

Wells Neighbourhood Plan Working Party

Minutes

Thursday 25th November 2021 10am via Zoom

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

- 1. Apologies:** Received from Lindsay Dew (LD).
Jacqueline Gray (JG) and Jimmy Tottle (JT) unable to join Zoom meetings.
- 2. Minutes of last meeting, 4.11.21**
Accepted as a true record.
- 3. Matters arising**
There were no matters arising which were not covered by the Agenda items below.
- 4. Verbal report on meeting with Holkham Estate, 19.11.21 – RA**
RA and JE for WNPWP, DF and Lynne Burdon for Homes for Wells, met Peter Mitchell and James Bracey at the Holkham Estate Office on Friday 19th November. PM wished to address some of the issues raised during the public consultation on the NP. He talked about the question of including a clause regarding principal residence in the draft Wells NP Housing objective. He also gave some indication of Holkham Estate's views on site allocation and the types of new housing development to be included in the draft Wells NP.
The working party discussed what RA, JE and DF had been told so far. A further meeting is arranged for the rest of the NPWP to attend and hear Holkham Estate's proposals in detail at 2pm on Thursday December 9th in the Estate Office.
AL encouraged the NPWP to listen carefully to PM and make sure that his information is properly minuted and understood. It is vital that all interested parties remain in contact throughout the NP process and this is an important opportunity for communication.
- 5. Feedback on AECOM's Assessment of Sites – AL**
AL has sent back to AECOM the suggested amendments to the Site Assessment report. AECOM will produce an updated draft which the working party can consider at the next NPWP meeting.
- 6. Housing Policies review - AL**
AL asked the working party for their detailed suggestions on the first five housing policy statements taking account of the results from October's community consultation so that she can set the wording of the draft policies for the next public consultation in Spring 2022. Concepts to be addressed include what sites (if any) can be included in the Wells NP, their proposed scale and mix of housing types, as the draft Local Plan specifies that 80 new dwellings are required in Wells but community opinion is against significant expansion of the town's built environment for open market housing. The uncertain future of the Market Lane strip, earmarked for 20 houses in the draft LP, was highlighted.
Infill development and holiday lets were discussed.
Also the question of a principal residence clause and the need to have clear definitions and supporting evidence for the NP policies, ensuring their general conformity with the LP.
AL understands that the next draft of the LP won't be released until February 2022 so this allows time for CC and PR to complete the survey of current housing in Wells.

PR asked for the category of Community Land Trust leasehold (residential covenant) properties to be included in the draft policies.

There was discussion as to whether the NP could include a policy linked to a possible future Planning Use for “short term letting”. This could offer future control under NP policy over proposed change of use to short term letting.

7. Design Code proofread - AL

In response to AECOM’s offer of further refinements to the draft Wells Design Code NH has completed a third proofread, notes on which will be circulated to the working party for approval and sent to RL. AL confirmed that she and RL are finalising the amendments to the Design Code for Ben Castell to put in the next draft, which will be used in the Spring consultation.

8. Communications

Results of October’s public consultation on the draft Wells NP are now available at <https://wellstc.norfolkparishes.gov.uk/np/> (<https://wellstc.norfolkparishes.gov.uk/files/2021/11/Results-of-policy-ideas-consultation-October-2021-final.pdf>)

9. A.O.B.

GH informed the working party that, owing to the reduced cost of holding most meetings online this year, the WNPWP has only spent about £2K of the grant money available for the year to March 2022. Unspent grant allocation will be returned to the funding authority. AL and RL are to provide GH with up to date invoices of their recent expenses.

CC and PR have been continuing the work on Local Green Spaces and NDHAs.

AL offered guidance on the criteria for designation and suggested a Zoom meeting after December 9th to help complete this part of the NP.

Meeting to comprise RA, CC, JE, AL and PR, date TBA.

Dates of forthcoming meetings

Holkham Estate Office, WNPWP with Peter Mitchell, 2pm Thursday Dec.9th 2021

LGS/NDHAs as above, TBA

WNPWP Friday January 14th 2021 10am via Zoom

Meeting closed 12 noon.

NH