

Minutes
Wells Neighbourhood Plan Steering Group
7pm Wednesday 16th February 2022 by Zoom – ST asked if a recording could be made- all agreed

Steering Group Members Present

Wells City Council: Cllrs Denise Denis & Tanys Pullin, Resilience Officer: Emma Jakins, County Councillor: Tessa Munt, Planning consultant: Stuart Todd
Cllr Sarah Powell, Graham Barrow,

1. Apologies for absence- A I'Anson, I Humphreys, H Ellison, S Nash
2. Minutes of the meeting held on 11th January 2022 – approved
3. Final draft of Composite Plan for reference to Council – Stuart Todd explained the amendments had been made following instructions from Cllor I'Anson, and the maps had been updated by S Nash as requested. Appendix 4- local green spaces map/ report have been submitted to ST today by E Jakin and will be incorporated. DD noted typo for Lethbridge in box 2. Agreed to take comments under AOB.
4. Draft consultation leaflet – S T explained that the leaflet mirrored the NP in precis form and went through it on screen share. Comments structured to sections in NP to help analysis of responses.
Steering Group Comments:
DD asked if the leaflet has been tested – ST said it has not and suggested that the steering group could ask friends and family to test it.
TP said photo on front of plan and leaflet is not very engaging. TM suggested arial shot of Wells and will ask Jason Bryant to supply. All agreed photo must be more inclusive of all people and avoid focus on iconic scenes.
GB said it was a good balanced summary
5. Any Other Business
SP had submitted a couple of pages of comments prior to the meeting- ST has addressed those which cannot be altered. DD invited Steering Group to discuss and vote on the following:
Parking to be incorporated as a bullet point 3 in the Vision on P14. All agreed. DD asked ST to select correct wording to reflect that Parking will be made available where possible to meet the needs of residents and visitors, whilst ensuring the historic character of the city is not compromised. TM informed us that DVLA statistics show there are 10,500 cars registered in wells, and this does present the city with considerable problems. She is hopeful that the new Unitary Authority will tackle the thorny question of how to improve parking with dialogue between Wells CC and Somerset.
Housing- SP raised debate over priorities of smaller versus larger units in new builds as it is her view that you need to have good quality smaller homes with a

bigger footprint so that those who would like to downsize would be encourage to do so.

ST explained the quotas are for guidance on P29 over a longer period than the present and there is a caveat that developers can make a case for changes according to relevant and current market trends and needs.

TM suggested the word unit could be changed for home- ST agreed.

EJ noted that future trends in climate change might make smaller homes more desirable for small householder purchasers.

Overall view was that the objectives on P15 were correct.

Low Cost subsidised office space- SP noted the reference on P26 (ii) to support the ability for people with small scale or growing businesses to work from home does not address the needs of others who wish to set up in small premises. ST suggested this could be inserted later on P44 under Retail and Commercial Buildings. It was agreed he should add appropriate Aim and Objective.

Maps- Definition and keys are very hard to read- ST to ask SN if this can be improved

OS Maps Accuracy-SP and TP noted that new Housing developments are missing- ST to insert statement to say that the maps are based on OS maps which have not been updated.

Further Comments and Amendments to ST by 27/2/22 please

6. Next meeting – 8th March 2022 at 7 pm by Zoom