



Wellow Neighbourhood Plan



Minutes from the Neighbourhood Plan SC Zoom meeting on

Thursday 19th October 2023

Attendees: Les Rackham (Chair), Dick Amey, John Saunbury, Kathy Taylor (Secretary), Sharon de Brú (Bluestone Planning).

Apologies: Peter Higgs, Ivor Binns, Charles Payne.

Action

Introduction and Update • The Steering committee last met in July. • There is only the Design Code to be completed before submission of the Plan and statements to TVBC and NFNPA. The team have been reviewing the Design Code over the past months and we have now a final version for review and approval . • Although originally referred to as a Design Guide, it will be referred to in future as the Design Code, the title carried by the document. • All other documents are ready and a copy of the Plan has been printed to be held by the Parish Office for the duration of TVBC's consultation.	
Design code • The team discussed the comments raised in the review of the latest version issued. • There was concern within the team that the text regarding "Major Developments" could be interpreted as encouraging such developments. Sharon explained that "Major Developments" meant developments of 10 or more dwellings. This is in the newly added glossary. Sharon agreed to make clear in the section "Why do we need a Design code" on page 3; that no major development is required in Wellow parish. Other references in the Code will also be amended as necessary. • The Character Appraisal has been amended to remove paragraphs that overlap with the Design Code so that there are no inconsistencies. • The Design Code will form part of Appendix A of the Neighbourhood Plan which already has the Character Assessment.	
Next Steps • Sharon will make the necessary amendments to the Design code by Tuesday 24th October [Afternote: final version received back on 19th October] • The Web site will need updating [Afternote: updated] • Then all the required documentation to be submitted to TVBC.	Sharon Les



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• TVBC with NFNPA should review the documentation over a 10 to 15 days period before putting the Plan out to consultation. They will also start the process of appointing external examiners to review and recommend on the Plan.	
Next Meeting TBA	