

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

**7.30 p.m. Thursday 25<sup>th</sup> February 2016 – Old School**

Present:

**Steering Group Members**

Bob Bayman (BB) - Chair  
David Wright (DW) - Vice Chair  
Richard Simon (RS) - Clerk  
Cob George (CG)  
Peter Darlow (PD)  
Colin Love (CL)  
Susan Love (SL)  
Dermot Daly

**Helpers**

Kathy Sparham (KS)  
Anne Ablewhite (AA)  
Bob Lockey (RL)  
Annie Newman  
Val Lever

**1. Welcome and Introductions**

The Chair welcomed attendees to the meeting.

The welcome was extended to Herbert and Andrew Daybell and to Colin Wilkinson and Nick Turner who were in attendance to present updates on their schemes.

**2. Apologies for absence**

Jean Reavley, Pru Chandler, Bob Sparham,

Richard Coombs and Neville Spick subsequently submitted apologies

Maria Pride and Nicola Young have submitted their resignation as they no longer work in the parish

The Chair asked the Clerk to send them a note of thanks in respect of their work for the Steering Group and for the Village.

**3. To confirm and agree minutes of the meeting 20<sup>TH</sup> January 2016**

Members of the Parish Council met Barratts' representatives on site and the intention to invite Barratts to present at a Steering Group were omitted from the minutes.

The section regarding Police concerns did not mention road and traffic issues and focused on new build.

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

CL raised issues concerning the Barratts development with fencing height on top of the raised land and with the weep holes in the retaining walls allowing water onto adjacent existing gardens.

CL also mentioned a recent Parliamentary study on flooding following recent events leading to the EA being bound to review their 100/1000 year risk plan.

**5. Declarations of Interest**

None

**6. Development Update Presentation-Herbert and Andrew Daybell**

The site is MBC/146/15 and is adjacent and runs north east from the V C Hall

The site is said to be at risk of flooding, this being a major reason why the proposal did not get listed as a potential option in the Melton Local Plan Emerging Options (Draft) document currently out for consultation.

Mr Daybell informed the meeting that the house proposed at the front of the site on Grantham Road already has planning permission.

A soak away test has been carried out and passed and a sequential test has shown that there are no preferable sites available in lower risk flood areas.

They are now proceeding with a full Flood Risk Assessment but the report from this may be tight on MBCs deadline

18 properties are proposed including 8 affordable, all will have ground floor level above the flood plain, the adjacent purple plot will have four 2/3-bed properties.

The affordable dwellings will be 2- bed semi-detached. There will also be four 2-bed bungalows.

They are in the process of submitting a pre planning application, MBC have 10 days to respond and the Daybell's will receive any likely objections to the scheme.

The meeting asked if there could be more bungalows on the site in view of the population age and the likely demand for single storey dwellings. HD said that the existing bungalows had not demonstrated a large demand but the reply was that is was for rent and perhaps there would be a greater demand for owned properties as some villagers had expressed a wish to downsize.

If no more bungalows can some of the 2 storey buildings be adaptable for elderly/disabled persons use. HD said he would take these points back to the Architect and see to what extent they were viable.

Questions were posed about the 'lake' and would it be natural looking and like the one seen at Derwenthorpe rather than a functional looking cistern and would it be safe adjacent to a public pathway. HD responded that appearance was important and there was a system of installing mesh just below the water surface to improve safety.

The question was also asked about how the affordable ones would be managed, and the response was that was still to be decided.

Both Herbert and Andrew stressed that they wished to replicate the best parts of Bottesford without the development becoming a pastiche.

DW mentioned that the percentage of affordable homes required of a development may reduce from 40% to 37%.

Herbert and Andrew were thanked for their presentation and left the meeting.

A site plan will be sent out with these minutes.

## **7. Development Update Presentation-Colin Wilkinson and Nick Turner**

The site is Rectory Farm MBC/057/13 and is to the north west of Bottesford.

The presentation mainly concerned progress on the access to the site on Orston Lane.

Drawings were circulated showing 3 possible options concerning Bowbridge Lane, there was not a drawing for the 'do nothing' option.

Drawing option 1(003a) showed Bowbridge Lane as one way only going west from Pinfold Lane to Orston Lane with an associated foot/cycle way linking Bowbridge Lane with the access road to the new estate and the current footpath along the former railway trackbed.

Drawing option 2 (003b) showed Bowbridge Lane as one way only going east from Orston Lane to Pinfold Lane. This had been rejected as it did not deal with residents concerns about it being used as a short cut from the development to the village centre and beyond.

Drawing option 3 (003c) showed Bowbridge Lane terminated short of Orston Lane and a turning head installed. The path as in 003a is retained.

These drawings have sent out with these minutes.

Discussions had been held with Little Jacks Farm and Railway Paths, sister organization to Sustrans, regarding the use of the land and Highways for the road and junction layouts and all requirements were able to be met.

Further work included a traffic count.

The problem with the buses using Bowbridge Lane to turn was raised.

The number of houses that can be located on the site almost meets the demand placed on Bottesford, there would be about 70 before it was necessary to bridge the Devon. The connection to Orston Lane would be the only road access to the site with foot/cycle ways onto Pinfold Lane, Albert Street and possibly Devon Lane.

CW had met with Ashley Reek, the MD of Long Clawson Dairy regarding the adjacent site (MBC/181/15) owned by them and the conclusion was that it was more use to them as a car park and there was no immediate intention to use it for housing.

The workshops with Stefan Kruczkowski were planned to start after Easter, w/c 4<sup>th</sup> April on a Tuesday or Wednesday, say 6.30-7.30pm and run weekly for 7 weeks, a program was circulated. It was anticipated that there would be no more than 15 delegates at the workshops. KS asked if the number could be increased so more people, local to the area, could be involved but 15 was felt to be the maximum if the sessions were to meet their intended aim.

Chair suggested that we met interested local people before the next SG meeting and that they could choose 5 delegates from those attending but they must be committed to attending all the meetings and helping to progress the plan.

Reviewing the program it was felt that this was a good way to start a development and session 6 creating a master plan for the site was what we wished to achieve.

The necessary surveys such as conservation, archeology and habitat were imminent or underway, given the existence of farm buildings, bats were highly likely and that element would be undertaken in May.

Flood risk assessment had been done in conjunction with the EA.

DW raised the Zones 2 and 3 as well as surface water on site that had been identified in the MBCs Strategic Flood Risk Assessment 2015 along with the need to keep a corridor 8-10 metres wide along the river bank.

The linear park, informal space for local residents and links into existing footpaths were also raised VL and AA asked why we couldn't use small sites rather than a large development as that was what was looked at originally. Chair responded that we had determined more recently that a large well planned site was the better option and that we indeed could not meet our building target using only small sites.

Asked about the size of the development it was stated to be 14.2 Ha total with about 11Ha usable for building

Colin and Nick were thanked for their presentation and left the meeting.

Subsequent discussion on the proposed workshops resulted in a suggestion that they start week commencing 11<sup>th</sup> April and they are fortnightly rather than weekly.

It was decided that 15 delegates attend comprising 5 residents living near the development and 10 from the Steering Group. As the residents would be representing the area they should attend most of the sessions and preferably all of them.

It was anticipated that the development would take place and although there would be concerns from some of the residents the aim would be to ensure that people were affected as little as possible and this method of working should be a good way to achieve that result.

CL pointed out that in any project contrary opinions will come to the fore as the scheme gets beyond the discussion and on to the planning stage.

KS was asked if she could take a lead on gathering the representatives and we would invite them to a meeting just before the next Steering Group meeting.

## **8. Parish Council update.**

BB stated that he would be reporting on these two developments at the next Parish Council meeting.

## **9. Draft response to the Melton Local Plan Emerging Options (Draft) document**

Progress was being made by the team (SL,RL,RC and RS ) delegated to write the response to the Melton Local Plan Emerging Options (MLPEO) and a number of queries arising were put to the meeting The questions were to gain the views of the meeting so that they could more truly reflect the thoughts of the Steering Group.

The split of the Borough's villages into the various groups was discussed and the proposal that we should look to rationalize them was agreed.

The MLPEO suggests a 65/35 split of housing between Melton Mowbray and the villages in the Borough. Given the clear need for sustainability posed in the Plan it was agreed that the percentage

allocated to Melton Mowbray should increase to at least 70% instead of 65%.

Discussion also covered the number of houses allocated to Bottesford. The proportion of housing in the Primary Rural Support Centres group allocated to Bottesford had risen to 40% and given the flood risk and remoteness from Melton Mowbray it was questioned as to how this increase had come about. The group decided that we should try to get back to the original figure. RL asked what would be the advantage to Bottesford in taking such a high proportion of the rural housing?

Normanton Airfield might be reconsidered by MBC if the house build rate does not reach its target and there was a mixed response to this, some feeling that the large airfield scheme would not be as damaging as any development on the Hangar 9 site, overall it was not seen as a viable scheme and would not support the economy of Melton Borough other than a place to allocate housing. The Airfield is partly within South Kesteven.

Discussion also covered the need for a care home in Bottesford, given the aging population it was felt that this should be considered. It would certainly reduce the isolation felt by care home residents when distanced from their friends and family.

The green spaces in the village were shown in the MLPEO but only 5 out of the 28 were included in the plan. Green spaces were agreed to be essential parts of the villages and the Parish Council and Neighbourhood Plan must consider the other 23 sites, along with any other areas and the work necessary to include and protect them.

The team would include the comments in the response which would be ready for discussion at the next Parish Council Meeting. A vote of thanks was given to the team.

#### **10. Writing the Bottesford Neighbourhood Plan**

The plan would start to be written as soon as possible after the completion of the MLPEO response. The Asfordby draft NP was now available.

#### **12. Agenda items and date of next Steering Group Meeting – Tuesday 22nd March**

Presentation by Liam Palmer (for Mark Longden)

#### **13. Any other business**

None

#### **Confirmed dates for 2016**

All at 7.30 in the Old School

Tuesday 22<sup>nd</sup> March

Wednesday 20<sup>th</sup> April

Tuesday 24<sup>th</sup> May

Thursday 23<sup>rd</sup> June

Wednesday 20<sup>th</sup> July

**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, Sharon Pyke, Susan Meech, Val Lever, Tom Parry, Allan Mulcahy, Bob Sparham, James Beverley, Simon Bladon, Kathy Sparham, Brian Attwood