



## **Minutes of Steering Group Meeting on 24<sup>th</sup> September 2018 at the Church Mead Pavilion.**

**Members present:** Ian Hasell (Chair), Alice Tollworthy (Deputy Chair), George Hitchins (Secretary), Barbi Lund, Rupert Foster, Graham Tickell, Ian O'Brien

**Also present:** 4 members of the public

### **NPSG 027- Opening Remarks from the Chair**

Resignations had been received from Gill Morgan and Brenda Graham

### **NPSG 028- Apologies**

Received from: Deborah Allen, Rex Eastment, Gordon Currie ,Andy Linegar, Barbara Day, Bob Chapman, Michael Walker

### **NPSG 029- Minutes of 1st August**

Change made to p5 to reflect concern expressed by BG that E&SI intents had been promoted by her; these had been the subject of discussion.

Revised Minutes approved (proposed AT; seconded RF)

### **NPSG 030**

A meeting had been held with Jo Milling at Mendip district Council.

Impending Changes to Housing Supply to be introduced by central govt next year make it highly desirable for us to submit our draft plan in spring 2019.

The revised housing numbers will not take our previous oversupply into account.

Ms Milling also confirmed that all 10 LGS sites were being submitted under their Local Plan part two.

### **NPSG 031- Report on correspondence received**

Following the 1st August SG meeting Mr Rose , the owner of Bell Hill Garage , made contact with a member of both the Housing sub Group and the SG , and subsequently met with two members of the Housing sub Group . At that informal meeting Mr Rose proposed that Great Orchard be considered for housing development on a negotiated basis with the Parish Council , which would mean the abandonment of support for the LGS application from the PC . Following this meeting , representatives of the PC and SG arranged to meet with Jo Milling at MDC , who advised that the Gt Orchard LGS application/designation was considered by MDC to be a strong one , and that any material change of one site could compromise other LGS designations within the village .

As a direct result of the meeting with MDC and following subsequent informal discussion at the PC , Mr Rose has been informed that the PC continues its long standing support for the LGS designation for Gt Orchard , and that the Housing sub group would support the designation of the garage site as being potentially suitable for up to 20 housing units , predominantly 2 or 3 bedroom homes , subject to SG and PC approval .

The SG would like to thank Mr Rose for engaging in discussions and would like to emphasize that both the PC and SG would hope that he might recognise the NP as a means of delivering what the Parish wants by way of sustainable development within the village. There is no doubt that the Bell Hill Garage is considered to be an important asset to the village and that the PC and SG would willingly work with Mr Rose to achieve a long term solution for its continued operation within the Parish .

#### **NPSG 32- Consideration of 2 Stage NP**

The meeting discussed whether to have a two-stage neighbourhood plan . Stage one would consist largely of housing policies and stage two policies on which further consultation and consideration was required. The intention being to submit stage one early in 2019 and stage two within two years following adoption of stage one. Stage one would reference the work being done on stage two but would not contain detail. The view of the meeting was that this was a sensible and pragmatic approach; the proposal was unanimously supported.

Draft plan to be ready by early November

#### **NPSG 33- Report on Draft Policies**

GT presented the proposed policy document prepared by the Housing Group. This contains 5 policies; retaining the settle boundary; allocating Bell Hill Garage and the former Roman Catholic Church for housing development; designating the 10 LGS sites for protection; support for a Rural Exception Site for entry level rented and/or for purchase dwellings for local people; design policies( also relating to the Village Character Assessment and Conservation Area Appraisal).

BL presented the Environment Group intents. It was agreed to forward these to Liz Beth and request her to combine these with the Housing Policies and aspirations where possible. Green corridors are vital to the environmental wellbeing of the village and should be referenced in stage 1.

RF reported that there was more work to be done by the Economic and social group ; however stage one could include some aspirations and reference to the work to be done for stage two.

IH noted that it was difficult for a neighbourhood plan to set traffic and transport policies. However parking provision policy had been included in the housing group draft. A traffic survey of the village exists and Rex has further statistics of traffic movement in the village.

IH suggested a cut-off date of 1st of October for submission of any further draft policy intents

#### **NPSG 034- Consideration of display/ Parish Meeting**

Following advice from Liz Beth (planning consultant) the meeting considered whether to replace the draft questionnaire with a village event followed by a public meeting. if well publicised this would be a effective way of consulting with the parish community; The event could be held in the playwright Hall and members of the steering committee

could be present to speak with residents. The public meeting would enable residents to discuss the proposed policies. It would be very helpful if Liz Beth could attend.

**NPSG 035- Dates for Parish Meeting/display**

Provisional date for village display event set as weekend of 10th/11th November with the Public Meeting on 11th or 12th November to enable the draft to be discussed at the November Parish Council.

**NPSG 036- Draft VCA**

This has been received from Liz Beth. Comments from the Steering Group to be collated and suggested changes to be taken by GH and IH to Bristol to meet with Liz Beth and select photos. Comments to be sent to GH by 1st October

**NPSG 037- AONB**

Date of next SG Meeting set for 5- Nov at 7pm. Venue tba