

Westbury Neighbourhood Planning Group
Minutes 4th May 2023 7.30 pm
Held at Waterslade

1. **Present** - Chris Langdon [CL] (Chair), Sue Isherwood [SI], Tony Wescott [TW], Dave Maguire [DM] Mick Fletcher [MF], Ros Wyke [RW] Adamos Euripidou [AE]
2. **Apologies** There were no apologies.
3. **Minutes.** The minutes of meetings held on 13th & 25th April were noted and agreed they should be published.
4. **Matters** arising not on the agenda.
 - a. It was agreed to continue to explore the reasons for inconsistent reporting of the relationship between Westbury Sewage Works and the Phosphate Neutrality zone [action SI to write formally to RW]
 - b. It was agreed to seek to send a joint letter from the PC and PCC to the Church Commissioners (CC) enquiring about their plans for the brownfield site in the context of the loss of overflow parking for the church, and the danger from the buildings especially from asbestos. [Action SI]
5. **Technical reports.** It was noted that the PC had agreed the NPWG recommendations on the selection of contractors for two technical reports and agreed to meet the costs as budgeted £2,850 for a Settlement Character Assessment (SCA) and £4,000 plus VAT for a study of transport & safety. It was agreed:
 - a. MF would lead on supporting the SCA working with TW and bringing in SI as well as Andrew Buchanan as link to the Westbury Society
 - b. CL and DM would lead on the Transport & Safety study with RW when available.
 - c. That the first step in relation to transport would be to seek a pre-app meeting with Emma Meacham at Somerset Highways
 - d. That MF should contact Sylvia Healy about using the WI village books to help brief the SCA consultant, Liz Beth.
 - e. That all members should look at the SCA reports for Rode and Stoke St Michael as well as Norton St Philip
 - f. TW should lead support for the work of Jenny Payne in creating an alternative vision for the core area of the village around the church and Court House Farm
 - g. All should aim to support the production of reports by mid-July
6. **Pre-app with Mendip planners.** DM and CL to issue notes of the meeting held with planners and conservation officer of May 3rd 2023. It was noted that in their comments to Litchfields and in the meeting with NPWG reps the planners had echoed a number of village concerns about the Litchfields plans,

notably overdevelopment, pedestrian safety and the location of the attenuation pond outside the site. The recent meeting had highlighted

- a. The specific concern of planners for an appropriate treatment of the stone barns but otherwise a reluctance to contemplate any development of the brownfield area with the possible exception of sympathetic proposals for parking.
 - b. That it was for applicants to demonstrate that their proposals were safe but the judgement would be made by Highways in their comments, not planners per se; and that traffic volumes were unlikely to be a bar to development.
 - c. That an SCA would be valuable even before a neighbourhood plan had been adopted but there were no specific rules on density that could be quoted
7. Discussion arising from points above resulted in broad agreement that it was most unlikely that co-development of brownfield with greenfield sites would be adopted by Lichfields or “forced” on church commissioners by planners. We should therefore consider separately from now on.
8. **Water & sewage issues.** CL agreed to contact Emma Giffard & others about phosphates, SUDs etc.
9. **Communication** – NPWG commentary on Lichfield and FOI docs now loaded on web site, highlighted via news posts and to WhatsApp group
10. **Any other business.** There was no other business.
11. **Next meeting.** It was agreed that the next meeting would be held on 8th June at Old Ditch Farm at 7.30