

Westfield Parish Council

Minutes of the Neighbourhood Plan Management Group Meeting held at the Oval Office, St Peters Business Park, Westfield on Monday 27th March 2017 commencing at 7.00pm

Present: Mr R Bevan (Vice Chair, in the Chair), Cllr R Hopkins, Cllr E Jackson, Mr C Maggs, Mrs J Pack, and Mr M Woodhouse.

Also attending: Lesley Welch, Parish Clerk

65. RICHARD WALLACE

The Working Group noted the sad loss of Richard Wallace and paid respect to all the good work he had done for the Neighbourhood Plan.

66. APOLOGIES FOR ABSENCE

Apologies were received from Cindy Carter, Ian Fraser, James Honess, Lesley Mansell and Julie O'Rourke.

67. DECLARATIONS OF INTEREST AND DISPENSATIONS

All present who live in the Parish of Westfield, R Bevan, R Hopkins, C Maggs, J Pack, M Woodhouse, declared an interest. Parish Council agreed a dispensation at its meeting on 5th October 2015.

68. MINUTES

The minutes of the meeting on 27th February 2017 were agreed as a true record.

69. OBJECTIVES AND DRAFT POLICIES

Ian Fraser's comments on the draft sections were received with thanks and considered at each section.

(a) Housing

- The Working Group received Mike Woodhouse's paper and went through the paper put together by Cindy Carter and circulated at the last meeting. It was agreed that consultation in the form of options on the draft policies would be undertaken in order to fully ensure that the views of local people were embodied in the Plan.
- Design Policy – suggested that the policy should note that the four estates reflect the urban design prevalent at the time. Looking for a holistic, high quality design appropriate to the area, using local materials (white lias stone) and no timber cladding. There should be a resistance to over development of sites and inclusion of appropriate amenities – trees, green space etc to preserve the rural aspect. The Working Group is not against dynamic, innovative design. The Group recognised that empty properties do occur, although not in great number in Westfield. BANES's Empty Property policy to be added to the evidence base.

Minutes subject to approval at the next meeting.

Signed **Dated**

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- Type of homes – whilst the housing needs survey showed a specific need for 1 to 2 bed homes, this should not be to the exclusion of a full range of homes. The Working Group liked Cindy Carters suggestion of “At least 5% of dwellings on allschemes of over 20 uynits should be one or two bedroom dwellings suitable for the eldergerly”. Homes for life were flagged up as being a desirable element of all new builds. Cllr Jackson to ask Estate Agents, BANES Housing Dept and CURO about the amount of requests they receive for 1 bed properties.
- The trend to build homes on top of garage blocks was discussed and it was noted that there were several sites in Westfield where this might work – agreed to suggest it as an option in the consultation.
- Location of homes – it was suggested that the Group is pro development on brownfield and greenfield sites, but not on back garden development – to ascertain local views on this in the options consultation.
- Cindy Carter be asked if she might update this section and prepare the policy options for consultation.

(b) Green Spaces

- Cllr Jackson confirmed that she would get the photos of the views. Agreed to include a question relating to the location of allotments in the north.
- Agreed also that the suggested use of land north of Highfields as a nature reserve and walk to the proposed park in Midsomer Norton should be included in the consultation.
- The wording of the Adopted Local Plan 2007 relating to hillsides around Radstock to be included in the evidence base to further reference the need to keep the hillside as a green space.
- The Clerk to update this section and prepare the options for consultation.

(c) Business and Enterprise

- Cllr Hopkins outlined his section which awared the survey results in May. The main aim was to preserve and possibly enhance the industrial land as industrial land.
- Julie’ O’Rourke had commented on the draft and these comments along with any others to be updated by Cllr Hopkins.

(d) Preserving heritage

- Joan Pack had completed the Appendix on the history of Westfield, together with a section on Preserving Heritage for the future.
- Suggested that the Conservation Area be included within this section.
- Radstock Museum was to hold a meeting on 6th April at 7pm at the Museum, all Working Group members encouraged to attend to demonstrate the interest in Westfield’s history.

(e) Assets of community value

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- This section was noted.

(f) Amenity Infrastructure

- Ian Fraser's section was received with thanks and it was noted that Julie O'Rourke had made some comments. Ian to be asked if he might circulate the final version.

(g) Community/ Social

- This section to be included within the Amenity Infrastructure and to include the proposed Community facility. Clive Maggs was thanked for his work in drafting this section.
- Cllr Jackson asked whether St Hugh's is viable as a hub to include a dentist, youth club, creativity works.
Should items outside the parish be referenced eg. The library, leisure centre, dentists etc

(h) Landscape Character Assessment

- Cllr Jackson is getting the photos together.

70. DATE OF NEXT MEETING

- If possible, all to attend the Annual Parish Meeting at 7pm 24th April at the Methodist Church hall.
- The next Working Group meeting at 7pm Tuesday 30th May at the Oval Office – all drafts for the Options Consultation to be ready if possible.

The meeting closed at 8.45pm.

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Signed **Dated**