

Wells Neighbourhood Plan Working Party

Minutes

Thursday 16th September 2021 11am Zoom meeting

Present:

Roger Arguile (RA-Chair), Lindsay Dew (LD), David Fennell (DF), Greg Hewitt (GH), Nichola Holmes (NH), Rachel Leggett (RL), Andrea Long (AL), Peter Rainsford (PR)

- 1. Apologies:** Received from Cheryl Curtis (CC) & John Edwards (JE)
Jacqueline Gray (JG) and Jimmy Tottle (JT) unable to join Zoom meetings.

- 2. Minutes of last meeting, 5.8.21**

Accepted as a true record, with correction in agenda item 5. Policy ideas, regarding the proposed Wells Traffic Management Survey.

- 3. Matters arising**

RA reported that, following his letter to WTC further to item 6, the Council meeting on Sept 6th 2021 rejected the speculative Medcentres submission and unanimously agreed not to accept any proposals for development on the triangle of land along Mill Rd. until the NP process is complete. This gives priority to local opinion. Also, that WTC specifically excludes the Mill Rd. allotments from any future development, as agreed by WTC in May in advance of the NP Call for Sites.

PR remarked that the meeting had raised awareness of the NP process and highlighted several elements which could be carried into the public consultation on October 1st/2nd.

- 4. Public consultation event, October 1st & 2nd 2021 at the Congregational Church Hall – RL**

RL referred the group to her briefing notes on the consultation event and asked NH to coordinate the rota for covering the exhibition, open Friday 5-8pm & Saturday 10am-3pm. The objectives for this public event are as follows:

- To enable understanding of the NP and the work undertaken so far
- Consult on the draft policy ideas and establish any additional points
- Consult on the draft Design Guidance and Codes and establish any necessary changes
- Gather the community's views on the submitted sites for future development

RL shared pictures of previous exhibitions and explained the layout of the display material. RL and AL will design the interactive display material and send on Tuesday 21st to NPWP for checking by Wednesday evening before printer deadline Thursday 23rd.

RA reported that JG has already put up A4 notices (as designed by RL and approved by NPWP) around the town and additional publicity was discussed. Previously promoted in Quay magazine and will also appear in October edition due out Sept. 23rd.

PR to contact EDP for press release and full page report in at least one of the next two Friday editions. Also to source A-boards for poster display in Staithe St. etc. and check what tables are available at the Hall.

GH to publicise on Facebook and Twitter on behalf of WTC.

RL to research using a feather flag instead of a wall banner outside the Hall. Also to arrange production of A1 posters as agreed and send to PR.

RA to source A1 display boards for exhibition material – may need 25+. Also to investigate how to display a banner at the Hall if feather flag not possible.

5. Policy ideas - AL

AL took the group through the most recent additions and amendments to the policy ideas document, which will be distilled onto the interactive display boards for public comment. AL will ensure that the Local Plan map showing existing protection for spaces and assets is displayed alongside the extra NP ideas to prevent confusion.

Following successful consultation with the Harbour Commissioners (Harbour Master Robert Smith and Harbour Administrator Simon Cooper) further detail on the harbour and beach area has been added.

6. Design Guidance and Codes - RA

Members of the NPWP met via Zoom on August 10th and again on 13th to discuss the draft Design Guidance document and on August 26th had an online meeting with AECOM staff facilitated by RL. After much proofreading and suggested amendments, AECOM sent the latest draft last week and this will also be distilled for exhibition, encouraging comment. Further changes can be made after the consultation.

PR asked that major emphasis is given to the vital and positive role of this document in controlling future development in Wells.

7. AECOM report on submitted development sites – AL

AL reported that AECOM staff were in Wells today doing the final site visits ahead of their feasibility assessment report on the sites submitted during the NP Call for Sites process. AECOM have promised the draft report to AL tomorrow (Friday Sept. 17th). It will provide a map and detailed technical assessment of each site using a traffic light system of suitability for development. AL can use this to design the interactive display boards for October's public event and she has consulted Iain Withington for details of compatibility with the new NNDC Local Plan, presenting each site neutrally for community comment.

8. A.O.B.

GH and AL are meeting next Monday morning Sept 20th to discuss the Agenda for the special WTC meeting that evening, where AL will give a briefing on the display material to be used at the public consultation event, 1st/2nd October.

Dates of next meetings

Monday Sept. 20th : WTC Special Meeting for advance Public Consultation information, 7pm at the Clore Room, Wells Maltings

Friday October 1st & Saturday October 2nd : NP Public Consultation Event at the Congregational Church (Gordon Barrett Hall), Clubbs Lane

Date of next NPWP meeting: 10am Thursday October 14th, face to face at Wells Community Hospital, Mill Rd. (RL & AL via Zoom)

Meeting closed 12.40pm.

NH