

2020.07.16 MINUTES OF MEETING
Colerne Neighbourhood Plan Steering Group

Held via ZOOM

Time		Location	Via Zoom
Present	Steve Ayres (SA) Bob Child (RC) Hilary Holman (HH) Peter Mellett (PM) Jane Mellett (JM) Bob Jones (RJ) Sue Jones (SJ)	Apologies	George Batterham(GeB) Anne Nicholas (AN) Mary Mellett (MM) Jacqui Bradburn (JB)
Next Meeting	Thursday 20th August 2020,7.30pm Via ZOOM	Chair: Recorder:	Jane Mellett Peter Mellett
Agenda	Item 1. Apologies (above) 2. Minutes of Last Meeting 3. Matters arising 4.Parish Council Approval. 5.Actions needed re plan production 6. Finance- Update re funding and pc budgeted monies 7. AOB 8. Date of Next Meeting		

2.	Minutes of Last Meeting: The minutes of the June meeting were agreed as a true record.	
3.	Matters arising: (i) SEA progress Jane reported that the consultants have checked all sites and outcomes; they asked about the capacity of the 3-Hanger site and were informed that previous plans (rejected) had been for around 80 houses or a residential home plus housing. Consultants' judgment is that the settlement pattern does not extend north of the C151. We need to look at alternatives so that the 3-Hanger site is not developed, even in the event of a developer challenge. The SEA will now focus on the two allocated sites, the two supported sites and the 3-Hanger site. The consultants will also supply policy wording to cover demolition / pollution/contamination. It is worth remembering that the 3-Hanger site could accommodate our long-term needs target for 80 houses. The consultants will look at	

	<p>the 'drill ground' because it is one of our supported sites.</p> <p>Carpenter Oak site: there is a need to sound out Tom King about his intentions with respect to local businesses and employment opportunities and what he would like to be represented in the NP. Jane to write. King is also the owner of the old caravan site. The NPSG will receive the SEA draft report during the second week of August.</p>	<p>JM</p>
<p>4.</p>	<p>Parish Council approval</p> <p>Bob Jones reported that the NP agenda item "made smooth progress". He invited responses to the NPSG action points that were made in response to the Councillors' earlier comments; there was agreement that there is a need for the Con Club to give a formal statement of intent (Jane to contact Bob Atter). The aim of the NP is that this site does not become a private development.</p> <p>A point was raised by a councillor (DT) about building a solar farm on the airfield; Bob responded that the NP has gone as far as possible in this respect due to the site currently being Crown Land. No further points were made in the meeting and Bob has not received anything relevant thereafter. The Parish Council minutes for the meeting endorsed the motion that the draft NP should progress to Reg. 14.</p> <p>N.B. concerning Con Club: Jane noted that she had written to Bob Atter requesting an update from his committee regarding the NP's latest wording for the site. No response received so far. The CLT will register the Con Club as a Community Asset once it has become incorporated. We need Bob Atter to obtain a copy of the Land Registry codicil to clarify the position with respect to the Association of Constitutional Clubs and disposal.</p>	<p>JM</p>
<p>5.</p>	<p>Action needed re Plan production</p> <p>Jane moved a vote of thanks to Bob Jones for the detailed work and the time he has put into drafting the NP; unanimously endorsed by the meeting.</p> <p>(i) Decision re Thickwood allocation site</p> <p>Jane stated that we are as far advanced in this matter as we need to be at this stage. The owner (TH) intends to dedicate it to community-led housing (in which the land is owned by a trust). He intends to provide accommodation for forces 'veterans' and, in this respect, the SG must acknowledge that one-third of the parish population is military. However, if this site is put forward in the Plan, then it must contribute to the identified housing needs of the Parish; whereas, it were put forward as a Rural Exception Site, then it would need to offer social rented housing.</p> <p>(ii) Solar energy emphasis</p> <p>See previous at Item 4. para 2; it was also noted that lack of feed-in tariffs make domestic solar installations of marginal financial benefit and there is also a long pay-back time for environmental impacts. However, local groups such as Bath and West Community energy install and manage intermediate-scale installations.</p> <p>It was agreed that SEP1 re sustainable Energy and the Concept Statement would be looked at again to ensure they create a positive approach to solar energy development in the future. Wording from the Sustainable Energy Report (evidence report) was adjusted to state that "Solar Energy is the only <i>feasible</i>" sustainable energy for this Parish, rather than".</p>	<p>SA,RJ,JM</p>

	<p>(iii) Design process and links etc.</p> <p>Bob Jones and Bob Childe have agreed the necessary links. Bob C. has started the design stage. He asked for amendments to be highlighted in the current version and then passed to him for action at each update.</p>	RC,RJ
6.	<p>Finance – update re funding and PC budgeted monies</p> <p>Hilary reported that a £1000 grant can be applied for via Locality to support Jeff's (Place Studio) work post Reg 14 in addition to the monies already budgeted from the PC. We should be OK financially because we overestimated £500 for Jeff's work to date; also, while £150 was overspent on secretarial work, there was a £700 underspend on design and advertising. Bob Jones asked Hilary to keep him informed of the financial flow so as to ensure that there are no last minute surprises for the PC.</p>	HH
7.	AOB: None Meeting closed at 9.25pm	
8.	NEXT MEETING:- 7.30pm via ZOOM Thursday 20th August 2020.	