

Westbury sub Mendip Neighbourhood Plan Working Group
Minutes 13th July 2023 7.30 pm
Held at No 2 Glencott, The Hollow

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

1. **Apologies** Ros Wyke [RW].
2. **Minutes.** The minutes of the meeting held on 8th June were noted and it was agreed they should be published.
3. **Matters** arising not on the agenda.
Brownfield Site – 2nd letter from PCC & PC sent by SI to CC & copied to Jay Greene (JG) on 28 June; acknowledged by JG – no response from CC. Noted that Bishop of Bath & Wells was also “on the case”. Also notice of webinar by Head of Sustainability for Real Assets on 19 July might be of interest. Agreed need to pursue a response and if necessary escalate. **Action SI**

MF had received feedback from Shop and Village Hall committees re long term plans for facilities to feed into 10-15 yr NP

4. **Final / Interim update and reports**

a. Update on Settlement Character Appraisal

Draft SCA by Liz Beth was anticipated shortly. Photos now with MF, plus a set focussing on green landscape and tree cover taken today. More discussion on settlement character reflecting on existing versus desirable for future planning.

b. Update on Transport Statement

1st stage (of 3) Scoping report received from consultant David Mason. Noted that there was a change in emphasis in Somerset policy from prioritising vehicles to pedestrian safety and promoting pathways and public transport. Notes of WG meeting with Highways to be sent to highways **Action CL**

Check with planners ref timing of viability assessment process **Action CL**

Extension to graveyard – questions arising whether required due to changing trend towards cremation.

Attenuation pond preferred in low-lying area S of barns which floods naturally.

c. Alternative Proposal – Jenny Payne

TW received a new progress report today, covering relevant planning references, consultations with Lichfields & CC, proposals, village surveys and comments. JP presented an alternative scheme layout, which helped to focus discussion on development of Village Hall, Changing rooms, Shop, parking, landscaping and pedestrian crossing. Also raised issue of how to consult with villagers about current and longer-term future needs and wishes. Noted that JP report could usefully identify criteria for each redevelopment item, as well as location options. AE raised consideration of future development of Playing Field for sports and use by School –

would need access to changing rooms, with implications on location and access to Village Hall.

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

Action MF to make formal NPWG approach to Playing Fields committee , School and Parochial Church Council to initiate discussion re long term needs .

5. **Community Space Allocation**

Following email discussion prior to this meeting and reflecting resulting proposals paper submitted by CL the following actions agreed:

- Agreed that NPWG should draw up details for consultation on what village facilities needed over next 10-15 yrs to include preferred use for 0.1 ha greenfield. Aiming to collate response by Sept . All subject to PC agreement at PC meeting to be arranged (End Aug). Agreed important that the survey is about 10-15 yr requirements to fit with NP objectives / rules. **Action MF with DM & AE**
- Survey to provide context and likely locations for various uses that take into account known parameters (ie highways viz requirements for access, listed buildings)
- NPWG to progress outline ideas for possible conversion of stone buildings footprint to shop and / or other uses and to include wider brownfield site potential. Then to arrange pre-app meet with planners to test planning viability of ideas **Action CL & TW**

6. **Review of NP Process**

General agreement that whilst this group has been focussing on response to RL as agreed there are some aspects of NP being progressed via settlement character report, transport scope on safety. Other key elements to progress:

- a. Village Survey on facilities needed
- b. Housing Needs Survey
- c. Design Statement

Some elements can usefully progress concurrently.

Acknowledgement that a completed NP valuable to help manage future development including, if in time, RL proposals so agreed that we should review key elements of NP that might be progressed in parallel to RL issues. **Action CL to review and report to next NPWG**

7. **Communications with Village**

Minutes of June meeting to go on PC website
NPWG update for PEW

Action MF
Action DM

8. **AOB**

None

9. **Next meeting – Thursday 10th August 7.30pm at Waterslade, Little Field Lane**