



Pilning & Severn Beach Neighbourhood Plan Steering Group

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Meeting Notes for Neighbourhood Plan Steering Group 18th March 2025 7pm at Emmaus Church, Severn Beach

1. Present

Richard Edwards (RE), John Miller (JM), Gary Sheppard (GS), Robert Goard (RG), Gill Cox (GC), Nick Davies (ND), Peter Johnson (PJ), Mike Harrison (MH). Following his return to work, Stuart Todd was sent an invitation today, but has not replied.

Guests: None.

2. Declarations of interest

None new.

3. Review of actions from the previous meeting of 18th February and matters arising

All actions were completed and are covered under the agenda items below with any matters arising.

4. Flood Risk Progress

RE had notified JBA of their appointment on 19/2. RE and ND held an inaugural meeting with JBA via Teams on 26/2. Further groupings of potential sites were agreed which will further reduce costs. A progress update was received from JBA on 17/3. The work is progressing well although they are awaiting for the EA to clarify the approach on surface water which is delayed because the release of new national mapping is incomplete. RG asked about the significance of surface water flooding which is considered to be low. Additionally, JBA are waiting on some flood history and other information from SGC and the LSIDB. They anticipate having the first draft ready by 25/4. RE on 26/2 notified the other consultants that they were unsuccessful.

MH confirmed that the flood data layers were installed on Parish Online. The pop-up boxes will be edited to show clearly what data the layers represent, and a sanity check on the data will also be performed. **Action ND MH.**

5. Evaluation of Sites

Over the last month there had been various contacts with landowners/agents that included:

South of Church Road SB, additionally with Bristol Zoo Project and SGC around intentions to undertake a Sites of Nature Conservation Interest (SNCI) survey.

Railway sidings Severn Beach to discuss and explain the content in the Local Plan and lack of references to developing NPs.

Land behind the Surgery, Pilning to provide understanding of current status of NP to agents and to discuss how the site may be developed.

Land at 19 Vicarage Road to explain current status of NP and timings going forward. On 7/3 RE & ND attended a meeting with Simon Guy, SGC and Simon Johnson to discuss visitor parking. It was concluded that the first thing SGC would need to consider supporting such projects would be evidence of parking situation from surveys. It was agreed a specification would be prepared in accordance with a document supplied by SGC **Action RE.** All members of the group were prepared to assist with the surveys to be completed prior to Reg 14 consultation. **Action All.**

6. Development of the NDP

MH had circulated links to the latest PDF copies of the clean and with comments versions of the NDP.

There had been some good progress made on the NDP since the last meeting. The list of actions from the sub-group meeting of 12th November was used to identify what had progressed and to confirm what is still outstanding. Changes to the NPPF in relation to levels for affordable housing on green belt was identified as something we may need to take up with SGC. The notes from the meeting of 12th November will be amended following these discussions and a link to them distributed to SG members to continue work on their outstanding actions. **Action RE.** RE emphasised the importance of getting the document as close to completion whilst the SFRA is ongoing in readiness for Regulation 14 consultation. **Action All.**

7. SGC Local Plan

The closing date for comments is 11th April. The Group discussed comments that need to be made including: More recognition of the NP and completed studies within it like HNA, need for visitor parking, limits of 1957 consent, accuracy of traveller site information, safeguarding land for the spine road, truck stop. An objection to the employment land inclusion would be made. Draft response to be prepared. **Action RE** To be reviewed by everyone. **Action All**

8. Planning Applications

An objection from the Steering Group to P24/02984/CLP - Land raising works necessary to facilitate warehouse development - Land Adjacent M49 Severn Beach (either side of Farm Lane) was up-loaded onto the planning portal.

RE & ND today attended a meeting with SGC Planning Enforcement officers, our Ward Councillor and members of the Parish Council. The group had identified in advance a list of eight primary sites with potential planning breaches it wished to discuss. There were two additional sites considered to be of less significance and six sites providing example of planning approval inconsistencies. Data on sites planning history was collated by searching the SGC planning portal over the last 5 years.

SGC stated they were not currently allowed to discuss 3 of the sites for undisclosed reasons. Additionally, SGC stated that they are unable to make investigations on sites where there is an open planning application. Points were raised and discussed as far as was allowed on each of the primary sites with SGC enforcement, identifying their knowledge, activities and current status.

ND will arrange for PC Clerk to thank SGC for the meeting, to summarise points raised and to record that there were restraints on conversations on 3 of the sites identified. **Action**

ND. A similar response will be agreed and prepared by the Steering Group together with any available evidence. **Action RE.**

For P25/00232/RVC Variation of condition 18 attached to permission P21/06880/F to vary the extent of last mile distribution floorspace. (Hybrid planning application, comprising of full planning permission for raising of site levels and associated enabling works to create pre-development plateau). The Steering Group will submit an objection based around what the PC will submit. **Action ND** to provide the example.

P25/00329/RM - Land North Of Severn Road Severn Beach - Reserved Matters Application pursuant to condition 1 of planning permission ref. SG4244 (dated 27th November 1957) for access, scale, appearance, landscaping and Layout, the erection of 5no. commercial buildings with associated works. Please also see P25/00342/F, P25/00328/RM and P25/00343/F. This was discussed and it was agreed the Steering Group would raise an objection around what the PC would respond. **Action ND** to provide the example. Steering group response to be prepared. **Action GS & RE**

Steering Group members are encouraged to make individual submissions on these industrial applications.

P24/02911/F Land on the corner of Bank Road and Northwick Road retrospective application for 6 traveller gypsy caravans had been validated this week. Steering group to draft a response. **Action RE.**

P25/00585/RVC was reported but the title was misleading in referring to 'erection of a building (Use Class B2/B8) to accommodate the processing and storage of chipped timber' It was believed this was for the previous identified use. This will be checked out for relevance prior to the next meeting.

9. Public Q&A

There were no guests present.

10. Financial Report

GS had distributed his financial report which was also on the shared drive. This showed no expenditure since the last meeting. The end of year account will be prepared towards the end of March with pro-forma invoices to be requested from JBA. **Action GS.**

11. Communication with other Agencies

- RE attended and reported on the NP at the PC meeting on 3/3.
- JM attended the online Community Engagement Forum with the major news being completion of land deals and commencement of construction in April of the M49 slip road.
- RE had received a call today from agent Stuart Rackham enquiring about NP progress.

Contacts with other agencies were considered to have been already identified earlier in these notes.

12. Any other Business

None.

13. Confirmation of Actions

Actions arising from the meeting were confirmed for inclusion in the minutes.

14. Date(s) of Future Meetings

| Agreed dates:

22nd April at Emmaus (previously agreed).

13th May at Emmaus (agreed).

Meeting closed at 21:42.