

Dinnington St John's Town Council

Minutes of a meeting of the Neighbourhood Plan Committee held on Thursday 5th March 2026 at 9:00am in Committee Room, Council Office, Laughton Road, Dinnington

Present: Cllr. N. Ruff (Chair), Cllr. D. Adams, Cllr W Hall, Cllr. J. Hart, Cllr. T. Mulholland, Cllr. D. Smith,

Absent: Cllr L Clarke

Also present: Amy Wright (Town Clerk), Ben Pilgrim and Robert Harding (Vistry Group)

- N22/26** **Members to answer questions from the last meeting: and to allow for questions from electors of Dinnington to ask one question only in respect of business itemised on the agenda or on a pertinent issue that may arise; followed by the formal meeting.**

There were no questions raised.

- N23/26** **Members to receive and consider any reasons for absence**

Apologies for absence had been received from Cllr. L. Clarke

- N24/26** **Members to receive and record any declarations of interest and if necessary, to receive written requests for dispensations for disclosable pecuniary interests and grant any requests for dispensation as appropriate**

Members noted one declaration of interest from Cllr N Ruff who had the same solicitor as the Town Council.

- N25/26** **Members to identify any agenda items which may be considered following the exclusion of the press and public, due to the confidential nature to be discussed. Under Public Bodies (Admission to Meetings) Act 1960, S1 (2))**

Members noted that there were none.

- N26/26** **Members to approve the minutes from the Neighbourhood Plan Committee meeting held on Thursday 19th February 2026**

RESOLVED to confirm the minutes of the meeting of the Neighbourhood Plan Committee meeting held on Thursday 19th February 2026

- N27/26** **Discussion with representatives from Vistry Group regarding a proposal for a new homes development off Oldcotes Road.**

Ben Pilgrim and Robert Harding introduced themselves and confirmed that Vistry Group were seeking planning permission for 785 dwellings on land that is currently safeguarded but there is the opportunity to bring forward the review of local plan to release the land.

A map of the area was shared which showed 2 green spaces incorporating 2 play areas, a water basin and the inclusion of existing woodland. It was explained that the water basin was not designed to hold water all year round but to manage water drainage and it was intended to be a multi-function area with a path across for use in the summer.

Councillors expressed concern that amenities were not in place in the area to support such a large development and would like Vistry to highlight the need for local infrastructure to be put in place.

It was noted that bus access had been confirmed for the estate with access from the neighbouring estate and with approximately 3000 residents more school places and doctors would be needed.

A discussion was held regarding the perceived need for play areas for young children and not for teenagers, noting that football pitches in the area were not accessible to members of the public.

A concern was raised regarding the lack of a turning circle for a bus travelling through the proposed estate and also traffic issues around the Leys Lane, Lordens Hill and Lodge Lane area which would only worsen with this development.

Robert confirmed that Vistry would be interested in purchasing the land owned by the Town Council on Lodge Lane and would want to put in a bid when invitations were asked for. It was further confirmed that relevant surveys would not be undertaken at the initial stage of asking for bids and it was anticipated that the Town Council would be looking at beginning the sale process by the last quarter of this year.

A discussion was held regarding which area of the land would be developed first and where works traffic might be travelling and it was confirmed that the access strategy had changed from the original plan with a temporary access being sought from Oldcotes Road.

It was suggested that the water basin area could be used to provide facilities for teenage children and further discussion around the management of the play areas confirmed that they would be managed by a separate company and funded by residents.

The Councillors extended an invitation to Vistry representatives to attend future meetings of the Neighbourhood Plan Committee and particularly to a planning representative.

N28/26 Members to receive and note an update on the sale of land at East Street (Cllr N Ruff)

The Chair confirmed that the clause relating to the payment of legal fees had been re-inserted into the documents so was being removed again before signing.

N29/26 Members to discuss developing the Project working document and consider any further action

The project working document was not available and would be found by the Clerk prior to the next meeting.

N30/26 Members to receive an update on the land at Lodge Lane and consider any further action

There was no further update.

N31/26 Members to receive an update on the investigation into the situation with the Leicester Road project

There was no further update

N32/26 Members to note any matters for inclusion on the next meeting agenda

The updates mentioned in the agenda item discussions would be included as items at the next meeting including:

Empty homes

Reinvestment strategy for funds from land sale

Consider the report from Mr D Johnston and any additions to be made to it

Arrange a meeting with the local MP, Jake Richards

N33/26 Members to note the date and time of the next meeting

RESOLVED to arrange the next meeting of the Neighbourhood Committee to be held at 9 a.m. on Thursday 9th April 2026 in the Committee Room. The meetings previously noted for 19th March and 2nd April will be cancelled.

The meeting closed at 10.32am

Signed Date

Chairman