

WEST MONKTON and CHEDDON FITZPAINE PARISH COUNCILS

Neighbourhood Plan Steering Group Meeting Tuesday 20th December 2016

Venue: Brittons Ash Community Hall (BACH)

Time: 7.00pm

MINUTES:

1. Apologies: M Chinnock
2. Mark Pollocks review of sections with Group members

Mark Pollock (MPP) referenced the draft 'Basic Conditions' Checklist Dec 2016 version1. Each policy in each section was considered in turn, with missing information itemised. The yellow strips across the top of each section identified further actions needed.

a. Housing

Use Somerset demographics for evidence

H1: amend heading to read 'Housing suitable for Older People'. Could put 'over 55' into supporting text if wished. Use dwelling threshold of 10 (ten) houses as this fits with other policies and there is no evidence for any other number.

H2: amend heading to read 'Housing suitable for Young People and Families'. Add TD evidence and latest SHMA (Jo Humble). Use 10 (ten) houses as the trigger again (consistent with elsewhere). Make self-build a separate policy.

H3: Materials: Nigel has some comments to add.

H4: Refuse bin storage. Considered that words make this policy special for WM & CF NP compared to the TD policy.

Proposed H5: Affordable housing element into which 'self-build' could go. Explain in the narrative the difficulties in obtaining a mortgage for shared equity housing and therefore suggested change of ratio social(RSL): affordable (shared equity) from 60:40 to 80:20.

b. Transport Version MPP02,

T1: DoT evidence to be listed in Evidence list.

T2: SCC Active Travel Strategy needed for evidence. Better map of linking footpaths (ask A Rhodes)

c. Employment

Explain distribution and response to business questionnaire so that it is stated that x number of businesses in NP area have been consulted about NP

E1: put starter units into separate policy – different constraints from live-work units. No evidence available from TD Economic Development unit, so rely on LEP policies and SCC – Paul Hickson (*don't know his job title*). Use a 10-dwelling threshold and TD Core Strategy evidence.

E2: advice as per document

E3: delete due to lack of evidence

newE3: Retain existing employment land/buildings. Use Core Strategy evidence. Cover retail, leisure, office: commercial/employment. Only concern is to stop change of use into housing. Use 2-year marketing period.

newE4: TD policy exists on both tickets but ref change of use from egg packing to Lavender Court care home next to Lidl's on Roman Road. (*don't know planning application number, may be 8 -10 years ago?*)

newE5: broadband – note that infrastructure for broadband is the 'land use' element.

d. Recreation and Environment NP's amended version (produced in hard copy at the meeting) required to be sent to MPP

R1: better map needed – I Clark has produced this

R2: MPP comments to be addressed

R3:

R4: evidence needed ref social/health benefits- Police One Teams at Halcon?

Insert SADMP policy tau11. Bridge over towpath to be inserted into narrative.

3. Other Areas

a. Sustainability Audit- MPP will do this and sent out for comment. MPP suggested a table of sustainable aims to check policy contribution. N Griffiths will take a look at the document.

b. Supporting Documentation

c. Introduction and Vision – Jo and Tricia will finish and send to MPP plus members of Steering Group for comments

d. Maps and Graphics

e. Photographs – Late John Reeves plus any others - later

f. SEA Screening Opinion – TDBC will do

g. Human Rights Statement – TDBC will do

4. Timeframe for NP Submission

a. Proof reading – S Cobbald will do entire document late Jan/Feb (after its been to Ann R).

b. Issue to Ann Rhodes to consider - Put as much of the document as possible together and send in for Ann Rhodes' informal perusal and comments (particularly the four policy areas) mid Jan 2017. Go for Parish approval in March WM 8th, and CF 9th.

c. Public Consultation –(pre-submission) mid Feb – copies of the document in strategic positions e.g. WM Village Hall, CF Memorial Hall, BACH, TD front office, and on websites and Village News/Newsletter

To TD mid-April, 6 weeks consultation to mid-May: to the Independent Examiner(Inspector) mid-June for 6weeks: mid-July for public referendum: NP made Sept.

5. New Year Public Consultation – see 4.c above

a. Advertising

b. NP Placement – village halls etc.

6. Budget – as planned. There will be some run over beyond the grants obtained, but both Parishes have budgeted for the NP. In April, new financial year, not eligible for any more grants from Locality, but both Parishes have budgeted to cover expenditure.

a. Survey Monkey renewal – general consensus was that it would not be needed or if it was, a new subscription could be taken out. Advice – make sure SM don't auto renew. It was agreed that if the timeframe for NP is to be met, there is no time left for more surveys or evidence gathering.

b. Mark Pollock's costs – time commissioned in October has been used for tasks agreed – invoice will be sent in. Following discussion of what's needed to complete NP draft, an estimate will be sent in.

c. CCS costs – Schools survey has been paid for; no other work commissioned.

d. Anything else? - Bat survey required when the NP draft is completed. Commissioned already cost circa £300.00.

7. Creech St. Michael – meeting on 19th Dec. Common aims identified. Plenty of areas of overlap. Nothing contentious. Agreed to make sure two plans fitted together.

8. AOB – none

9. Date of next meeting – 10th January 2017 at BACH at 7.00pm.

Meeting closed at 10.30pm.

Signed Chairman..... Date.....

