

**Boston Spa Neighbourhood Planning Group Meeting  
Thursday 26<sup>th</sup> January at 6.30 in the Village Hall**

**MINUTES**

**Present:** Cllr G Bowen, Cllr K Blake, Cllr P Stables, D Faraday, K Jackson, V Skinner, L Beckwith (FOSL), R Harrison (Boston Spa in Bloom).

**Apologies:** Ward Councillor Linda Richards

**In Attendance:** D Marshall (Clerk to the Council)

**Guests:** None.

**1. Welcome and Introductions**

Cllr Bowen opened the meeting with introductions from those present and the organisations they represent.

**2. What is a Neighbourhood Plan**

Keith Jackson provided the background on the development of the original Neighbourhood Plan.

Work on the plan commenced in 2012 but the plan was not formally approved until 2017 giving time for it to align with the Leeds Local Plan which was in development at the time.

At the time of plan conception, the village was suffering as a result of the economic downturn and many businesses had closed leaving empty units on the High Street. There was a concern that the village was in decline. Members of the Parish Council and the community came together to create a Neighbourhood Planning Group with smaller sub-committees, each with its own dedicated responsibility. Keith Jackson took the lead on business engagement and a survey and interviews were held with businesses. A major concern at the time was the lack of parking for shoppers as many spaces were being taken up by the employees of Kier who had an administrative base in the village. Kier have since moved on and as a result of the Neighbourhood Plan (NP), it was identified that a new car park was needed. This was put in place at Church Fields as part of the Taylor Wimpey development. There is now much more parking available and this has been reflected in the increased commercial activity in the village.

The village's biggest concern is now the loss of green space. This is partly as a result of the 77,000 houses originally included in the Leeds Site Allocation Plan (SAP) across the district. Since the development of the original NP, Church Fields, St Mary's Vale and the Miller Homes site on Grove Road have all been completed. The Neighbourhood Plan proved instrumental in ensuring that construction traffic stuck to approved routes so to cause as little disruption as possible during the building phase. It was also key to ensuring the green space provision and play area at the Grove Road development. There is now one site in Boston Spa left within the SAP which is at the former Hollydean Nurseries and St Vincent's school

site. A new pre application has been submitted to LCC by the developer and this is now under consideration.

The Leeds Local Plan is now being reviewed as there is a possibility that sites which were previously in Green Belt or in protected spaces could be released for building (although it has been noted that Leeds has now fulfilled its allocation for new housing.) Cllr Blake said that the 'Levelling Up' project could change the rules around planning and site allocations and that it was important to engage with the Leeds City Council development team. The revised NP will be a key document for developers who must consult it before proposing a new development. The PC should also consider having design code for any proposed new dwellings. Of additional key importance is biodiversity net gain and the 10% increase that is required from any site which is built upon. Cllr Stables said it was important that the NP group reconsider community energy, whether this be by hydro or wind power.

### **3. Terms of reference – review of draft**

A draft Terms of Reference (TOR) had been circulated. It was confirmed that Cllr Gail Bowen will be the Chairman of NPAG. David Faraday was elected as Vice Chairman. Cllr Bowen recommended that the group also try to recruit a business owner from the village and a school governor and that these being including the TOR. It was also requested that the group be permitted to apply for grant funding if any was available in addition to being able to source funding from the Parish Council.

**RESOLVED:** That the terms of reference be accepted subject the above amends.

### **4. Review of existing Neighbourhood Plan – meeting with representatives of LCC and next steps**

Cllr Blake said he would invite Tomas Johnson from LCC's Neighbourhood Planning & Engagement Team to the next NP meeting.

L Beckwith asked if there were any maps of the village available. K Jackson said he had some which he could distribute. K Blake recommended the Continental Landscapes Map. It was agreed that a Google Drive be set up so that the group could share maps and documents.

### **5. Date of next meeting**

The meeting date was confirmed on Monday 6<sup>th</sup> March 6.30pm at the Village Hall.

**With no further business the Chairman declared the meeting closed at 20:02 hours.**