



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
Cranmoor Villa, 31, Cross Hands Road, Pilning, BS35 4JB.
E: neighbourhoodplan@pilningsevernbeach-pc.gov.uk

Meeting Notes for Neighbourhood Plan Steering Group 16th July 2024 7pm at Emmaus Church

1. Present

Richard Edwards (RE), John Miller (JM), Nick Davies (ND), Gill Cox (GC), Gary Sheppard (GS), Robert Goard (RG), Mike Harrison (MH), Peter Johnson (PJ). Online: Stuart Todd.

Apologies: None

Guests: None.

2. Declarations of interest

None new.

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

Preparation of a draft response to NWR and SGC emphasising the benefits of moving the double platform a short distance to the south. **Action MH. - ongoing**

There had been no further contact from the agent for Meadow View, Bank Road. Attempts to contact them by phone has been fruitless, with no response to messages left.

RE had emailed the 5 parliamentary candidates to ensure awareness of our NP. Responses were received from two. It was not known who would be replacing Claire Young as Leader of SGC.

InView Newsletter – RE has modified the left panel of the report for its next edition. It was agreed that a paragraph would be prepared to explain that any site proposals included in the finished NDP will still be subject to planning approval at a later stage. **Action GS.**

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

4. Discussion on Implications of Change of Government and Likely New Planning Policies

ST led on this topic and provided a summary of expected changes which included: use of grey belt (not entirely clear what the scope of this is), councils asked to review Green Belt, mandating housing targets, needs for affordable housing and social housing, freeing up the CPO process. With the King's Speech tomorrow, things would be clearer in a couple of weeks. ST said changes to legislation are difficult and he did not expect there to be any significant changes for Neighbourhood Planning. GS had asked Locality's opinion on the matter, and they were in general warm to the expected proposals.

5. Flood Risk Progress

RE had sent a request to the EA on 25/6 to ask for the defended scenario data which was being checked at the time of our last meeting. With no reply, this was chased on 5/7 and

10/7, with the latter yielding a response. Unfortunately, the EA had found more issues in their review of the defended scenario and the model was being re-run again. They were expecting it back, mid this week, with the data being available possibly by the end of this week, providing the errors had been addressed. We had confirmed with the EA, our use of QGIS software and that we'd had no difficulty accessing previous models.

6. Evaluation of Sites

Activity on sites since last meeting:

For the request to SGC Property Services for discussions in support of potential parking at New Passage and Shaft Road, with the help of Patrick Conroy, RE finally received a phone call from Chris Cox on 8/7. There was a clear and constructive discussion which was summarised in an email from Chris Cox on 9/7, subsequently shared with the Steering Group. A consensus was obtained from group members to proceed with the actions in the email prior to this meeting. RE had emailed Simon Johnson to request him to write to Emma Blackham, SGC, to formally request SGC to take this forward. RE spoke with Simon Johnson this morning, who then emailed SGC. The email was read out at the meeting.

For Shaft Road, there had been no further correspondence from the residents that came to the last Steering Group meeting. For the road adoption issue, this would be taken up with SGC once a response from Emma Blackham was received. **Action RE ongoing.**

The proposed areas for parking at Shaft Road and Promenade Gardens had been used for the Severnside Festival on 13th July. Both had gone well with no access issues at Promenade Gardens. ND reported, he discovered in preparation for the festival, there is a large overgrown area at the allotment end that could also be considered for parking, if cleared. The PC has received Heads of Terms from SGC for Promenade Gardens lease, but unfortunately it arrived 2 days after the last PC meeting before the summer break.

Chris Cox's email also covered the site at Gypsy's Platt and the potential for an access road through the school grounds. He advised that the school was on long term lease to the Castle School Education Trust. It was agreed prior to this meeting, we would proceed with making an approach to set up a meeting. Several calls had been made to the school without reply, additionally, RE had visited the school and spoken with the receptionist but the contact information had still not been made available. If this did not materialise in the next day or so we would make our own direct approach to the Trust. It was clarified that we are only facilitating discussions, which ultimately will not be our responsibility. GC reported that the next Village Hall Trust meeting would not be until September, but felt from discussions so far the individual trustees were not really open to the opportunities. It was agreed we will notify them that someone from the Steering Group would attend their next meeting. **Action GC.** We would decide at our next meeting who would attend. GS had represented the Steering Group at the last PC meeting and reported the barrier that arose to talking to the Trust about opportunities at their previous meeting. Nothing was said by any Parish Councillors.

RE had received an email from the owner/developer of the land adjacent to Severn Beach Station asking how we were progressing currently. A reply updated them on the flooding position.

It was noted that for the approved traveller site on the corner of Northwick Road and Bank Road that the whole area rather than the corner was being hard landscaped. The PC will raise this with Enforcement **Action ND.**

7. Development of the NDP

A review of progress on the allocated actions from sub-group meeting of 6th June was undertaken. The results of the review are recorded separately in the amended notes from the meeting. Good progress was noted and the action remains for all to continue to work on these. **Action All.**

ST left the meeting at this stage.

8. Planning Applications

P24/01148/F. Erection of 1 no. detached dwelling to include temporary road and hardstanding for 3 years. Southern Dale Northwick Road Pilning. Comments were drafted, shared and submitted to the planning portal on 27/6.

P24/01380/CLE. Land raising works necessary to facilitate warehouse development in accordance with extant planning permission granted on 28 November 1957. ND confirmed that objections to this had been submitted to the planning portal.

P23/02089/F. Plot 2 Central Park Goldcrest Way Severn Beach. Construction of a roadside facility. The SG's objections have been repeated and were drafted, shared and submitted to the planning portal on 27/6.

The refusal of the application to extend a bungalow on Redwick Road was noted and was not considered to be balanced when compared to other things being passed on Green Belt. However, it was noted the application was a little lightweight in some areas.

There were no other new planning applications known to be relevant to the NP.

9. Public Q&A

None present.

10. Financial Report

GS reported there had been no spend since the last meeting, but will put an updated report on the shared drive. GS had tried to submit the application for the additional £10K grant to Locality, but the system would not allow it. In discussion with Locality, it was agreed that we would initially put in a claim for £6K, which would be followed by one for £4k once we were clear on the scope of the flooding work.

11. Communication with other Agencies

All 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:

20th August 7pm (agreed) - Apologies MH

17th September (agreed)

Meeting closed at 21:25.