

Wells Neighbourhood Plan Working Party

Minutes

Friday 17th June 2022 10.30 am Zoom meeting

Present:

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

- 1. Apologies:** Received from Nichola Holmes (NH), Lindsay Dew (LD),
- 2. Minutes of last meeting, 20.5.22**
Accepted as a true record.
- 3. Minute Taking**
RA agreed to take the minutes
- 4. Public Consultation.** RL will write to landowners re Open Spaces, getting the information from GH. If anyone objects we can remove the item. The same goes for NDHA. JE noted that tenants as well as landlords needed to be written to. The Response Form needs to be filled in on the day; promises to send it later are never kept. NNDC needs to be kept informed about the progress of the consultation. The Plan, and Design Code needs to be uploaded onto the Council website. NNDC will provide a list of statutory consultees. The revised NP will be printed for July 15th -16th. PR will do A4 and A3 posters. RA will put a flyer in the Quay magazine. He will obtain the Display Boards from NNDC for policies and maps but not the text of the Plan. NH will provide refreshments. On the Friday an hour will be enough for putting up the displays; half an hour before opening on Saturday. The Rota will be completed to ensure coverage by members of the Working Party.
- 5. Final Revisions to the Plan**
Proof corrections had been completed by NH. Discussion took place about the scope of the Principal Residence Requirement
WNS1 agreed to
WNS2 The terms under which Holkham had said that the covenant could be lifted had not been clarified. For the benefit of members the difference between social rent and affordable rent was given. The latter is 80% of the market rent; social rent is 60%. For clarification, WNS3 refer to land other than the Triangle.
WNS4 PRR. A list of other authorities which had inserted this requirement would be added. It is, as AL pointed, out the only tool in the box at present. Tax changes would make a difference. Change of use planning controls are not in the Levelling-up Bill. The financial effects of PRR are not clear since house prices are so high in Wells. Land values are to a degree speculative.
- 6. Town Council meeting July 4th.** The presentation would be short pointing out changes made. Subsequent to the consultation further changes can be made but it is easier to remove items, less easy subsequently to insert them e.g Warham Road. Some discussion took place as to whether it was likely that the WTC would agree to the plan. Preliminary discussion took place as to the financing of the exceptions housing. DF pointed out the availability of grants to Community Led Housing associations from Homes England and the possibility of low cost loans. The private sector could be involved.

7. Date of next meeting

No meeting was fixed following the Public Consultation since the consultation period runs until September 9th after which the

Meeting closed at 11.55 am

RA