

Boston Spa Neighbourhood Planning Advisory Committee (NPAC) Meeting

Wednesday 3rd December 2025 at 7.00pm in the Café Area, Boston Spa Village Hall, 199 High Street, Boston Spa, LS23 6AA

Present: Cllr G Bowen, Cllr P Stables, Cllr A Watts, Keith Jackson, David Faraday, Deborah Marshall.

Apologies: Cllr K Blake, Andy Colledge

Guests: None.

There were no members of the public in attendance.

MINUTES

1.	Apologies for absence
	Apologies had received from Cllr K Blake and Andy Colledge
	Resolved: That the apologies and the reasons for absence be accepted.
2.	Public Open Forum
	There were no members of the public in attendance.
3.	To confirm the minutes from the meeting on 29th October 2025 and note any actions delivered/outstanding
	Resolved: That the minutes of the meeting on 29 th October 2025 be approved as a true and accurate record.
4.	To consider developing topics for consideration in 2026
	Development on land at West End – If such a development was to go ahead, an S106 agreement should be put in place to ensure there are new facilities provided at Deepdale for the increased population. Community Assets – The Post Office and library may be at risk in the future. Could the Post Office be registered as a community asset, and is there the potential for volunteers to assist with the running of the library. Leeds City Council currently issue 3 bins per dwelling, Black, Green and Brown. Storage for so many bins is becoming an issue for some smaller properties and flats. Any future developments should ensure the provision of adequate bin storage.

	<p>A design code should be developed which calls for the use of hedges, rather than walls or fences as partitions in new developments.</p> <p>A copy of the restrictive covenants for all new developments should be obtained and stored by the Parish Council.</p> <p>On-street parking is becoming more of an issue, and many residents have been permitted to convert garages to habitable rooms. Any future planning applications of this type should be discouraged.</p>
5.	To consider outcomes from the Rowntree Trust development in York
	<p>Keith Jackson circulated a document and provided a verbal of overview of Derwenthorpe, a development of eco-friendly homes near York built by the Joseph Rowntree Housing Trust. The York Civic Trust produced a report in 2022 reviewing the success of the development and this provides some useful learnings for any similar future development in Boston Spa.</p>
6.	To consider next steps in the production of the revised NP
	<p>It was agreed the revision to the existing plan should commence, with the format of the existing plan remaining the same in terms of context, evidence, policies and community actions. Members of the committee will provide a revision for their designated topic to be reviewed on the following meeting dates in 2026, all to be held at 7pm in Boston Spa Village Hall:</p> <p>Cllr Bowen and A Colledge – Business and Community: Monday 23rd February Cllr Watts – Green Spaces and Biodiversity – Monday 23rd March Keith Jackson – Energy – Wednesday 2nd April Cllr Stables and Blake – Transport – Wednesday 27th May David Faraday- Building – Wednesday 22nd July.</p>
7.	To review any correspondence received
	None received
8.	To consider any urgent items or items for the next meeting
	None
9.	To establish regular dates for the 2026 NPAG meetings
	Dates were confirmed under agenda item 6.
Closure	The Chairman closed the meeting at 20:38