface water control.

The change from the Richborough design which showed low houses at the top of site so as to minimize any adverse effect to the view from the Beacon. Low housing was now only to be provided in the north- west corner of the site.

Houses to be Tenure Blind and mixed across the development

Houses to have a greater variety design and finishes which are suitable for a village setting.

Avoidance of tandem parking on the properties as this encourages parking on the street.

CL said that included in the REM submission for Normanton Lane was a Deed of Variation concerning the proposed station car park. Miller homes were requesting a change to the conditions so that the car park was complete after the final house rather than after house 55 was complete, citing security problems. The SG view was that the change be resisted as there was concern about completion of the car park. The SG suggested that the car park should be finished at house 55 completion and fenced off until the completion of the last house.

The second change was to charge for the car park and in communication with Miller Homes, they suggested £1 per day. In the discussion they asked if the Parish Council would manage it. The charge was to manage the car park, and provide and run lighting and provide and maintain a barrier. This was discussed and it was agreed that this should be resisted for the following reasons-

It had been promised as a free car park.

Parish Council did not have the resource to manage it.

Barrier would be impractical and it appears that the agricultural access would be via the barrier

Drivers would continue to park on the street if they both had to drive further to park and also pay.

Miller Homes were basing their variation on the fact that it wasn't conditioned at outline stage and was just a wish of those selling the land. CL said that among those needing to authorize the Deed were John and Margaret Goodson. BB asked RS to draft a letter asking John and Margaret Goodson not to sign the change giving our reasons.

RS said that the development visited, by a team from the SG, at Derwenthorpe in York had a car park for the use of visitors use. There was some discussion over the location of the car park and although it was primarily for train users it was felt that having to drive all the way through the development might cause problems.

#### **9. Parish Council update.**

Included in 7 above.

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

**Tuesday 16<sup>th</sup> October 2018** (the 25<sup>th</sup> September meeting was cancelled)

Report on NPPF changes - DW

Parish Council – Reviewing Planning Applications

Questionnaire - IS

#### **11. Any other business**

IS had submitted sample questionnaires to the clerk and asked if a similar one could be included when we distributed the Pre-consultation NP. BB was concerned over the purpose as a questionnaire

had been sent out some time previously and he did not want it to affect return rates for the consultation. IS said it could ask people where they shop and work for example BB asked IS to draft a questionnaire of not more than 10 questions for the next meeting.

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

Tuesday 16<sup>th</sup> 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.