

**Notes of meeting of  
Wells Neighbourhood Plan Steering Group  
held on  
Tuesday 14<sup>th</sup> December 2021 by Zoom**

Present: Cllrs Adrian I'Anson & Jenny Rust, County Cllr Tessa Munt, Graham Barrow, Simon Nash, Emma Jakins & Stuart Todd.

1. Apologies for absence received from Helen Ellison and Ian Humphries
2. Minutes of the meeting held on 12<sup>th</sup> October 2021 – approved.

Tessa Munt reported that she had been unable to obtain information from Paul Hickson as he has been deployed to other duties.

3. Bid for regeneration of the High Street

AFI'A gave an update on the bid. TM indicated that a traffic count on the High Street would be more relevant in mid February as the local economy in January dips significantly. As regards the ANPR survey, she said that in addition to a camera on Sadler Street it would be advantageous to place other cameras at the bottom of Priest Row and on St John Street. She recommended taking advice on this from Geoff Bunting at County Highways. JR made the point that the Council has not yet approved a report based on the detailed bid.

4. Local Open Spaces (and other environmental maps)

SN reported that his discussions with Pear Mapping are continuing and that he will obtain a quotation for approval before proceeding. The three maps that they are quoting on are: 1) National protection designations, 2) Nature network aligned with Somerset Wildlife Trust data and 3) Areas of opportunity. He will provide ST with a list of appropriate trees and plants for inclusion at page 64 of the draft Plan. Each map has an associated spreadsheet. He will produce maps illustrating the visibility cones.

Emma Jakins presented the revised plan of Local Green Spaces which show the extent of the spaces. AFI'A confirmed that the photos taken by JR and Chloe together with descriptions of each will be included in the Plan.

TM said that the best contact point at SCC is Ollie Woodhams.

ST made the following points:

- Some of the spaces stretch outside the parish boundary and this is acceptable
- School sites may be deleted at a later stage but should be left in for now

- Owners of independent school sites and all private sites should be notified before the Plan is published
- Some sites have additional designations i.e. the County Wildlife Site at 32 and the Arboretum at 38. This is acceptable.
- Sites such as the skate park which are all hard surfaced should be deleted. Sites which are a mix of hard surface and green areas may be left in.
- There is no need to wait for approval of these sites from Mendip

## 5. Draft Composite Plan

ST reported that the gaps which require filling relate to:

- Links with evidence sources
- High quality housing – reference to Guidance Notes
- Housing fit for future – needs editing
- Moving Around – needs context as regards road links
- Retail – needs re-titling as “Retail & Commercial” to reflect element moved out of “Housing”
- Environment – add material from SN & EJ.

It was agreed that ST & AFI’A would work together to produce a draft for presentation to Council on the 27<sup>th</sup> of January.

## 6. Consultation

ST agreed to work on the material provided by AFI’A to construct a consultation booklet running to possibly 12 sides.

## 7. Responses from Mendip

AFI’A reported on the delay in hearing back from Mendip after the meeting on 28<sup>th</sup> of September and his recent email to Andre Sestini that pointed out that AFI’A would no longer be a councillor after 5<sup>th</sup> May 2022 and Mendip would cease to exist 12 months after that.

## 8. Deadlines

AFI’A expressed hope that the Plan would be approved by the Council at the end of January and be made by the 5<sup>th</sup> of May.

## 9. Next meeting – 11<sup>th</sup> January at 7 pm by Zoom

Adrian I’Anson 14.12.2021