

Westbury Neighbourhood Planning Group
Minutes 9th March 2023
Held at No 1 Glencott

1. Present - Chris Langdon (Chair), Mick Fletcher. Adamos Euripidou, Ros Wyke, Sue Isherwood *NB - no replacement yet for Liz Hughes*
2. Apologies – Tony Wescott
3. Minutes of last meeting – agreed, subject to changing Phil Harris to Phil Harvey and deleting the sentence about the percentage of social housing.
4. Matters arising;
 - a. Litchfields have promised an updated statement and asked for their summary of the pre-app advice received to be made available on the village website once received. This was agreed. [action MF]
 - b. Jay Greene had suggested that Church Commissioners staff did not appear to understand the concept of co-production. It was agreed to forward to her the Chief Exec's statement and examples quoted in the CC strategic land report. Also, to ask Christina Baron to raise the issue at Synod [action SI]
 - c. Comments from A Sestini suggested that conservation officers were not opposed in principle to the development of the stone barns; and that they had concerns that the proposed location of community space was disadvantageous to the community. It was agreed to raise a FOI request to see Mendip's pre-app advice in full [action CL]
 - d. It was agreed to request, via A Sestini, an informal discussion with the conservation officer (Zoe Maclennan) followed by a pre-app approach to planners [action CL]
5. Next steps plan.
 - a. It was confirmed that we should urgently seek our own pre-app discussions with MDC staff to ascertain their position and see which objections might carry most weight (after discussions with conservation office) [action CL SI]
 - b. It was agreed that we needed to be able to commission expert advice. Agreement that this would most likely be for settlement character assessment, transport assessment and support for UWE resource. A budget of £8,000 ought to be sought from the parish council [action SI]. A short statement outlining what and why funds needed to be drafted [CL action]
 - c. It was agreed that CL should seek to involve Gill Cook in preparing a brief for a consultant to advise on issues concerning traffic, road safety, active travel etc. and seeking an appropriate expert [action CL]
 - d. It was agreed that Sue should seek to involve Andrew Buchanan and others in preparing a brief for consultant support in relation to settlement character, design and layout. Suggested consultant Liz Beth [action SI]

- e. It was agreed that NPWG group would progress and oversee the development of an alternative development proposal for the green field site using the UWE graduate / post graduate resource. Tony should take the lead in preparing a brief for UWE student support in relation to an alternative vision for the greenfield site. [action TW]
- f. Use of in community expertise should identify key elements of response in considering drainage and bio-diversity net gain positions. That work should include consideration of BNG, SUDS, Phosphate and involve Emma Giffard, Ann Langdon and John Ball
- g. It was suggested that preparation of briefs & identification of suitable consultants should be completed by the end of March
- h. It was agreed that Chris should write formally to Ros seeking clarification why the Westbury sewage works have been excluded from nutrient neutrality zone when the report commissioned by SCC has advised it should be within the zone [action CL]

6. Community Land.

Discussion on the need to review what the community preference might be for any community space that might arise. General view too early to actively engage but it was agreed that exploration of the alternative uses of the brownfield land and the location of community space should proceed in parallel with commenting on the anticipated planning application for green field site. The land should be referred to as providing a 'community hub' as no firm decisions had been taken on what form that might be but recognising that this was probably the only chance to site a community facility centrally.

7. Meeting March 19th

It was agreed that the meeting on 19th March should go ahead as it would enable us to

- Reiterate the position of the parish council
- Explain the actions we had agreed to take & invite support
- Outline the most up to date information on the asbestos situation
- Present the latest information from Litchfields if available.

Mick to design & distribute a suitable flyer, including paper copies where needed [action MF]. Chris to draw up outline content / contributors for the meeting. [action CL]

8. Any other business

It was agreed to take further advice as to whether the words in the Local Plan or the lines in the associated diagram should take precedence when they were clearly in conflict [action RW]

9. Next meeting was confirmed as 13th April, 7.30 pm at Ditchfield