

**Stoke Golding Neighbourhood Development Plan Advisory Committee**

**Draft (4) Minutes of the meeting held on 29<sup>th</sup> January 2018 at Stoke Golding Methodist Church Hall**

	<b>Committee members present:</b> - Roy Mitchell(RM) (Chair), William Alston(WA), Jim Hope(JH), Sarah Beale(SB), Kate McCreight(KM), Rob Gaskin(RG)	Tasks allocated
<b>18/1</b>	<b>Apologies for absence:</b> None	
<b>18/2</b>	<b>Declarations of Interest on items on the agenda:</b> None	
<b>18/3</b>	<b>To confirm the Minutes of Previous Meeting</b> JH said what was in the minutes was accurate. All agreed.	
<b>18/4</b>	<b>Matters Arising not covered by items on the agenda:</b> None	
<b>18/5</b>	<p><b>Review of policies agreed to date</b></p> <p>JH said at the outset that he would like to raise his concern about the wording of the Neighbourhood Plan(NP) policies at this meeting, because this had not yet been minuted. He believed the consensus was not to change the manner of wording but to see what the consultants say about the wording. His wish, if the consensus remained the same, would be that it is formally documented that the consultants are asked to specifically address his uncertainty about the wording.</p> <p>He wondered whether specific bodies e.g. the Parish Council should be referred to as deliverers of a policy. He listed the reasons for his uncertainty as: -</p> <ul style="list-style-type: none"> <li>a) Two local neighbourhood Plans did not use the form of wording we are using</li> <li>b) Planning is predominantly a function for HBBC. The Parish Council(PC)only has an advisory role in most circumstances.</li> <li>c) The NP is adopted into the Borough Council's Core Plan and must be considered when planning decisions are made.</li> <li>d) Over the years up to 2036 it is possible that the nominated bodies to deliver the NP may cease to exist.</li> <li>e) If we choose a body without the powers to deliver a policy, there might be a danger that the policy passes the examiner, but the policy cannot be implemented.</li> <li>f) Finally, he acknowledged that there are some policies where it may be appropriate to set the delivery body as the PC e.g. encouraging people to use various facilities.</li> </ul> <p>A resume of where we are to date was requested. RM said that the PC wanted a NP. SGNPAC was set up. Consultants were appointed. Questionnaires were sent out. The views expressed will lead to the draft NP. Specific areas of the plan are being looked at. Transport is yet to be completed. Now the committee must put together a plan.</p> <p>RM said "No development" was not an option. Policies must be put out to influence HBBC. JH said our plan will have legal weight within the HBBC policy.</p> <p>RM said that there must be evidence for a policy to be there.</p> <p>RM then took the meeting through the policies formulated so far.</p> <p><b><u>Employment, Business and Local Economy Policies.</u></b></p> <p>In line with HBBC Core Strategy Policy DM 20 Provision of Employment Sites and the HBBC Employment Land and Premises Review 2013, which states for Stoke Golding "consider 0.2-0.5 ha extension to Willow Park Industrial Estate". The Parish Council will adopt the following policy</p>	

**Policy 1.**

**Any future industrial/commercial business developments should be located in or around Willow Park. They should be similar in scale to existing units. They should conform to the Borough Councils Development Policies and should have limited visual impact, utilise natural native species for screening and have minimum impact on existing historic and landscape features.**

**Community Evidence: RCC Household Survey Qu 46 & 47.**

In line with HBBC Core Strategy Policy DM 22 Vitalising District, Local and Neighbourhood Centres and Policy DM 24, Cultural and Tourism Facilities, the Parish Council will adopt the following policy

**Policy 2.**

**Because of its historic link to the Battle of Bosworth, the Parish Council will provide support, as appropriate, for businesses and organisations that seek to promote tourism in the Neighbourhood Plan Area. This will include the provision of additional accommodation, retail and food facilities within the Neighbourhood Plan Area.**

**Community Evidence: RCC Household Survey Qu 46, Parish Council – Active involvement in 1485 Legacy Project**

**Policy 3.**

**The Parish Council will support and encourage the establishment of “home working”. In particular by pressing for improvements in Mobile Phone Coverage and Broadband Services within the Neighbourhood Plan Area. This will also help existing businesses.**

**Community Evidence: RCC Household Survey Qu. 4 & 5**

RM asked if the committee agreed with these policies. JH said he was happy with the policies if the consultants sort out the wording in view of the uncertainty documented above. Everyone else agreed.

**Leisure and Wellbeing Policies.**

In Line with Core Strategy Policies DM11, DM 25 and the recommendations of the Hinckley and Bosworth Open Space, Sport and Recreational Facilities Study, Stoke Golding Parish Council will support the provision of replacement and new recreational facilities within the Neighbourhood Plan Area to meet the needs of the whole community.

**Policy 1.**

**The Parish Council in conjunction with the Village Hall Management Committee and appropriate community groups will continue to support the**

**replacement/provision of existing and new facilities/services at the village hall and on the recreational ground. This will include the replacement of the existing Sports Pavilion**

**Community Evidence: Minutes of Parish Council Meetings, RCC Household Survey Qu. 38/39, RCC Young Residents Survey Qu 15, Christina Emmett's Report Page 4/5.**

The committee was happy with this policy.

**Policy 2.**

**The Parish Council, in conjunction with the Borough Council, and the Cricket and Football Groups will work to provide an all-weather playing surface that will be made available for the community, on land within the Neighbourhood Plan Area.**

**Community Evidence: RCC Household Survey Page 25 Qu 37, Page 26 Qu 38, Page 27 Qu. 39. RCC Young Residents Survey Qu 16, Christina Emmett's Report Page 7/8.**

Comment was made that Cricket & Football can't be mentioned because they have not been involved so far in the NP. A separate committee for the sports pavilion – Sport SG - was set up to get funding. **Change the wording from “the Cricket and Football groups” to “sport groups as appropriate”.** Everyone was happy with the amendment.

**Policy 3.**

**The Parish Council, in conjunction with the Borough Council, and appropriate Sports Groups will work to provide a Community Sports Hall on land within the Neighbourhood Plan Area.**

**Community Evidence: RCC Household Survey Page 25 Qu 37, Page 26 Qu 38, Page 27 Qu 39, Christina Emmett's Report Page 7/8.**

There was a lot of discussion about Policy 3. Suggestions were made not to tie ourselves to a specific provider or location at this time. RM was concerned that the community said the Recreation Ground or SM school. Little difference between numbers. SB said will not agree to SM at this stage.

JH suggested asking Rural Community Council's(RCC) opinion. Have referred issues to them before.

RM said that no names had been mentioned in the document he sent to JH. The committee agreed that JH amend RM's proposal, then send this out to the committee to read and send to Theresa Case for advice.

JH had looked through the young person's survey (question 16, page 8).

As well as suggesting an Astroturf pitch also had high numbers (15 people-37.5%) suggesting a skateboard park. It is also supported in Christina Emmett's Report. As the top complaint about what young people did not like about Stoke Golding was - *'nothing to do/not enough facilities'* it might be worth broadening activities available by providing a skateboard park. He said we could consider incorporating a policy along the lines of:

JH  
Committee

**Proposed Policy 4**

**Provision of a suitably placed skateboard facility on The Stoke Golding Recreation Ground should be made. With the proviso that it is suitably sited, made of appropriate materials for safety and sound reduction so that it causes minimal disruption to adjacent residents. In addition, it's siting should not interfere with sporting activities on The Recreation Ground.**

**Community evidence: Young Person's Survey Q 16, P8; Christina Emmett's Report P7.**

Comment was made that we had had a skateboard park, but it had been removed. There are now rules governing the distance that skateboard parks are located from residential areas. The existing recreation ground was unlikely to satisfy. **The policy proposed would be amended to read as follows**

**Policy 4**

**Provision of a suitably placed skateboard facility will be looked at.**

**Community evidence: Young Person Survey Q 16, P8; Christina Emmett's Report P7.**

All the committee agreed with this.

**Environment, Heritage and Areas of Open Space Policies.**

In line with NPPF Para 109, and HBBC Site Allocation Policy DM4, Safeguarding the Countryside and Settlement Separation, the Parish Council will adopt the following Policies

**Policy 1.**

**The Parish Council will protect the Landscape Character within the Neighbourhood Plan Area by retaining existing trees and hedgerows wherever possible. Protecting the hedges adjacent to roads to and from the village is a key element in preserving the rural character of the Neighbourhood Plan area. Where removal is proposed, due consideration shall be made to the Hedgerow Regulations and where removal is justified the impact shall be mitigated by the provision of additional appropriate planting of native British species.**

**Community Evidence: RCC Household Survey Qu 13, 28, 33, 34, Alan White's Summary, Christina Emmett's Report Page 8/9**

**Policy 2.**

**The rural character of the village is enhanced by its setting. The views from Stoke Golding including ~~and the~~ vistas approaching the village from Dadlington, Hinckley, Wykin, Higham, Upton and along the Ashby Canal Towpath should be protected by ensuring that any developments are appropriately in scale and not significantly**

**intrusive.**

**Community Evidence: RCC Household Survey Qu 13, 28, 33, 34, Alan White's Summary, Christina Emmett's Report Page 8/9**

The amendment was agreed, to delete the words "and the" from Policy 2.

**Policy 3**

**The Parish Council strongly supports the protection of existing and provision of new open spaces within the settlement boundary, as they are significant features in retaining the character of the village.**

**Community Evidence: RCC Household Survey Qu 29 Christina Emmett's report Page 7/8.**

**Policy 4.**

**In line with NPPF Paras 76 and 77 and HBBC Site Allocations Policy DM4, Safeguarding the Countryside and Settlement Separation Policy .The Parish Council designates the area between Stoke Golding Settlement Boundary and Dadlington Settlement Boundary as a "Local Green Space".**

**Community Evidence: RCC Household Survey Qu 13, 33, 34, Young Persons Survey Q4, Alan Whites Summary, Christina Emmett's Report Page 7/8/9.**

RM said that the green space had to be a small area. JH said it may be necessary to tweak the exact location after completing the housing policies.

In line with NPPF Para 109 and HBBC Site Allocation Policy DM6 Enhancement of Biodiversity and Geological Interest the Parish Council will adopt the following.

**Policy 5.**

**The Parish Council would support proposals to enhance bio-diversity within the Neighbourhood Plan Area and the existing "wildlife corridor" that lies along the Ashby Canal.**

**Community Evidence: RCC Household Survey Qu 30, 34.**

In line with HBBC Site Allocation Policies DM 11 Protecting and Enhancing the Historic Environment and DM 12 Heritage Assets, the Parish Council will adopt the following policy

**Policy 6.**

**The Parish Council strongly supports the protection of designated Heritage Assets within the Neighbourhood Plan Area. In particular, the Borough Council should implement the National and Local Policies designed to protect irreplaceable assets and resist the pressure to develop new homes on such sites, if alternative sites are available and the village has met Borough housing targets that have been**

**established through public consultation.**

**Community Evidence: RCC Household Survey Qu 32, Qu 34.**

In line with HBBC Site Allocation Policy DM 2 Delivering Renewable Energy and Low Carbon Development, the Parish Council will adopt the following Policy

**Policy 7.**

**The Parish Council would be strongly in favour of requiring that all new developments incorporate some means of generating energy (e.g. solar panels) and harvesting rain water.**

**Community Evidence: RCC Household Survey Qu 48.**

JH commented that he would like to re- look at having policies on solar farms and wind turbines on the basis that having no policy leaves developers free to do exactly what they want, no matter what impact it has on the Stoke Golding area. Evidence from the questionnaire shows:-

**Solar panel farms.**

Q 49, P 32. There is no clear priority whether more solar panel farms would be acceptable. 48% consider them unacceptable and 44% consider them acceptable (9%) or acceptable dependent on location (36%).

Q 49 a, P 33 (comments). Those people in favour of solar panel farms state:

1. Appropriate distance from the community, outside the village in a suitable location minimise visual impact (11).
2. Built on land already identified for potential development (7).
3. Owned or directly benefiting the community, providing power, income or both on roofs of community buildings e.g. village Hall (4).

There is also a lot of evidence that residents wish to preserve the rural character of Stoke Golding and its area.

RM said that HBBC has a policy on solar panel and wind farms and we can't override these.

JH had drafted a new Policy 8 which he read out:

**Policy 8.**

**Solar panel farms may be developed providing they conform to the Borough Councils Development Policies and have limited visual impact, utilise natural native species for screening and have minimum impact on existing historic and landscape features.**

**Community evidence: Household Survey Q 49, P 32 & 49 a, P 33, Q 13, 28, 33, 34 & 34a; Young Persons Survey Q4; Alan White's Summary; Christina Emmett's Report**

**Page 7/8/9.**

The committee was happy with this revision of policy 8  
JH provided written information from the questionnaire on wind power.

Wind power.

Q 50, P 33. A majority, 56%, of respondents do not consider more wind turbines to be acceptable.

Q 50 a, P 33. Of those who considered wind turbines acceptable the following comments were made:

- a) Appropriate distance from the community, outside the village in a suitable location minimise visual impact (11).
- b) Small-scale or individual turbines of appropriate height (7).
- c) Owned or directly benefiting the community (3).

JH had drafted a policy on wind power. RM said we were not in a windy part of the country so there was no need for a policy. The committee agreed with this.

Restoration of areas of development.

JH re-suggested this policy in a modified form. He recognised that it might be unenforceable if a company is liquidated. RM said that currently recovery and reclamation apply to solar planning farms. When the panels are recovered the field reverts to a greenfield site. He said that the Plan can get too big. By a majority decision the committee agreed to include the following policy.

**Policy 9.**

**When a development becomes redundant the owners at time of decommissioning ensure that area of development should be restored to its original condition or landscaped to improve the appearance and its biodiversity compared to its original state.**

**Community evidence: RCC Household Survey; Q 47D, page 31.**

**Policies for Community Infrastructure and Facilities (Excluding Transport) V2.****Schools.**

The village has two schools catering for its children. St Margaret's for children 4+ to eleven years with a current pupil number of 222, and St Martins catering for 11 to 16. Both Schools provide education for children who reside inside and outside the neighbourhood plan area.

St Margaret's catchment area includes Fenny Drayton, Dadlington and Upton as well as Stoke Golding. They also take children from outside the catchment area, currently about 50% of the school. Extensions were built in 1952, 1969, 1985, 1991, 2002, 2012 and 2017 to cater for the housing growth in the village and surrounding area. There is no further capacity for development. It is forecasted that in future, predicting further local developments, a higher percentage will come from within the catchment area. Children from St Margaret's primarily move on to St Martins Catholic Academy or to Redmoor Academy in Hinckley.

St Martins Catholic Academy as a Roman Catholic School provides education to

Roman Catholic children from South West Leicestershire as well as children from Stoke Golding. At 16 they move on to sixth form colleges within the local area until the school is able to establish its own sixth form provision

The viability of both schools is dependent on children from outside the Neighbourhood Plan Area commuting to the schools. This creates peak hour traffic/parking issues for the local community.

### **Policy 1**

**The Parish Council will support proposals, as appropriate, to improve and enhance facilities at St Margaret's and St Martins for the benefit of the children in The Stoke Golding Neighbourhood Plan Area.**

### **Policy 2**

**The Parish Council will, in response to development proposals, stress that unless additional educational facilities are made available outside of the catchment area of St Margaret's, children from this area could only be accommodated locally by a reduction in standards i.e. increased class sizes.**

**Community Evidence: School Websites, Emails from Schools, Household Survey; Pages 39-43 General Comments, Christina Emmett's Report Page 5.**

JH suggested an amendment to the wording of policy 2, but the committee preferred the wording of the original policy.

### **Healthcare.**

#### **The Stoke Golding Surgery.**

In July 1990 the Hinckley Castle Mead Practice opened a branch surgery in Stoke Golding for patients living in Stoke Golding, Dadlington, Higham on the Hill and Stapleton. The surgery is conveniently located for the residents of these villages and Consultations are available Monday to Friday 9.00 to 11.00am. In addition, a nurse offers a full range of support services. At the Stoke Golding surgery patients may collect their prescribed medication at the surgery. Some items, such as antibiotics, are available at the surgery at the time of the consultation.

There is general concern expressed in the Household Survey that the Village Surgery, has reached its capacity and that further housing development will lead to a degradation of the existing service. In their consultation reply the practice states "we would ideally wish the surgery to be open additional hours to accommodate the demand. This would mean employing additional clinical staff such as a GP, nursing hours and paying additional costs for heat light etc., however because of funding issues this is not financially possible.

### **Policy 1**

**The Parish Council will, in response to development proposals, stress that unless appropriate funding is made available, there will be a degradation in Healthcare**

**provision to the community.****Community Evidence: Household Survey P 39-43 General Comments, Castle Mead Web Site and Christina Emmett's Report Page ?**

General practices are funded by the NHS. This governs the amount of staffing at all levels that can be provided and the extent to which a surgery can expand. Currently funding for GP surgeries is reducing. Meanwhile the pressure on practices is increasing due to the ageing population and the increasing complexity of patient conditions.

RM said the Stoke Golding surgery was given a large chunk of land, when it was set up, for parking for the community. It sold off some of this land for housing.

JH said there should be support to expand capacity. Expanding hours is a way of increasing provision. But even if resources are available it may not be possible to recruit the staff. JH suggested the following wording for the policy.

**Future sustainability of extra housing within Stoke Golding, in particular elderly housing, is dependent on increasing the capacity of the medical services within Stoke Golding. All possible support should be provided to allow Stoke Golding's surgery, with its dispensary to expand capacity. Without this it would be unlikely that housing development would be sustainable, unless new residents seek medical provision outside of The Stoke Golding Neighbourhood Plan Area.**

The committee was undecided about whether to stick with the original wording or go with JH's new wording. JH to revise the wording of this policy and present it to the committee for consideration.

JH

**Water, Electricity, Gas, Communications Services.**

The survey indicates that in general the utilities services are satisfactory with the exception, for a minority, of unsatisfactory broad band speed and a majority for mobile phone coverage. There are occasional problems with minor flooding on some roads, in particular, at the junction of Main Street, Wykin Lane and Hinckley Road.

**Policy 1.**

**The Parish Council will continue to lobby for, and support, as appropriate, proposals that improve broadband speed and mobile phone coverage for the benefit of the whole community including local businesses throughout the Neighbourhood Plan Area. This is in line with NPPF Para 5. Any proposals must be in line with HBBC Site Allocations Policy DM 16 Telecommunications.**

**Policy 2**

**The Parish Council will continue to press for a long-term solution to the reoccurring flooding at the junction of Main Street, Wykin Lane and Hinckley Road as and when it occurs and will press for improvements if other long-term service infrastructure problems including drainage, sewerage, electricity, gas, broadband and telecoms problems occur.**

**Community Evidence: Household Survey Page 28 Qu 45 Page 34 Qu 53 Page 35 Q.**

**55, P39–43 General Comments.**

All agreed JH's expansion of policy 2 should broaden it to accommodate future problems with infrastructure. All agreed the addition of a further policy 3 to address infrastructure for future development.

**Policy 3.**

**As the housing provision within the village increases, all utilities are required to remain effective throughout The Neighbourhood Plan Area.**

**Community evidence: Household Survey, Q 59 a, P 41-44, numbers 30, 49. General concern about infrastructure as expressed in policy 2.**

In line with NPPF Para 79 and HBBC Core Strategy Policy DM25, Community Facilities, the Parish Council will resist the loss of the community facilities, including ancillary areas, identified below. And will adopt the relevant policies.

**Pubs & Social Club.**

Like many communities, the local Pubs are an important part of the social fabric that makes the community a viable place to live. Regrettably, many rural pubs are no longer economically viable and have closed leaving a significant gap in communities' lifestyles. The survey indicates that the George and Dragon, The Three Horseshoes, The White Swan and the Social Club are well supported and valued.

**Policy 1.**

**The Parish Council will support, as appropriate, proposals to ensure the viability of the three pubs and Social Club in the Neighbourhood Plan area and resist having the sites being developed for Housing.**

**Community Evidence: Household Survey Page 23 Qu 35, P 39-43 General Comments.**

All agreed with this policy.

**Venues for Community Use.**

The survey indicates that the Baxter, Methodist and Village Halls, Stoke Golding Club, Pubs and other locations are widely used, supported and valued by the local community for a range of activities.

**Policy 1.**

**The Parish Council will support, encourage and help, as appropriate, local groups/businesses/individuals to use local facilities and services to run their activities/events.**

**Community Evidence: Household Survey Page 23 Qu 35, Christina Emmett's Report**

**page 5.**

The committee were happy with Policy 1.

**Shops & Farm Shops.**

The Village Post Office has temporarily closed leaving Tammy's Hairdressers and Middle Stores as the remaining conventional shops at the village centre. However, there are three farm shops, Gosling's, Tomlinson's and Spinney Bank Farm within the Neighbourhood plan area. The survey indicated that these facilities are supported and valued. It is recognised that as commercial businesses they will fail unless the community uses them.

**Policy 1.**

**The Parish Council will encourage the community to use and support all local businesses to ensure that they thrive and can continue to provide a locally based service.**

**Policy 2.**

**The Parish Council will work with Post Office Ltd to ensure that a viable Post Office is reinstated and retained in Stoke Golding.**

**Community Evidence: Household Survey Page 23 Qu 35, P 39-43 General Comments.**

The committee agreed with Policy 1 and 2 and the PC is working on 2 now. JH thought that extra policies could come in here. There was discussion on his proposals for Policy 3 and 4

**Suggested Policy 3.**

**Opportunities for expansion of the shop provision at the village centre should be encouraged, in particular a cafe which all members of the community can use.**

**Community Evidence: Household Survey, Q 36 & 36 a, P 25: Young Person Survey, Q 16 & 16 a, P8; Christina Emmett's Report, P4, P7, P8.**

**Suggested Policy 4.**

**There should be a continued provision of a cash machine within Stoke Golding village.**

**Community evidence: Until the recent closure of the Post Office it is possible for people, in particular the infirm, to obtain cash from within the Post Office, Household Survey, questions 36 a, page 25.**

The committee agreed that the Tourism Policy covered the same elements as policy 3 and that ideally the Post Office will re-open so Policy 4 is unnecessary. So these were rejected.

	<p><b>Other public facilities.</b></p> <p>JH said that the Young Persons Survey shows a clear majority (22 respondents - 55%) for the provision of toilets at Stoke Golding recreation ground. This is also reflected in Christina Emmett's Survey. Should we incorporate a policy along the lines of</p> <p><b>“Public toilets should be provided on Stoke Golding Recreation Ground for the use of the public, during daylight hours. They should be suitably placed so that they do not cause any safeguarding issues.”</b></p> <p><b>Community evidence: Young Person Survey Q 16, P8. Christina Emmett's Report, P 7.</b></p> <p>Discussion followed. Maintenance of the facilities was the problem. Could consider incorporating toilets in the new pavilion. The committee dismissed the idea of a specific policy.</p> <p>RM said the committee needed more help. The transport analysis needs doing. Alan White and Brian Ninness agreed to analyse the evidence. Someone was needed to edit part 1 which is about the past. Please contact a committee member or a Parish Councillor. It needs to be completed in 4 months.</p>	<p>Alan White, Brian Ninness</p> <p>Volunteer to edit part 1</p>
18/6	<p><b>Comments from residents on above draft policies.</b> Was it ok to attend these meetings asked Corinne Wilson? The chairman said yes and explained where the notice would appear advertising the next meeting time – PC noticeboard, website SG/Dad co-operative, mailing list.</p>	
18/7	<p><b>To receive and consider such communications as received by the Chairman</b> None.</p>	
18/8	<p><b>To consider items that need to be brought to the public's attention.</b></p> <ol style="list-style-type: none"> <li>The main contractor has pulled out of the Barwell SUE. Will there be a shortfall in houses built by HBBC? May be our Plan needs to be in place a quickly as possible.</li> <li>The SGNPAC will be looking at housing; Alan White &amp; Brian looking at transport. May meet more frequently.</li> <li>HBBC has started on a new Plan. Public Consultation process is underway. They could come to talk to PC. We need to respond to them.</li> <li>Next meeting will be on Transport.</li> <li>The Chairman said Jim Hope should have a lot of credit for keeping the evidence base going for 2<sup>1</sup>/<sub>2</sub> years.</li> </ol>	
	<p><b>Present</b> Residents attending: Karen Jones, Margaret Croxall, Alan White, Revd Dr. Graham Wilson, Corinne Wilson, Peter Underwood and Anne Fullagar (minuting meeting)</p>	
	<p>Meeting Closed 9.25pm. The Chairman thanked everyone for attending.</p>	