



GLASTONBURY TOWN COUNCIL

| Minutes of Neighbourhood Plan Advisory Committee held on 13th November 2024 at 7pm | |
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| Councillors Present | J Cousins, I Donfrancesco, L MacDougall, P Manning, S Roney-Dougal, M Smyth |
| Guests | Liz Bourne (Plan-Et) and Becky Hopkinson (Plan-Et) |
| Apologies | Cllrs Lokabandhu |
| Absent | Mr P Lund & Mr K Redpath |
| In Attendance | S Hallam (Committee Clerk) |
| Public Participation | N/A |

31. Apologies for absence.

Apologies were received from Cllr Lokabandhu (prior engagement) - these apologies were duly NOTED.

Mr P Lund and Mr K Redpath were absent.

32. To approve & sign as a correct record the minutes of the meeting held on 2nd October 2024.

The minutes of the meeting held on 2nd October 2024 were signed by the Chair as a true record of the meeting.

33. Declarations of interest.

Cllr Cousins – Member of Town Deal Board and Trustee of St Edmunds Community Hall

Cllr Roney-Dougal – Trustee of St Edmunds Community Hall, Director of Bushy Coombe Land Trust and Director of Friends of Bride’s Mound

Cllr Manning – knows owner of 86 Roman Way (Call for Sites); Member of Glastonbury Town Deal Board; Member of the Board of Glastonbury & Street Chamber of Commerce; Trustee of St Margaret's Chapel; Director and Trustee of Beckery Island Regeneration Trust (Call for Sites); Director of Glastonbury Community Development Trust; Non-Executive Director of South West Mutual; Member of Glastonbury Conservation Society and Glastonbury Antiquarian Society

Cllr Smyth – Chair of Common Moor Allotment Society and Member of Glastonbury Conservation Society.

34. Update on Actions from last meeting.

All of the below actions from the last meeting have been completed:-

1. Committee Clerk / Plan-Et – arrangements for open day.
2. Committee Clerk – obtain copy of site report for Bridies Farm from Bonita Everson.
3. Committee Clerk to obtain contact details for Jane Sharp at Somerset Council and the Traveller Liaison Officer & provide to Plan-Et.
4. Plan-Et to share report/data from Vision & Objectives Survey

35. Feedback on the Open Day

The whole Committee agreed that the day went well with a steady stream of visitors through the doors (around 100). There was lots of interest and positive engagement with the Consultants and/or Town Councillors. Lots of comments were left by the public on both the selected potential sites and the draft policies that will form the NP document.

We asked people to sign our register (not all did), but it did show a good mix of Glastonbury residents, from those who have lived here a long time to those much newer residents as well as good mix of age groups.

Cllr Cousins mentioned that he did spend some time talking about World Heritage Status with a few people who were against it.

Cllr Cousins mentioned that there a couple of complaints as the field highlighted on the Higher Actis Site map was incorrect and it was only the top section of the field – this will be amended and shared with the community.

36. Land surrounding West Mendip Hospital – possible site

Cllr Roney-Dougal advised that this area had already been considered and it was agreed that this site was not suitable for housing as part of this land does flood.

Cllr Manning added that it would be suitable for a Park & Ride. Cllr Cousins agreed that it would not be a suitable site for housing, but ideal for a Park & Ride. Cllr Cousins asked whether it could be a Rural Exception Site? L Bourne added that a Rural Exception Site is just for affordable housing and allows you to build where you can't normally. Cllr Roney-Dougal asked if we should ask the Landowner how they feel about a Park & Ride?

L Bourne suggested having the site assessed as a Park & Ride. Cllr Roney-Dougal added they'd like it to be a green surface (not tarmac).

The Committee were in agreement to have this site assessed as a Park & Ride by Plan-Et's Associate.

L Bourne advised that the Committee should contact the landowner and ask them if they had anything in particular in mind for the site or for any sort of development?

Cllr Smyth raised his concern about a NP being “overridden” by Somerset. L Bourne advised that if Somerset don’t have sufficient land they will look at areas without a NP first and stated that you are more protected with a NP.

L Bourne added that Somerset does always have the ability to override it, but Glastonbury’s NP has allocated sites in it, so Glastonbury will not be at the top of the list when Somerset is searching for sites, so having a NP does provide some level of protection!

B Hopkinson referred to the National Planning Policy Framework and stated that as long we have a NP, that “overrides” Somerset’s shortage of sites.

Action: B Hopkinson to send the NPFF Wording.

37. Budget

The Committee discussed the Budget. There is over £11,000 left in the budget which Plan-Et feel should be enough for the rest of the work that needs doing.

Cllr Roney-Dougal expressed her thanks to Liz and Becky for all their hard work with the NP and for keeping to budget. The whole Committee agreed.

38. Next Steps

Cllr Smyth asked how far we are now from completion? L Bourne advised that the next steps are:-

1. Decide what sites are going into the Plan.
2. The policies in the Plan will be prepared for screening with Somerset Council, they will undertake a “screening Report” and consult with Natural England, The Environment Agency and Historic England to determine if we need a Strategic Environmental Assessment (SEA) and/or Habitats Regulations Assessment (HRA) - if required, we can get technical support, in the form of a person to undertake these, at no extra cost.
Regulation 14 — draft plan sent to all statutory Consultees, key stakeholders, neighbouring Parishes, Somerset Council, local interest groups, developers, and the first formal consultation with the Community.

39. Actions.

Plan-Et preparing the screening document for sending to Local Authority by early New Year.

Cllr Cousins / Committee Clerk to contact Land Owner of land near hospital and ask them what sort of development they had in mind for their land.

B Hopkinson to send the NPFF Wording.

The Committee Clerk to keep the FB posts updated of our progress.

40. Date of Next Meeting

The date of the next meeting will be Thursday 23rd January 2025 at 7pm in the Council Chamber with Plan-Et joining via Zoom link.

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| SIGNED: | DATE: |
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