

Wells Neighbourhood Plan Working Party

Minutes

Friday 20th May 2022 10.30 am Zoom meeting

Present:

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

1. **Apologies:** Received from Nichola Holmes (NH), Lindsay Dew (LD),

2. **Minutes of last meeting, 01.4.22**

Accepted as a true record.

3. **Matters arising**

Duncan Baker RA had briefed DB as to the current situation (see briefing notes) and had been told that discussions were being had about raising the Council tax premium by up to 100%.

Funding. The Locality grant application has been successful and a sum of £7,770 received which should be sufficient to complete the Wells Neighbourhood Plan in the current financial year. Thanks to GH & RL for preparing and submitting the application swiftly.

Site allocation. A WP focus group of 6 people was held on May 4th at the Wells Community Hospital to discuss ideas for allocating in the NP a part of the WTC owned land off Two Furlong Hill/Mill Rd. aka "The Triangle" as a Community-led development of affordable housing with principal residence designation. RL/AL require details of area and housing mix suggested, to put in the draft NP.

NNDC informal response to first draft Wells NP.

The first draft of Wells NP was sent to NNDC in April for an initial response ahead of the Reg.14 consultation. This is normal practice, to iron out any serious incompatibilities with the emerging LP. A WP Zoom meeting was held on May 9th with Iain Withington to discuss his comments. Although JE and PR were unable to attend, RL & AL led the analysis of the NNDC points raised and other members of the working party were able to ask for clarification. After IW left the meeting the WP reconsidered for inclusion some of the draft policies. The group also defined the suggested area and affordable housing mix for the proposed development on the Triangle, to be added as an allocated site in the draft NP for consultation with the community. AL would continue refining the plan in the light of this meeting.

Timetable of progress towards July public consultation.

Further to discussion on May 4th, RA suggested bringing forward consideration of the draft NP to WTC meeting on June 6th. The WNPWP reports to WTC and the town council must approve the draft before it can be put forward for public consultation. RL & AL agreed that they could produce the text in time for the town councillors to read it in advance of the June meeting, at which point the draft NP will enter the public domain.

AL agreed to attend the June meeting via Zoom, to answer questions. Any changes required by WTC can be incorporated before it could be signed off by them on July 4th.

RL and AL will produce the material for consultation with the community and stakeholders in July as they did for the previous consultation in October 2021.

PR has provisionally booked the Gordon Barrett Hall on Clubbs Lane for Friday July 15th and Saturday July 16th

4. Minute Taking

RA agreed to take the minutes

5. Report from Homes for Wells

6. As an additional item DF asked if he could report on the recent meeting of the Board of Homes for Wells. It had been agreed that the Board would support Holkham Estate's response to the Local Plan asking that the Warham Road site be included for 120 houses. Holkham would give letting rights to 35 houses to Homes for Wells and the building sites of 20 more houses at cost. This would depend on the Principal Residence requirement not going forward. The covenant on the Triangle would then be lifted. If however Warham Road did not go ahead the request to lift the covenant would be refused. The chairman of Homes for Wells, Lynne Burden would write to NNDC supporting Holkham's bid. AL noted that Warham Road is not in the Local Plan. It was agreed that the WP would not change its position.

7. Review of the Plan

AL reported that she had strengthened the arguments for the choice of the Triangle for development and given greater clarity to the density and location of the site. On Housing mix, there is greater clarity on percentages. On Principal Residence IW of NNDC is more accepting of the policy. Southwold had such a policy.

Discussion took place on the map of Second Homes which needed to prevent the identification of individual properties. JE noted that any errors could weaken the argument. WNS5 would be moved to 2. The character appraisal will be in the Appendix. Some of the Employment land (WNS7) could be proposed for housing on first floor and upwards. WNS 9 was modified to remove reference to Sewerage which would be moved to the section on Projects.

Discussion on WNS12 (Non-Designated Heritage Assets) resulted in the decision to retain all of them. On WNS13 (Open Spaces) JE argued that the retention of Mill Road meadow (g) is not compromised by the provision of an access road. This was agreed. Photographs of Views had now been received. WNS16 on Rights of Way was removed on IW's recommendation endorsed by AL. WNS15 (Sea level rise) was retained. WNS17 (Beach) needed to be extended to the parish boundary which was the low water mark. NNDC is of the opinion that beach huts require planning permission. WNS18 (Harbour) was agreed to. Projects: the WP proposes the addition of zero-carbon retrofitting of the affordable housing stock which is otherwise in danger of being lost. Traffic and parking issues need a mention. Some note should be taken of the pressure to see development on Maryland. The problems of sewerage would be moved to this section.

8. Town Council meeting

RA and AL will do a verbal presentation supported by PowerPoint. PR will get printed copies of the Plan for Councillors

9. Statutory Consultation RL

AL said that the formal stage had now been reached. All representations need to be recorded as evidence for change. A meeting will be needed after June 6th. The six week period would begin on July 5th. RL said that copies of the Plan, the Design Code, and response forms would need to be printed. The Site Options document is on the website. Display boards would need to be booked. Tables, refreshments, chairs would be needed. Copies of the plan and the design code would need to be available (not to be taken away).

10. Date of next meeting

June 17th at 10.30 am by Zoom

Meeting closed at 12.30 pm

RA