

Westbury Neighbourhood Planning Group
Minutes 8th June 2023 7.30 pm
Held at Old Ditch Farm

Present - Mick Fletcher [MF] (Chair), Chris Langdon [CL], Sue Isherwood [SI], Tony Wescott [TW], Dave Maguire [DM] Ros Wyke [RW] Adamos Euripidou [AE] Jenny Payne from UWE (JP)

1. **Apologies** There were no apologies.
2. **Minutes.** The minutes of meetings held on 4th May were noted and agreed they should be published.
3. **Matters** arising not on the agenda.
None reported.
4. **Update on Settlement Character Appraisal**
Discussion re components of settlement character appraisal (SCA) . These to include pattern of development, built form including spaces between buildings, green / open space, movement through the village, views of countryside from within the village, gateway to AONB.

Requests that photos reflect:

Real village not just the picturesque, eg parking in Stoneleigh, traffic queuing, lack of pavements.

That pattern of development is identified as strong element – we need to avoid a rectangular block of development which would not be in keeping with current character.

Reflection village has only grown gradually – different architects making for a varied design. How do we achieve or acknowledge this variety without creating pastiche?

MF now has many photos and they need review, removal of duplicates. MF to direct task group to issue final versions that will illustrate the above – listed as: views in and out of village, materials and varied designs, landmarks, street views, paths, traffic and specific views around Roughmoor Lane allocation.

Refresh on objectives of SCA - needs to identify key elements of village that need protecting, enhancing, improving. Roughmoor Lane proposal can then be judged using this assessment.

Action: MF to lead task group with Liz Beth. Input for draft SCA late June and final version late July.

5. **Update on Transport Statement**
Summaries of inception meeting with David Mason and conversation with highways. General view that David Mason had understood issues of traffic and pedestrian safety on A371 in village and that focus would be on ensuring all options for traffic calming, safe pedestrian links and crossing should be considered. Comments have been fed back to David Mason that getting safe

pedestrian links /crossing were critical to village not only for RL development but also to support expansion of village over long term.

David Mason is drafting a scope document by beginning of July reflecting above discussions.

Actions

DM to research what guidelines are available on viability assessment process for developments

CL to lead task group to guide David Mason on issue of scope docs for highways consumption

SI as PC to write to RW to ask what can be done to improve current parking and bus stop facilities on mortar pits area.

6. Alternative Proposal – Jenny Payne

TW summarised project and process of evidence gathering with Jenny Payne (JP) having 30 days to collate, assess, conclude in a report that will input to the neighbourhood plan, as well as informing village response to Lichfields outline planning application.

General discussion included the following points:

Independent view while taking account of community needs, A focus on Placemaking for WsM - the unique positions of green and brownfield sites, focus on the purpose of the project to have an alternative proposal for these sites to compare with CC proposal, for housing but also for other uses; brownfield currently an ugly scar but parking areas in danger of disappearing. Important to consider community as a whole, particularly the needs of the young people.

Agreed that outputs would give us priorities to consider, some solutions to conundrums and would include basic block and arrow sketches to indicate possible solutions

TW to be point of contact to JP to ask individuals or all of NPWG as she needs to. JP encouraged to consider all parameters but not to see any of them as no go.

Action. TW and JP to progress alternative proposals for green and brownfield sites. Target is end of July

7. Brownfield site.

The text of a joint letter to be sent from parish council and the parochial church council to CC has been agreed and will be sent to Jo Loxton, Director of Strategic Land Management.

Action MF to circulate to NPWG. SI to send to CC, copy to Strutt and Parker and send a hard copy by snail mail.

Agreement that an approach be made to village hall and shop committees to canvass their views on future needs.

Action MF to make formal NPWG approach to both village hall and shop committees to initiate discussion.

8. AOB

Next NPWG meeting should review current “pause” position on progress of NP – do we still want to wait for Roughmoor Lane development to progress (to when). A draft NP may be a useful document in coming year or two.

9. Next meeting – Thursday 13th July 7.30pm 2 Glencott ,The Hollow, BA5 1HH