

*ADOPTED*

*BISHOPS LYDEARD & COTHELSTONE PARISH COUNCIL*

Clerk to the Council: Mrs M Rousseau, West View, West Bagborough, TA4 3EG

Phone: 01823 432 658 Email: [clerk@bishopslydeard.org](mailto:clerk@bishopslydeard.org)

<http://www.bishopslydeard.org.uk/>

Minutes of the Neighbourhood Planning Committee held in the Village Hall, Bishops Lydeard on Thursday 18<sup>th</sup> April, 5.00pm

**Persons present:** Cllrs Rigby (Chair), Warmington, Davenport, Partington (from 5.30pm), Mr Fleet

**Persons absent:** None

**In attendance:** Mrs M Rousseau (Clerk), approximately 40 members of the public

**022/12 Apologies**

None received.

**023/12 Discussion on issues raised from analysis of feedback questionnaires**

Issues raised discussed – summary distributed (Attachment 1)

**024/12 Discussion of plan timetable**

Draft timetable outlined (Attachment 2)

Aim for SWOT analysis and Vision Statement for next meeting.

**025/12 Public questions (approx 15 mins)**

Questions were taken from the public covering the following issues:

Are current housing numbers being taken out of the proposed 200?

What powers do you have to prevent development?

Who will occupy any affordable housing and how will it be administered?

To what extent is the Committee querying the affordable housing need?

Need whole village involved in process and consultation. Meetings should be advertised better.

Consultation on draft plan is key.

How will process be affected if developer puts in application before Neighbourhood Plan is completed?

**026/12 Any other business**

Cllr Partington stated that useful information can be found on the CPRE website. <http://www.cpre.org.uk/>

**027/12 Date of next meeting**

The next meeting will take place on Thursday 16<sup>th</sup> April, 5pm, Bishops Lydeard Village Hall.

There being no further business, the meeting closed at 5.00pm.

Signed .....(Chair) Date.....

## Attachment 1

### **Summary of questionnaires – Non planning issues**

#### **Roads**

Congestion around Co-op, particularly at school drop off/pick up times  
Parked vehicles Taunton Road  
Parking in the village  
Congestion on journey into Taunton in morning rush hour  
Access in and out of the village  
No disabled parking bays  
A358 often congested, frequent accidents  
Safe cycle route to CSL/Taunton needed  
Parking in the centre of the village  
Speeding Station Road towards Gore Square  
Lack of footway Taunton Road  
Traffic speed Hither mead  
Traffic problems Mount Street, Church Street, High Street  
Lack of parking makes car access to shops and church difficult  
New car park?  
Lack of footpaths to shops and schools  
Parking scheme urgently needed  
Narrow footpath petrol station to Lethbridge Arms.  
Access road to A358 not safe junction. Inadequately lit.  
Lack of safe pedestrian and cycle route between BL and CSL  
Speed limit within village - 20mph?  
Pavements not wide enough for parents with buggies or mobility scooters  
New developments need adequate off street parking  
Problem of on-street parking

#### **Surgery**

Capacity to cope with new residents?  
Inadequate parking at surgery

#### **School**

Capacity to cope with extra pupils?

#### **Transport**

Bus to Richards Huish college only once a day - always full, sometimes doesn't stop  
No more bus cuts  
Improved bus service to cope with future needs

#### **Employment**

Not many local jobs  
Have to commute to Taunton

## **Environment**

Building on new homes must blend in with village

How to keep 'village environment'

The village should establish its own identity rather than become a satellite of Taunton

Flood risk

Lack of open space away from roads

Will current sewage and water systems be able to cope with more usage?

Co-op in centre of village has lorries arriving from 6.30am to 8pm - buses frequently have to wait for lorries to finish unloading - possible relocation

Feelings of openness along Spinneyfield and footpath towards park near the stream give the feel and pleasure of an area within AONB.

Another shop may be needed to serve additional development

## **Community**

Facilities were designed to cope with expansion of village 30-40 yrs ago

Importance and success of WSR.

Proximity to the Quantocks

Mill and church important

New shop/play areas needed if large numbers of homes are being built

Rural feel important

Lethbridge Arms important to the village

Recreational facilities

New play areas including skate park

Need open spaces, full of interest, for a relaxed life style

Elderly population - road crossings, parking, shops, disabled parking and buggy should be considered

No shop on Greenway side of village

Bishops Lydeard is an attractive village at the foot of the Quantock Hills, as designated AONB. Driving towards and through the village, being able to see the hills is an important part of where we live including when on foot. This is one of the reasons why BL is such a lovely place to live.

Adding more village to Hither Mead end will mean consideration will need to be given to local services being at the other end of the village taking business away from the facilities near the church.

Development should be more to the centres of locations so that public transport is easier to access

Lack of youth facilities compared to other major rural centre i.e Wiveliscombe

## **Summary of questionnaires – planning**

### **Site 1**

#### **For**

Top half opposite existing housing is on an existing road and should not worsen congestion in the village

#### **Against**

All traffic for Taunton would have to go through the village. Road is already very congested.

Access to A358 not easy

Ancient oaks and woodlands would be destroyed

Site is in an elevated position from the road

### **Site 2**

#### **Against**

All traffic for Taunton would have to go through the village. Road is already very congested.

Access to A358 not easy

Ancient oaks and woodlands would be destroyed

Site is in an elevated position from the road

### **Site 3**

#### **For**

It is central to the village and within the development boundary

#### **Against**

Area is often badly flooded.

All traffic for Taunton would have to go through the village. Road is already very congested.

Access to A358 not easy

Access through yard would be poor

Almost opposite school - would add to hazards for children

Area of the site adjacent to Mount Street appears to be within the Conservation Area

### **Site 4**

#### **Against**

Has suffered flooding in the past

Already a busy junction and additional traffic would be a problem

### **Site 5**

#### **Against**

Houses between existing village and Quantocks would mar views from both directions

Loss of arable land

Flood protections to the lower part of the site

Difficulty of access to A358

Uneconomical and undesirable site

Flooded in parts for most of the winter

Within 2km of AONB

Of local conservation interest with confirmed sightings of rare birds and reptiles  
One of the few places in the village which has appreciative views of the Quantocks and character of the local landscapes  
Southern half lies within flood plain  
Part of the village to view wildlife with the backdrop of the Quantock Hills. At least 100 people per day walk along both sides of the riverbank to contemplate the views and value the reason they choose to live in a village in the countryside  
Next to a conservation area and pond  
Stream runs very high during heavy rain, developing the site would mean increased volumes of water entering the stream and would put the houses on the south side at a high risk of flooding  
Site had been continuously farmed for at least 30 years  
No access apart from Quantock View, which is very narrow and unsuitable  
Visible from A358, would spoil views

### **Site 6**

#### **For**

Easy access to A358  
Less conflict with existing village traffic  
Less intrusion/environmental impact  
Within village envelope, development here would have least impact on current village layout  
Already identified as preferred development site  
Views of the Quantock Hills from the village would be unaffected  
Close to Gore Square and access to facilities

### **Site 7**

#### **For**

Easy access to A358  
Less conflict with existing village traffic  
Less intrusion/environmental impact  
Seems most obvious site to build on  
Within village envelope, development here would have least impact on current village layout  
Already identified as preferred development site  
Views of the Quantock Hills from the village would be unaffected  
Southern triangle is very prominent and close to the road and would be inappropriate for building  
Best connection to highway  
Close to Gore Square and access to facilities

#### **Against**

No pavement at Gore Square, parked cars force people into the road

### **Site 8**

#### **For**

Easy access to A358  
Less conflict with existing village traffic  
Less intrusion/environmental impact  
Within village envelope, development here would have least impact on current village layout

Development on southern half of site would avoid construction on flood plain and would lessen inconvenience to existing residents of Spinneyfield.

Views of the Quantock Hills from the village would be unaffected

**Against**

Extremely susceptible to flooding

Hérons & egrets are found here, along with many other wildlife species

Access road is not a safe junction

Visible from A358, would spoil views

Attachment 2

DRAFT NEIGHBOURHOOD PLAN TIMETABLE

Define the Neighbourhood	-	end July
- SWOT		
- Vision statement		
- Questionnaire		
- 2 <sup>nd</sup> letter to stakeholders		
Draft Plan	-	mid September
Consultation (6 weeks)	-	end November
Redraft as needed	-	end January
Independent check	-	mid February
Referendum	-	March
Adoption	-	April