

WEST MONKTON and CHEDDON FITZPAINE PARISH COUNCILS

Neighbourhood Plan Steering Group Meeting Tuesday 13th September 2016

Venue : West Monkton Village Hall

Time : 7.00pm

AGENDA :

1. Apologies : D Webber, M Batsch, A Durham, H Ellis, N Griffiths, A Winter, M Thompson, M Chinnock, J Smythe, D Macey.

2. Mark Pollock's Report: Mark had produced a document entitled 'Emerging Policies Review'. Members of each writing group had received a copy. Kelvin explained that he planned to meet with Mark Pollock before the 18th October NP meeting to identify where the evidence will come from. Some data is with Deane policy and SCC policy.

The MP document indicated some policies were not possible. MP made a number of references to liaison with the emerging Masterplan. The opinion was strongly expressed that the intention was that the NP would come forward first, and the Masterplan would complement it. The NP is not subservient to the Masterplan: all parties are working together. This might need checking with Ann Rhodes.

Sustainability audit – check with Ann Rhodes if it's actually needed and what is it?

Length of the NP had been agreed right from the start to be coterminous with the Core Strategy i.e. to run until 2028. What is the minimum interval for review of the NP – ask Ann Rhodes. (Page 45 of Locality Road Map).

It was agreed that each writing group now needed to prepare their aims and objectives, within the next 3 weeks. These need to be sent to Kelvin at least a week before the 18th October so they can be forwarded to Mark Pollock

If extra evidence is required to be collected, then the process may be delayed.

a. Housing – need to check questionnaire response to bungalows and any ref to age group. On housing needs, Jo Humble TDBC will have HomeFinder Somerset statistics and the Housing Needs Assessment figures. SINE evidence and TD evidence of strategic markets. There is no will to duplicate figures by doing another Housing Needs assessment – only about 6 positive responses came in the questionnaire returns. Shared equity is difficult, there is only one mortgage lender in this market: can Ray get evidence in writing?

Self-build – 25 are on the TD list. Some could be included in the affordable category – need to check size of plot with Ann.

The first 4 policies are key – others may be less important, and the four may be supported by the same evidence.

Need written evidence from estate agents.

Dark sky policy – take up with CPRE determine area – mark on a map, clearly define urban and rural.

Wheelie Bin storage- is this a policy in the Core Strategy?

Are wooden windows part of Conservation area rules?

b. Transport

Bus shelters – where is the condition for the 10 shelters for the DWH Nerrols development (Policy SS1).

C 1-4 are aims rather than policy. Get evidence for bus shelters by quick survey of coffee morning people.

c. Employment

Find a definition of a live-work unit.

Define size and percentage in the settlement.

Evidence noted for (b)

Kelvin Brown has contacted Jane Birch at CCS. There are a set of questions used for the business survey at Wincanton – could modify to fit WM and CF NP and target individual businesses.

d. Recreation and Environment

The policy put forward is that any public open space is to be offered to the Parish Council in the first instance. Need to define public open space - designated parks, play areas, allotments, orchards, verges, landscape banks.

b) needs to be mapped.

. Get written responses.

The café is an aim – may be achieved by alteration to the existing Canal and River Trust Building. Add bike racks.

Need to submit a map to show the three brooks – word the policy to include ‘any development is to contribute to upstream works within the NP area’.

SUDs infrastructure will inform, make it cost effective for the developer to do.

Add in links to Priorswood ‘tip’/Viridor wildlife park.

Aims for Priorswood ‘tip’ area: to make it a wildlife park; to make it publicly accessible; use Somerset Wildlife Trust and Viridor.

Need a recreational area for youth/bike park towards Viridor site. Present as an aim with nominated, designated parks.

Green wedge – cut in canal opposite St Quintins.

Vision - Kelvin had drafted.

Introduction – see how far M Pollock had got

3. Grant applications – successful and will run to Jan 2017
4. Additional costs – CCS and other extra surveys/ bat survey/other assistance
5. Taunton Deane – Ann Rhodes

Kelvin reported that he would meet with Ann shortly to clarify what she can help us with; and check that we are not overlapping with existing policy. She will be asked for an indication of where CSM is up to – is there any possibility that our referendum date will be held up by having to wait for CSM.

6. Creech St Michael – nothing has been heard from them.
7. N P Draft

Two extra points need to be sent to MP. In the employment section – the provision of the fourth service to houses as a standard (i.e. services and fibre optics to the home) should be included as an aim. Evidence will be obtained from ‘Connecting Devon and Somerset’.

8. AOB

None.

9. Date of next meeting

Deferred until:

18th October 2016, 7-9pm, venue to be confirmed nearer the time.

