

WEST MONKTON and CHEDDON FITZPAINE PARISH COUNCILS

Neighbourhood Plan Steering Group Meeting Tuesday 12th July 2016

Venue: West Monkton Village Hall

Time: 7.00pm

Minutes:

1. Apologies

A. Winter, K Brown, A Durham, H Ellis, R Isaacs, L Thompson, J Woollacott, J Smyth

2. Update on sub committees

a. Housing

Kelvin reported that Hazel is finishing a task. Policy ideas may include an additional percentage of lower cost houses, bungalows, DDA compliant homes. TD has confirmed that the social housing at 25% is low compared with other councils. May be explained by Taunton demographic; although MH is only area with high proportion of younger people: need to encourage therefore starter homes, start up business units. Proposed university of Somerset may generate graduates wanting to stay in the area to live and work, need to build in opportunities. Stats do not indicate large waiting lists for homes 22/2500 in TD. Shared equity can be problematic in finding a lender. Somerset Homefinder system causes some issues for the purposes of the NP. Some interesting discussion about self-build although not supported by results of questionnaire. Maybe an allowance could be made on larger sites. Other elements of design and materials were discussed. A new Design Code would be preferred but doubt that it could be produced within the time frame of the Neighbourhood Plan, alternative is to actively contribute to the Design Code that will be produced by the developers for TD. The writing group is identifying policy ideas.

Kelvin to confirm housing meeting on 19th or 20th.

b. Transport

Jason will provide policy ideas for Kelvin. Connectivity, encouraging use of cycle and bus (even though no buses currently available), safe routes to school important. Safe route to school on the north side of A3259 will be an important link across the green park between the two settlements of Nerrols and Monkton Heathfield. A comprehensive system of linking footpaths and cycle network through and between new developments is suggested. Safety in the immediate environs of the existing schools needs improvement and should be built into the NP. Use different 'intelligent' signage to slow down traffic.

c. Employment

Dick reported the findings of the group, policy ideas are the next step. Research at local estate agents has shown people ask first about commutability for jobs (Bristol, Exeter, further afield – *need for rapid transit link with frequent buses to rail and bus station for the commuters of the NP area so need bus shelters with services in place for electronic messaging system*). Taunton needs 2 or 3 large commercial employers – circa 500 people at a time. Taunton Chamber of Commerce will be consulted. Starter units and work from home units are important, therefore support conversion of redundant farm buildings. Support apprenticeships. Stylish design for market retail: retail plus petrol station so that people can live work and shop within their own location.

d. Recreation and Environment

All coming together, policy to offer open spaces management to parish councils is developing. Andy P has produced recreation ideas – check if hard lids on underground tanks could be used for games courts (at canal by Canal Roundabout ERR and at Hartnells behind old farmhouse); Mick has come down to needing a bees and butterflies expert to help produce the policy ideas, some possible contacts were suggested; Mike T has a meeting on drainage issues next week and policy ideas will follow. Discussions regarding the green park are ongoing; Viridor will be contacted to check out the designated parkland area on their site. A bridge between Nerrols and the green park will be pursued. It should be possible to designate wildlife areas on flood plain land. Accessibility and improved facilities at the canal are under consideration: possible café so that public toilets could be built and managed. Generally try to persuade owners/hirers of leisure facilities to allow public access to their toilets.

2. Vision

Kelvin reported that work is ongoing

3. Grant applications

Norman has successfully applied for a grant from Locality that will cover the consultant work between now and Feb 2017. Extra funds were obtained because of the 'Growth programme' in the NP area.

4. Additional costs

In addition to the consultant's work, a bat survey is required when the Plan is made. CCS will be charging for the survey work at the schools. (*Note: do we need a business survey?*)

5. Creech St Michael

No further information.

6. Persimmon /Redrow

At the Consortium's request a meeting has been arranged to ascertain how the NP will fit with their Master planning. West Monkton Village Hall not available so meeting will be at Cheddon Hall.

7. AOB

Kelvin will attend CF PC on Thursday, and WM PC in August.

8. Date of next meeting

Tuesday 9th August at 7.00pm at West Monkton Village Hall. Policy ideas should be in by then if not sooner, Kelvin will send them to the consultant to work on in time for the September meeting.

Meeting closed at 9.00pm.

