

BULCOTE NEIGHBOURHOOD PLAN

Minutes of Meeting of Steering Group held on 20th March 2019 at 7:00pm



Present:

Nick leaves (Parish Councillor and Chair)
Keith Simpson (Parish Councillor)
Helen Metcalfe (Planning Consultant)
Thelma Aris
Carl Springthorpe
Stephen Storr
Matthew Tubb (NSDC Senior Planner (Policy))

Apologies:

Pete Jackson, Mike Simmonds,

Matters Arising from Previous Meetings

HM has contacted Notts CC Highways regarding the protection of trees along the highway margin adjacent The Ridings. It would appear that "Highways" Trees and Conservation Policy is currently under review, but placing TPOs' on trees on Highway land would be a matter for the local planning authority (NSDC). HM to e-mail Lee Robinson to pick this up – will be identified as an action in the project section appendix B

Action : Helen Metcalfe

Buildings in Bulcote of historical/architectural merit together with Listed buildings have now been included in the NP.

Views and vistas have now been included in the NP

Specification for new development in village now included in the NP

Local Green Spaces now included in the NP, but a response from NCC highways in relation to the potential TPO of trees also provided a negative comment on the likelihood of NCC permitting designation of the areas adjacent The Ridings and the "Village Green". As this response was not from the original contact but the senior tree officer, it was agreed that these sites would remain as LGS proposals in the Regulation 14 consultation draft, unless comment is provided before the 1st April.

Matthew Tubb confirmed that the Amended Core Strategy was adopted on the 7th March 2019. Issue affecting Bulcote is potentially the tension between the revised NPPF's approach to infilling in washed over green belt villages and the Core Strategy's' approach based on the old NPPF that there would be no infilling

It was anticipated that the NP could still be available for public consultation on 1st April 2019.

Minutes:

Designation of Local Green Spaces was discussed with Matthew Tubb.

The proposed Village Hall was discussed with Matthew Tubb, who expressed NSDC's concerns with its location e.g. being within the Green Belt and the heritage value of the site being adjacent to the Church. He said that in the first instance it would require a detailed appraisal of other site options albeit that these are also likely to be in the Green Belt and within the Conservation Area and would not be within the ownership of the Parish Council. It was suggested that the group could consult with AECOM in this respect, who are a body that provide technical assistance to Neighbourhood Planning Groups. It was also suggested that a Community Right to Build Order could be pursued, but this would require further grant funding and delay the consultation on the NP.

Matthew Tubb questioned the village envelope, which was defined in the NP as the built extent of the village. MT stated that NSDC had already defined the village envelope. This was queried by HM and MT agreed to consult with colleagues on the definition of the village envelope. HM clarified that the need for a defined VE was because of the potential for infilling within the village which may be easier given the changes to national policy. MT accepted that this may become an issue. It was agreed that HM would amend the wording of the policy to make it clear that the blue boundary line is defining the existing built form of the village and to define limited infilling in the context of Bulcote.

Matthew Tubb said that the NP should not be overwhelmed with views and vistas and made the distinction between views being specific and vistas having a more loose definition. The number of views and vistas currently in the NP are considered appropriate and the majority are already defined in the Conservation Area Report. There may be revisions required to identify vistas and views based on NSDCs formal comments at Regulation 14.

Following MT's departure the meeting agreed to proceed with the NP with reference only to the need for a Village Hall, but without defining any specific location. This would avoid any delay in submitting the NP for consultation. Consideration would be given to submitting an outline planning application for the Village Hall in its preferred location below the Church.

It was agreed to letter drop the village as part of the consultation process. Letters would also be sent to local stakeholders e.g. Severn Trent Water, local groups in BJ and adjoining parish councils etc. NSDC would contact statutory consultees on our behalf. In addition information would be placed on the village website.

Post Meeting Note – provisional dates proposed for open events at the Bulcote Farm Rooms between 2pm and 4pm are Easter Saturday 27th April 2019 and Spring Bank Holiday Monday 27th May 2019