Cuckney, Norton, Holbeck, and Welbeck Neighbourhood Plan

Steering group meeting July 3rd 2014

Present: D Collins, N Cockrell, G Smith, K Barlow, D Ridout, R Bower, S Brailsford

C Chambers, D Wall, M Smith

Apologies: C Barlow, K Wright, AJ Ridout

1.Review of Green Spaces

NC: Each green space identified on the maps needs to be numbered and additional explanation given as to why the Green space should be included.

After discussing two of the areas on the Holbeck map it became obvious that it would be too time consuming to discuss every green space.

GS: We have already written about each green space in Cuckney and Norton. Perhaps we could improve on what we have prepared and send it to NC for scrutiny.

SB and CC agreed to prepare descriptions of the green spaces in Holbeck and Norton. DR agreed to write up Welbeck

NC: it would be very helpful to have photos of each green space, too.

2. Review of footpaths

DR: Re establishing a permissive footpath on the south side of the Dam, it would be necessary to apply to the tenant farmer to approve of this.

RB: permissive footpaths through fields where animals graze can be problematic.

DR: permissive footpaths can be closed at certain times to protect livestock

DC: Can we do anything to make more circular routes?

DR: The footpath from Donkey lane to the tank tracks will connect up with the new development of the old pit tip, and also connecting to the footpath on the opposite side of the A60 that leads to Langwith at the back of Park House farm, and to the footpath down to the Cuckney Dam.

NC: Footpaths are not part of the NP, so we need to have a policy prepared for footpaths.

DR: Mr R Brown is not prepared to open up permissive footpaths into the inner areas of the Welbeck Estate. However, he is prepared to allow guided walks for

residents of the four villages by the game keepers. This could be expanded to include educational trips for the children of the area. An educational centre in the farm could be made available to children.

3. Report of the consultation at Cuckney School

MS: I went along to make notes of the consultation that Helen Metcalfe had with the children from the area. It went very well, and my report will be available on the website.

Re consulting with young adults – I have been in touch with Grace Oxley and we are going to try and consult with this group via a Facebook page. If this doesn’t work, we could try a questionnaire with a prize draw to tempt people to respond.

DC: we could offer a prize of £50

DR: How old is the evidence accepted for the NP as there are letters at Welbeck office from the school children about the Dam and Dam meadow, written last year.

NC: they would be acceptable

4. Plans for writing the Neighbourhood plan

DC: In view of the fact that one tranche of money ends in December 2014, how soon can we get the first draft of the plan written, and who should write it.

Should we get Helen Metcalfe involved in this process?

NC: James and I will complete the NP documentation, as far as we can. I will be in touch with all the consultants of the various bodies to get their views on the building proposals etc.

James will do the consultation statement that goes alongside the NP.

Helen will review the draft NP for us to make sure we have completed everything. That would be the best use of her time.

DC: What is the timescale for all this?

NC: Helen has time available in September to review this.

DC: How long will it take to get the NP to the examiner

NC: Probably next June/ July. There is already a backlog of NPs waiting to be examined.

5. Update from NC/ DR on progress re previously discussed and agreed building plans

DR: at a meeting with Bassetlaw DC, Welbeck Estate were asked to put in a planning request for building houses on the Budby Road site. This is the preferred site put forward by BDC previous to the start of the NP.

DC: We have received no response from the consultation that was held at the same time as the NP consultation event. The comments made at the time were rather negative about their chosen site.

DR: This site would have to go ahead any way.

MS: one of the main reasons for the NP was to get houses on the allotment site on Creswell Road and Car parking for the School. I don’t think we should be railroaded by BDC.

GS: I am concerned that putting in a request for planning permission for the Budby Road site would undermine the credibility of the steering group and all the work we have done so far. We have a difficult task ahead of us, persuading people that we would really have a say in what happens in our area, and persuading people to vote.

DR: If we agree to put in a planning request for Budby Road, that could smooth the way for future building projects. If we don’t, we may be thwarted with our plans.

After the planning request, it would be at least 6 months before a planning application could be put to the BDC. There would be a lot of work needed to prepare the application.

Design consultants are going to be designing a Welbeck style for future houses in the locality.

We could have a pre- application consultation event for local people to see the plans for Budby Road

NC: the Government is putting pressure on councils to increase house building

projects. So there is a change in local policy that could benefit the house building plans included in the NP.

DR: I have consulted with Holbeck PC about the development of Warriners Barn.

There has also been consultation event about installation of two solar farms, on at the back of Hunciecroft farm and one at the back of Hazel Gap farm

DC: We have not had notification of a consultation event

DR: it was in Cuckney village hall and four people came to it.

DR: I will feed that back to the consultants.

Next meeting: Thursday 21st August at 7.30pm at Welbeck Club.