

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

7.30 p.m. Tuesday 23rd February 2017 – Old School

Present:

Steering Group Members

Richard Simon (RS) - Clerk
Colin Love (CL)
Susan Love (SL)
Cob George (CG)
Peter Darlow (PD)

Helpers

Anne Ablewhite (AA)
Kathy Sparham (KS)
Leigh Donger (LD)
Val Lever (VL)
Barry Priestley (BP)

Simon Bladon and Robert Bladon were in attendance

1. Welcome and Introductions

The Chairman had been held up in London by the storm and the Vice Chairman had sent apologies. A Chair was required for the meeting and RS proposed Colin Love and this action was supported by the meeting.

Colin Love as Chair welcomed attendees to the meeting and asked that our best wishes be sent to Bob Lockey who had just had an operation.

2. Apologies for absence

David Wright, Bob Lockey, Annie Newman, Bob Sparham, Bob Bayman

3. To confirm and agree minutes of the Extraordinary meeting 9th December 2016

The minutes were agreed and proposed as correct by CG and seconded by BP.

4. Matters arising and actions from those minutes

The Chair clarified the situation in that some members from the Steering Group and the Parish Council were meeting Jim Worley at MBC offices on the 3 March and the Melton Local Plan (MLP) would go to the Full Council on the 6th March. There had been no further contact with MBC Planning since the 9th December. The next point at which objections can be raised is at the Inspection of the MLP.

Developers may try to fail the Plan and this will be the second time that MBC have put forward an MLP, the first MLP failed.

5. To confirm and agree minutes of the meeting 17th January 2017

The minutes were agreed and proposed as correct by PD and seconded by BP.

6. Matters arising and actions from those minutes

BP asked about East Midlands Trains, RS said that a letter had been sent to the Department For Transport.

Regarding the meeting with MBC Planners this was meant to have been held in February but LD confirmed that it had been postponed by MBC.

SL suggested that we write and express our disappointment that the meeting was to be held only 3 days before the Full Council meeting.

KS felt that we were being too soft with MBC.

The difficulty we had with the position of our Ward Councillors was again raised, with VL stating that Bottesford had no representation at MBC.

7. Declarations of Interest

None

8. Presentation on Barkestone Lane Proposal – John Holmes (JH) of Oxalis Planning

CL confirmed that this was not part of the planning process but an opportunity for the group to see the scheme and ask questions.

Oxalis Planning had responded to a request to look at the suitability of the land for development and produced an outline plan for a scheme for c. 175 houses -

Within a landscaped context

Providing new green space

To mitigate flood risk for both the issues on the site and adding some protection for the rest of the village from flooding.

Site is contiguous with the rest of the village

A proposal for access to the A52

BP asked if they would proceed if the additional access to the A52 was denied JH said that they would proceed.

Simon Bladon asked about the junction with the High St. JH claimed that Highways had said that the junction could take the traffic. CL asked for evidence to clarify this matter and asked what if junction could not take the traffic. JH commented that failure to resolve the traffic problem may stop the scheme.

SL asked about the implications should the A52 be dualled, requiring a 2 level interchange and appreciable land take.

JH pointed out that the other schemes will generate traffic for the village and commented that this site was better than some of the others proposed.

Asked about the flood prevention, they would not use 'pipe to pit' but store water at a shallow depth over a wider area.

JH felt this site had a realistic prospect of development, if planning permission was granted land would be put on the open market for bids.

Landowner driven not Builder and the outline application needs answers for flooding and access.

RS asked if they had looked at the Residents Questionnaire, JH said he had not.

Asked about timescale

Two years to start on site from agreement of Local Plan, 6 months to Planning Application.

KS asked about the cost of the A52 junction, uncertain until details agreed. JH felt that they would have a response on the junction from Highways England in 2-3 months.

As the development is next to the school the site would not generate extra traffic for the school

9. Melton Local Plan Update

This topic was covered in item 4, there is nothing further.

10. The Writing of the Neighbourhood Plan

The writing of the NP had been halted awaiting the outcome of the MLP and extensive discussion occurred on whether we should continue to delay the NP or write it with the 400+ houses included. An informal vote was taken with 6 saying we should continue to hold the NP in abeyance until after the 6th March and 2 saying we should write it now with the additional houses, required by MBC, included.

11. Update on possible sites –

(a) Land rear of Daybells Farm, Grantham Road.

House on Grantham Road almost complete and the pair of semi detached houses will start building in September. No date as yet for the main scheme.

(b) Land at the Bottom of Beacon Hill, Normanton Lane

Presentation held recently was considered good by LD and SL felt the proposal was sensitive to our criteria. It is intended to be sold on to a developer and in that case what control would there be to ensure the finished development was in accord with the current proposal. There were clear concerns over development in the Area of Separation and the potential traffic through Market Street, Bottesford and Normanton.

A comment was made that schemes may only be leafleted within about a mile radius of the site. This is considered inadequate and in conjunction with recent concerns over unreliable leaflet delivery may result in very few people knowing of a potential scheme in the Parish and therefore limited in their potential to attend any presentation and comment on the development.

(c). Rectory Farm

A firm had been employed to review the site in terms of numbers and the reduced area shown in the Draft MLP.

12. Communication and Publicity

Bob Bayman was to talk on this and so the topic will be included in the next meeting. Simon Bladon asked for better communication of schemes, while this was limited as we wanted to be as accurate as possible we would review this and see if any improvements could be made.

13. Review of Members and Helpers

This discussion was postponed because neither the Chair nor the Vice-Chair could be present at the meeting. Held over until the next meeting, KS remarked that it had already been delayed once.

14.Parish Council Update.

Anaerobic Digester proposed near Easthorpe would not proceed due to lack of capacity in the local gas infrastructure. Discussion around the Sustrans bridge would suggest that the funding for this scheme may no longer be available. Simon Bladon asked if there was a Property Study for the village.

11. Agenda items and date of next Steering Group Meeting - Thursday 23rd February 2017

Communication and Publicity
Discuss Melton Local Plan
Members and helpers review

12. Any other business.

None

Dates of future Steering Group Meetings

Tuesday 21st March
Thursday 27th April
Tuesday 23rd May

All at 7.30pm in the Old School

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, Richard Coombs, Bob Lockey, Chris Greasley, Mark Taylor, Mark Longden, Alan Summers, Sharon Roscoe, Jean Reavley, Annie Newman, Dermot Daly, John Preston, Roger Pacey, Carl and Karen Afonso, Bud Hart, Connor Bufton, David and Joyce Slater, Heather Shephard, Yvette Smith, 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 R Solomon, John Stapleton, Steve Ryan, Craig Eaton