

Westbury sub Mendip Neighbourhood Plan Working Group
Minutes 6 Aug 2025

Present - Chris Langdon (Chair) [CL], Mick Fletcher [MF], Ros Wyke [RW], Penny Colwill (PCo), Dave Maguire (DM), Tony Westcott (TW)

1. Apologies, Guy Timson [GT] Sue Isherwood [SI]

2. Minutes. The minutes of the meeting held on 30 June were agreed, subject to correction of Helen to Heather Shearer. **Action:** MF to post pdf copy of minutes on the PC website.

3. Matters Arising

(i) Meeting with Cllr Heather Shearer for briefing, with focus on RL as priority, separate from NP. RL outline application unlikely to go before Committee before Oct/ Nov. **Action:** MF and CL

(ii) Concern that not all RL correspondence between CCE, Planners and HA has been released and PC Communications had not been published on the Planning portal. **Action:** PCo to chase.

(iii) Community Space working group – no meeting arranged yet. NPWG to consider membership, whilst keeping Village Hall and Shop committees informed. **Action:** All

4. Finalising Neighbourhood Plan Draft

CL reminded members of “Regulation 14” process for draft neighbourhood plan to go through PC before going to Village for comment for six weeks. This might require a response and amendments before going to SC and Inspector.

The existing LPP was in the process of being superseded and therefore references should as far as possible be to the current NPPF.

a) Actions from the 30 June meeting

(i) ST to work on policy wording over next two weeks - done

(ii) PCo & SI to identify & justify any additional local heritage assets – to do

(iii) CL to complete separation of NP policies in boxes and edit justification text where necessary – done draft 2

(iv) RW – Section 4 would give more teeth to the Dark Skies policy.

Actions remaining - PCo and SI ref heritage assets list. RW ref section 4 and Dark skies

b) Comments on the Draft 2:

(i) **Housing** - amend policy H2 heading to Scale only (remove “and location”)

(ii) **Settlement Character** –

a. Green spaces – agreed to remove SC3 as these are already protected and no additional policy. Explanation text of this removal in justification paras.

b. Other spaces reviewed do not meet NPPF criteria. Remove point 3 of SC4. The significance of green wedges in the VCA was to “protect their contribution to the character of the settlement.”

c. Check source & content of conservation area map is correct

(iii) **Highways and Safety** –

a. HP4 - Principles of “placemaking” based on modal change and flexible, community-led approach. Limited access by bus due to restricted timing and poor onward connections; access to hospital

- (eg. Musgrove); need for more parking required for work vehicles parked at home and multi-generation families to public transport.
- HP3 - Strengthen second para of objectives to reflect need for more parking than current standard. DM to streamline some of the justification copy.
- b. Suggestion that developments of >10 dwellings require access provision.
- c. Change travel time to M5 to 30 minutes.
- (iv) **Landscape & Environment -**
 - a. General copy - Strengthen reference to Levels and Moors / lean more heavily on NPPF, reduce ref to Mendip LPP.
 - b. Policy LE1 and LE2 combined? Refer to both NLA. Separate policy referring to landscape quality and nature recovery.
 - c. Re-format LE4 to two main points – 1. where full planning required on agricultural land and 2. where stricter application of regulations required for Permitted Development.
 - d. LE5 – Biodiversity: Combine 1,2,3 as one para and then state clearly proposals should demonstrate how.
 - e. Add LE6?? Protection of environment – pollution control (phosphates / other). Check if covered in sustainability??
 - f. Landscape justification text – remove / edit reference to AONB to be NLA (for clarity, use initial reference in Introduction to Mendip Hills National Landscape (AONB), then omit further reference to AONB).
 - g. Dark skies – refer to Charterhouse observatory

Action. CL to drive amendments above with input from others and issue as draft 3 in preparation for next meeting

Action – PCo – agreeable to editing final document for grammar etc and a more consistent read throughout. Suggest wait for draft 3 as master doc to be issued by 30th Aug

- (v) **Community Facilities –**
 - a. Re Industrial estate, policy is to support start-ups; not general industry, large-scale manufacturing or expansion of existing units.
- (vi) **Remaining Sections -**
 - a. The next NPWG meeting at end of Aug to start with review of remaining policy areas / objectives – Community facilities / Sustainability / Employment / Community Aspirations

5. AOB - None

6. Date next meeting: Sunday 31 Aug 8pm Sue Isherwood to host?