



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**

Cranmoor Villa, 31, Cross Hands Road, Pilning, BS35 4JB.

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**Meeting Notes for Neighbourhood Plan Steering Group 22nd April 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,

Apologies: Stuart Todd.

Guests: None.

2. Declarations of interest

None new.

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

ND had today edited the pop-up boxes on Parish Online to show clearly what data the layers represent.

RE had prepared a draft response to the SGC Local Plan and distributed for review. The response has now been submitted on the SGC website.

All other actions are covered under the agenda items below with any matters arising.

4. Flood Risk Progress

Update on Level 2 SFRA work from JBA consulting. RE had over the weekend requested an update from JBA and followed that up with further requests today. No response was received and it was thought that Peter Rook was perhaps on leave. The draft report had been expected to arrive by 25/4.

Without an update from JBA it was not appropriate to consider initiating the next phases of work.

5. Evaluation of Sites

The owner of the land at the railway sidings Severn Beach had shared an email they had received from Ben McGee of SGC. This had reinforced SGC's objectives providing car parking on the site and if required, accommodating a second rail track.

Owners of the land south of Church Road have had constructive discussions with BZP about surveys and the ecology of the site.

Emails had been shared to put in contact, owners of land in Cross Hands Road with owners of land behind the Surgery. GS has sent to the latter, some information on fencing specification.

RE had prepared and distributed a specification for parking surveys at Severn Beach and New Passage. RE, GS and RG had carried out some initial surveys. It was agreed this was fit for purpose and we should take the opportunity to carry out surveys at busy times on Fridays, Saturdays and Sundays. **Action All.** ND suggested Thursday mornings may also be busy.

6. Development of the NDP

RE had amended and distributed on 23/3, the notes from the meeting of 12th November.

RG had some more photos he can send through to MH. GS had gone through the NDP again but was unable to edit the PDF. It was clarified that MH would make the edits to the Word version of the NDP from edit contents sent to him or anything noted on the PDF. MH and RE would meet up in three weeks to work together on the edits proposed already and over the next 3 weeks. **Action MH/RE and ALL.**

7. Planning Applications

For the meeting with SGC Planning Enforcement officers, ND had arranged for PC Clerk to thank SGC for the meeting and to summarise the points raised.

A similar response from the Steering Group together with any available evidence was still under preparation, but would be distributed by 23.4 for review and submission. **Action ongoing RE.**

Submissions have been prepared and were ready for submission on the following planning applications: P25/00232/RVC Variation of condition 18 attached to permission P21/06880/F to vary the extent of last mile distribution floorspace, P25/00329/RM - Land North Of Severn Road Severn Beach - Reserved Matters Application for the erection of 5 no. commercial buildings with associated works, and 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. These would now be submitted to the planning portal. **Action RE.**

The following new applications were discussed.

P25/00943/F Land at Former Rugby Club/Allotment Gardens. Installation of 5no. shipping containers to form community workshop facility. It was agreed that a submission of support should be prepared, reviewed and submitted. **Action RE and ALL**

P25/00757/RVC. Pilning Forge. Variation of condition 18 attached to permission P23/02680/F to alter the approved plans. This was noted but not thought to change the option to use the site for residential new build.

P25/00320/F Southern Dale Northwick Road. Erection of 1 no. self build dwelling – refused. This was noted as another example where planning officers were refusing new residential builds on grounds of green belt and flooding.

P24/02795/F Building To The Rear Of Saefern New Passage. Change of Use of outbuilding (Class C3) to cattery – approved. This was noted and was considered to indicate any option for a car park on land opposite was gone.

P25/00144/F Land At Northwick, Pilning. Proposal for change of use of land to gypsy and traveller caravan site. This was discussed and it was agreed that a submission of objection should be prepared, reviewed and submitted. **Action RE and ALL**

8. Public Q&A

There were no guests present.

9. Financial Report

GS had received emails from JBA which should satisfy requirements for pro-forma invoices, but this will need to be confirmed by Locality. There has been £60 expenditure since the last meeting in payments for Emmaus Church room hire.

10. Communication with other Agencies

- RE attended and reported on the NP at the PC meeting on 7/4.
- RE had emails from Stuart Todd and Danny Dixon regarding support if needed for this meeting.
- Having received notes from the CEF which identified one land agreement was outstanding for the M49 link, RE had shared this with Simon Johnson for him to look into.
- Correspondence from Peter Tyzack was received inviting RE to attend a Town & Parish Council meeting on 28/4 to talk about NP as required. Additionally, he'd advised of a SevernNet Transport forum on 8/5.
- RE and ND both intended to attend the SevernNet breakfast meeting this week on the topic of Local Growth.

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

11. Any other Business

None.

12. Confirmation of Actions

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

13. Date(s) of Future Meetings

Agreed dates:

13th May at Emmaus (previously agreed). Apologies PJ.

17th June at Emmaus (agreed). Apologies GS.

Meeting closed at 20:12.