

Westbury sub Mendip Neighbourhood Plan Working Group
Minutes of meeting on 11 January 2024 at 20:00 hrs
Held at Old Ditch Farm

Present - Mick Fletcher [MF] Chris Langdon [CL] (Chair), Tony Wescott (TW), Ros Wyke (RW), Sue Isherwood [SI], Dave Maguire [DM]

1. **Apologies** None.
2. **Minutes.** The minutes of meeting held on 15th November were previously agreed by email and have been published. The meeting scheduled for December was cancelled.
3. **Matters** arising not on the agenda.
 - a. The PC preferred location of the community space has been sent by email to Litchfields who acknowledged receipt of the location.
CL will send a copy of the Settlement Character Report to the Somerset planners. The covering note sent with the plan should point out that we are not aware of the existence of any conservation assessment for Westbury. **Action CL**
The PC agreed to fund a professional valuation of the brownfield site.
The NPWG have the go ahead to make a funding application to fund future NP work. The applicant will be the PC.
 - b. Was agreed that there was no need to chase Litchfields for a detailed response to the preferred location choice for the community space.
4.
 - a. It was accepted that the dates on the NP process plan will need to be amended. It was noted that the facilities survey and traffic report have been completed out of sequence of the original NP plan. This was not seen as a problem as it was necessary in response to actions taken by the CCs on the proposed development of RL and will be required as evidence for what we expect to be priority issues in the NP.
 - b. Discussion held about the need for and scope of a housing needs assessment. It was noted some other NPs ignored this or limited it to an ONS stats review survey in connection with social housing. It was agreed that what we needed was a survey that looked at the housing needs of the villagers now and in the near future covering both private and social housing needs and covering aspects such as village residents wishing to downsize within the village, the size and type of properties needed and the question of affordable homes for younger village residents. CL had been investigating a couple of leads for potential professional organisations to do this work. **Action CL to follow up these leads.**
RW will approach S Petherton PC and to approach Wedmore PC to see who they used for their housing surveys. **Action RW**
MF obtain details of other PCs engaged in NP works and allocate these to other NPWG members to contact. **Action MF.**
Findings from discussions with other PCs need to be reported back to CL by early week beginning 15 Jan. **Action ALL**
CL to follow up with potential housing survey suppliers and get on with grant funding application in by 26 Jan. **Action CL to complete grant application**

c. 2022 NP objectives survey was discussed. Agree the need to update this reflecting the information on village priorities already established from the facilities survey and face to face village meetings. **Action TW and DM to redraft 2022 survey**

5. **Roughmoor Lane Development**

- a. Was agreed that we expect Litchfields to organise a final village consultation prior to them submitting a planning application. No action currently needed by NPWG.
- b. It was agreed CL would write to Emma Meechan with details of our objection to the inaccuracies in Litchfields' note of meeting with Highways and ask that Highways' comments at that meeting concerning the viability of a safe crossing of the A371 be withdrawn. RW, SI and Heather ? should be copied into the email to Emma.

Action CL

NPWG recommend the PC make a formal complaint about the way the meeting with Litchfield and Highways was organised and conducted.

6. **Brownfield Site**

The date of 26 Jan after 1300 was the preferred option for meeting with the CCs to discuss the acquisition valuation of the brownfield site. Was suggested those attending should be RW, SI, MF and TW. The need for one of the angels group was discussed but concluded this was unnecessary. SI will confirm date with CCs and also ask if CCs will have a copy of a valuation available at the meeting along with quotes for the cost of demolition and cleaning up the site and details of likely ongoing site liabilities that might pass to the PC on transfer of the brownfield site. **Action SI to reply to CCs**

Because of time constraints, other issues under agenda items 6 and 7 will be dealt with by email.

7. **Communication**

See above.

8. **AOB**

MF reported that Guy Timpson (GT) had expressed an interest in joining the NPWG. It was agreed that CL would discuss the request with GT and highlight what was expected of members of the NPWG and discuss priority tasks for GT to support. These to include helping DM and TW with refresh of NP priorities survey and to also consider how to engage the under 45's in the community more effectively.

Action CL

CL agreed to draft an article for the PEW this month and liaise with MF to get it submitted within the publishing deadline. The article should mention the future surveys relating to the NP which will be issued in the coming year. Reference should also be made to entry into prize draws funded by the PC for those who complete the surveys. **Action CL**

9. **Next meeting – Tuesday 13th February 8.00pm at Ditchfield, Lynch Lane**