

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

**7.30 p.m. Wednesday 17th October 2017 – 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)  
Cob George (CG)  
Bob Lockey (RL)  
Dermot Daly (DD)

**Helpers**

Kathy Sparham (KS)  
Anne Ablewhite (AA)

**1. Welcome and Introductions**

The Chair welcomed the members, helpers and visitors to the meeting. There were about 10 visitors at the meeting.

**2. Apologies for absence**

Val Lever, Peter Darlow, Pru Chandler, Ruth Manchester, Alan Gough, Bob Sparham

**3. To confirm and agree minutes of the Steering Group meeting 21<sup>st</sup> September 2017**

Agreed, with the following changes-

6a. CHANGE 'A comment was made that there was a history of sewage problems in the nearby Easthorpe View' TO 'A pumped sewage system would probably be required'

6b. CHANGE 'At the examination of the Local Plan representation is necessary and this was stressed by both the QC and the Deputy Mayor' TO 'At the examination of the Local Plan representation is necessary and both the QC and the Deputy Leader encouraged NP groups to make representation'

6b.CHANGE 'The Local Plan is to meet the need of the Borough as a whole and attempts to stop it are futile' TO 'We were told that the Local Plan is to meet the need of the Borough as a whole and attempts to stop it are futile'

6b. CHANGE '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?

TO 'A Melton Borough Councillor was worried 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?'

6b. CHANGE 'RL commented that we need to press our case using Lance Wiggins, the Parish Council's Independent Planning Advisor' TO. RL commented that we should agree to press our case using Lance Wiggins, a potential Parish Council Independent Planning Advisor.

7. CHANGE 27<sup>th</sup> August TO 27<sup>th</sup> September

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

RL said we should agree to use Lance Wiggins to represent Bottesford and set aside a budget for his time. CL queried who would speak at the Examination and how this should be arranged.

CG said we should contact Lance Wiggins to engage him and BB agreed to speak to him.

RL said, clarifying the comment last month (RL said that there were other elements that needed to be considered), that this referred to other parish improvements and necessary works. It was agreed that we needed a list for expenditure against any Section 106 funds that were available to the Parish as a result of Developments SL said that the PC should review the list and agree priorities, RL said that the writing group could advise the PC. CL asked how the S.106 contributions were calculated, the answer wasn't clear but the amount available depended on the infrastructure and other costs of the scheme.

DD said that the PC could negotiate with the Developer for S.106 contributions. RL agreed to make the list and RS to send a list of schemes already in the Draft Neighbourhood Plan. RS said we were told on the 11<sup>th</sup> September that S.106 requests should go to Pat Reid.

DW confirmed that RS had written on the subject of the disparity in the number of houses in the Draft Melton Local Plan and potential Planning Applications and that it had been circulated to all Borough Councillors.

In the last minutes, Pendimo were to be invited to this meeting. RS said that after contact with Matt Oliver, the Agent for the site, there had been little reportable progress but they intended for 40-50 houses to be built on the site, which is adjacent to the Clay Pits. RL asked if there had been any attempt to get the sites to work together and RS said he had yet to contact them.

## **5. Declarations of Interest**

None

## **6. Melton Local Plan**

DW reported that comments received had been addressed and the Full Council agreed the Draft Melton Local Plan on the 27<sup>th</sup> September and it has now been submitted for Examination.

CL mentioned concern over applications in Waltham for 400 houses over which the MLP has little impact.

DD said that we were told at the meeting at Melton that Neighbourhood Plans have weight when they have passed the Regulation 6 stage, how much weight is debatable.

BB said that if the Melton Local Plan fails then there will be a further delay in forming a local Plan and in that time there will be very little control on Developments.

DD said we should seek advice to help write a successful Neighbourhood Plan and it was agreed that we would get advice from Lance Wiggins.

## **7. Normanton Lane**

SL had attended the Planning Meeting when the Normanton Lane scheme was being considered. Although the Steering Group were not happy about the location Richborough Estates had a good design and attempts are being made to condition the scheme so that these good design elements are maintained.

There as a consideration of sequential speed restrictions past the site but this was considered as an ugly solution and the PC are to talk to Richborough Estates about an 'entrance' to the village in the form of a marker alongside the road from Normanton.

The Planning Committee voted unanimously to accept the scheme for 88 houses. There are a few changes imposed and we are waiting for these in writing. The Agricultural traffic, avoiding using the railway crossing next to the station will no longer use the new spine road. SL suggested that we speak to Richborough Estates regarding the changes and that we need to write this development into the Neighbourhood Plan.

BB said that it is not our intention to ignore developers as happened with Barratts on the Belvoir Road Scheme and discussions with them should continue to achieve the best development possible for the Parish. CL said that the land will be sold with Outline Planning consent and we do not know who will end up owning the land or what the final design will look like. The Reserve matters will provide some security on the design but these can be challenged. The car park to be provided next to the station will be part of the area handed to a Management Company so the cost of its maintenance will fall on the residents on the Development? Could the Management Company charge for the Car Park?

DW said that the Goodsons' want to produce a good scheme and are will to negotiate.

It was agreed that discussions with Richborough Estates would be undertaken by Steering Group members but decisions had to be ratified with the Steering Group and with the Parish Council.

Richborough Estates to be invited to the next meeting, RS has already written to them asking for an updated plan of the Development.

## **7) Bottesford Parish Neighbourhood Plan – progress**

There have been several meetings of the Writing Group and in page terms we are about halfway though. A lot of the changes relate to taking out references to documents that have now been superceded. It is hoped that the document will be finished in December. A request was made to bring

the document to the November meeting as 'Work in Progress' and to circulate the 'finished' document on the 5<sup>th</sup> December, 7 days before the December SG meeting. It will then go to the PC at their January meeting.

DD asked if there were any changes, there are none apart from those driven by the Melton Local Plan. DD said it was a long time since we took it to the Parish residents however it was considered that this would incorporate too much of a delay and the pre submission document will be available shortly. RL said that if our challenges to the Melton Local Plan are refused at Examination we still need a Neighbourhood Plan.

DD said that at the last meeting the PC has requested to see the Neighbourhood Plan, BB said that RS had agreed to write a short update for submission to the next PC meeting

RS was asked if there were any other developers that we should ask to speak to us, at present there was no progress to report from any of the schemes other than that in the last minutes.

### **8. Parish Council Update**

There is still a £7.5K allocation for Neighbourhood Plan costs held by the Parish Council and it was considered that this should be able to be expended within the fiscal year. Costs would include Printing of the Pre Submission version of the Neighbourhood Plan (MBC pays for the Referendum NP printing)

Advice of Planning Adviser

Hiring of Venue

Printing of Leaflets

CL said that an underspend in this year could be vired to other budgets, Asfordby are undergoing a Judicial Review of their Neighbourhood Plan and would we need money for such an event ourselves. It was agreed that it would be prudent to make an allocation of £10k next year 2018/19 which can then be transferred should there be no call on the funds.

### **9. Agenda items and agree date of next Steering Group meeting - Tuesday 21<sup>st</sup> November**

Section 106 Items

Neighbourhood Plan update

Independent Planning Advice.

### **10. Any other business**

None

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

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, Derek Stone, Mr. & Mrs. D O'Connell, Michael Thomas.