

Wells Neighbourhood Plan Working Party

Minutes

Thursday 5th August 2021 11am Zoom meeting

Present:

Roger Arguile (RA-Chair), Cheryl Curtis (CC), John Edwards (JE), David Fennell (DF), Greg Hewitt (GH), Nichola Holmes (NH), Andrea Long (AL), Peter Rainsford (PR)

- 1. Apologies:** Received from Lindsay Dew (LD) & Rachel Leggett (RL)
Jacqueline Gray (JG) and Jimmy Tottle (JT) unable to join Zoom meetings.

- 2. Minutes of last meeting, 20.7.21**

Accepted as a true record.

- 3. Matters arising**

Call for Sites - PR reported that he has begun a dialogue with Andrew Roper, the owner of some of the industrial units on Maryland currently not in use. Although Maryland has not been offered during the CfS process, NPWP is keen to include it in the NP so AL will compose a policy idea to promote Maryland for much-needed industrial development. RA, JE and GH made suggestions as to the best way forward with this matter, involving the WTC. PR is willing to continue liaison with the relevant parties, including a letter to Peter Fisher, Wells Councillor on NNDC.

- 4. Design Guide report from AECOM – AL**

AL forwarded on Tuesday afternoon (Aug 3rd) AECOM's draft design guide.

Entitled "Wells-next-the-Sea Design Guidance and Codes" the 94p. document comprises an independent assessment of the town's character with current pictures illustrating the proposed future of local development. This document will sit as an appendix to the NP and ultimately be used when new planning applications are brought before WTC.

A working party only meeting is arranged for Tuesday 10th August, 11am by Zoom, to discuss the draft guidance and produce a list of comments/amendments.

AL to arrange with RL next week a date (between 10th and 23rd August) for discussing with NPWP the response to the draft report. Then RL and working party members will meet online with the AECOM authors of the report to finalise the text, w/c 23rd August (preferred day Tuesday).

There were some initial comments from those who had begun to read the draft.

More information specific to Wells is needed, including advice on how WTC could apply the guidance. Some pictures may need to be changed to better reflect the historical context of the town, which really matters here. DF offered to circulate information on "living streets".

AL commented that the new National Planning Policy Framework emphasises the value of NP design guidance and codes.

- 5. Policy ideas discussion - AL**

AL having previously circulated the updated policy ideas document, the working party revisited each heading. Members to send AL details of important views, including a photo. PR will finalise the NDHAs & LGS templates so that RL can load onto the Google OneDrive. CC commented that she has been unable to access this recently: RL to resend link, please. All working party members are invited to help with completing this work before the end of August, please. RA has already offered to help with LGS list.

JE asked about more detail for the harbour and the area approaching the beach with regard to future land use and access. It was generally agreed how important the question of future traffic management has become and this needs to be reflected in the NP infrastructure policy ideas. PR mentioned the ongoing WTC Traffic Management Committee initiative for a survey of Wells traffic which had been proposed to take place during August. Feasibility negotiations are continuing with the Highways Dept. Maybe next year. General discussion of continuing problems with visitor traffic followed. RA keeps in touch with Peter Mitchell at Holkham: more dialogue on visitor access will be possible after the busy holiday season.

AL has been trying to contact the Harbour Commissioners for their contribution to the NP consultation, so far without success: GH offered to assist in communication.

6. Medcentres proposal - RA

RA reviewed the latest Medcentres proposal for extracare development in Wells. This will be on the agenda for discussion at the September 6th meeting of WTC.

DF confirmed that Homes for Wells intend to put forward an alternative proposal to WTC. It was unanimously agreed that the question of any development on the WTC land bordered by Mill Rd. & Two Furlong Hill should be part of the NP process so that the local community can consider carefully what the town's priorities are. October's public consultation will be a good opportunity to provide accurate information for reasonable discussion. WTC's offer of land for social housing development during the Call for Sites to be included in the NP specifically excludes the current Mill Rd. allotments.

RA to write on behalf of NPWP to WTC reiterating this and requesting that any proposals for this piece of land should only be considered as part of the NP process.

7. Public consultation event, October 1st&2nd 2021.

GH confirmed that a booking of the Congregational Church Hall has been made from 1pm for setup on Friday October 1st for the evening session 5-8pm and for the daytime session 10am-3pm Saturday, October 2nd, plus time to pack up afterwards.

RL is working on the interactive boards. AL suggested that copies of these and the policy ideas document, plus the finalised AECOM design guidance report be presented to WTC as part of the exhibition information they require in advance of the consultation weekend.

GH suggested Sept 20th for the WTC presentation so he will need the documentation by Sept. 13th to circulate to Councillors with the special meeting agenda.

Councillors already have the results of the Call for Sites.

8. Communication – RA

Details of the NP Public Consultation event will appear in the September Quay magazine, due out 23rd August. Also a press release by WTC about the Mill Rd. triangle proposals, and a letter regarding this is being sent in advance to allotment holders and paddock tenants.

9. Dates of next meetings

NPWP only, to discuss AECOM draft Design report: Tuesday 10th August, via Zoom, 11am.

RL and NPWP to discuss ditto, date/time TBA

RL, NPWP and AECOM, to finalise ditto, w/c 23rd Aug, TBA

WTC Monday 6th Sept., 7pm at The Maltings (and by Zoom?)

WTC Special Meeting for advance Public Consultation information, Monday 20th Sept, TBC

Meeting closed 12.49pm.

NH