



**Pilning & Severn Beach  
Neighbourhood Plan Steering Group**  
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## **Meeting Notes for Neighbourhood Plan Steering Group 16<sup>h</sup> January 2024 7pm at Emmaus Church**

### **1. Present**

Richard Edwards (RE), John Miller (JM), Robert Goard (RG), Gary Sheppard (GS), Mike Harrison (MH), Nick Davies (ND), Gill Cox (GC).

**Not present:** Peter Johnson (PJ)

### **2. Declarations of interest**

None.

### **3. Review of actions from the previous meeting of 12<sup>th</sup> December and matters arising**

ND had established that the Group's activities are covered by the PC's public liability. JM presented the group with a copy of the 2024 Emmaus Church hiring agreement.

JM has chased the landowner of NP11, New Passage to arrange an informal, but so far without success. **Action on-going JM.**

GS was setting up a mail shot (mail chimp) from our mailing list to send out the monthly reports that appear in In View. He will send the first one at the beginning of February. **Action on-going GS.**

The inaccurate postings on community Facebook pages discussed at the last meeting had been deleted so there was no need to submit a response.

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

### **4. Financial Report**

GS had notified Locality about our agreed approach not to claim the additional grant in this financial year. GS gave a summary of the financial report which was available on the shared drive. GS will draft an end of year report for the next meeting where we will decide when it will be submitted to Locality and who by in his absence.

### **5. Green Belt**

RE had replied to Patrick Conroy's response to the Green Belt Review and Exceptional Circumstances Report. A meeting was arranged with SGC at their Yate offices for Thurs 25<sup>th</sup> January, 2pm to 3:30pm. It was agreed that RE, GS and RG would attend with JM and ND as reserves.

RE had approached Stuart Miles and ascertained his availability to attend the meeting and help in the preparation of the SGC request for a draft NP policy and supporting words for Green Belt. It was agreed that Stuart should assist with both. RE had started a draft and would develop this with Stuart, sharing with the Group prior to sending to SGC before 25<sup>th</sup>.

**Action RE.**

## 6. Flood Risk Progress

MH had completed a 'sanity check' of the data in the drafted Sequential Test which ND had distributed to the Group. MH agreed with its content as far as it can go for this or an Exception Test without the 100-year data. A request for that data from the EA had been made by RE on 18/12/2023. However, when chase on 9<sup>th</sup> January the EA said, 'the email had got misplaced'. Asked whether this meant we would receive the data by 19<sup>th</sup> January 20 working days after the original request or whether this would be delayed, we have not had a response.

MH reported that Peter Brown is chasing the same information from the EA and will pass anything on to us if he is successful.

RE had responded to Patrick Conroy's email with a copy of the draft Sequential Test and requesting a joint meeting with the EA to be set up. Patrick Conroy had not managed to make contact with the EA and yesterday gave a contact for Alex Smith to make contact directly which was done yesterday.

## 7. Evaluation of Sites

Activity on sites since last meeting:

- 21/23 Cross Hands Road. RE had responded to the agent questioning the density and lack of mix of dwelling types. A revised plan had been received on 9/1/2024 for 18 mixed dwellings. It was agreed to respond positively to what was received. **Action RE.**
- Land behind surgery. A meeting was held today with the landowners and their agent which was attended by RE, RG and GS. It was a positive meeting and which concluded that the Group should get to see an outline plan in a few weeks.
- Land west of Ableton Lane. As this would now be the only site where we had not received an outline plan, a reminder would be sent to the owner/agent.
- RE had chased both Patrick Conroy and Chris Thomas for a meeting with appropriate officers to discuss SGC assets in Property Services. This morning RE had a call from Chris Cox and briefed him about the need to discuss; land at SB School, Promenade Gardens and the original access to St Peter's School. He will come back to the Group shortly.
- It was questioned whether there was any news on the industrial planning application for Pilning Forge site, but this was believed to be still being assessed.

## 8. SGC Local Plan

Details of the public consultations, available online and locally had been distributed to the Group. There had been no participation in that as yet but the draft plan had been read by some. Initial thoughts were as follows:

ND had looked at the mixed employment land (PSB3) at Pilning Station. This is for a significant area of 13.6h of land south of the embankment owned by Redrow and is supported by the enhancements of the flood defences. It was agreed this was not supported by the employment base (too many jobs and not enough people) together with the sustainable transport issues and Green Belt. Agreed we should ask Patrick Conroy for his views on 25<sup>th</sup>.

P&SB is not identified for residential development. The paragraph on the P&SB Neighbourhood Plan appears rather dismissive and could be more positive reflecting the consultation with SGC that has taken place.

There are 4 supported sites around Easter Compton for residential development amounting to 450 houses – PSB1&2 and PSB4&5.

The 'Green Belt lens' is not to lose any Green Belt; there are exceptions and this conflicts with the P&SB NP.

The Gypsy and Traveller policy identifies a current shortfall of 124 G&T sites and 65 for Travelling Show people. But makes no proposal for assessment of how this can be distributed more evenly around South Glos, rather than in unreasonable concentrations such as Pilning. The policy proposes to protect existing sites and to also remove them from the Green Belt. Two of these sites are in the area of land that the NP is trying to remove from the Green Belt anyway so this is a good argument for us. Additionally, the LP simply identifies the need for sites as the exceptional circumstance required to justify removal. However, protection should not remove the possible change of use to housing in the future particularly where sites are in or adjacent to settlement boundaries. 5 sites in the area of Bank Road are identified for safeguarding, 4 of which would create islands in the green belt.

Thornbury, Almondsbury and Pilning are identified as locations where health services require enhanced capacity.

The Severnside spine road from the M49 junction through to the Hallen road (Severn Road) is not in the plan.

The NPSG will through these notes and further comments to come collate its response. This will be distributed and agreed and sent through before 27<sup>th</sup> January. **Action RE.** Additionally, feedback to identify where the LP may undermine the efforts of the NP will be given to the following; Chris Wilmore **Action ND**, Matthew Riddle **Action GS**, Jack Lopresti (also to establish who will be standing for his party and how we approach them) **Action RE.**

Options for possibly obtaining LP presentation material from SGC. The Group concluded that we will not be requesting any presentation material or delivering a presentation on SGC's behalf. Reasons included;

- we believe it is an oversight by SGC not to deliver a presentation in our parish given the Local Plan's content on employment land, gypsy and traveller policy and in recognition of the aims of our NP
- We don't currently have the budget or a need for delivering a public presentation on the NP
- the presentation material/maps available doesn't appear to address the Parish to any significant extent
- the draft proposals for employment land, gypsy and traveller policy and housing in the LP do not align with the objectives and direction of the NP, it would be difficult to present that at a NP event without the presence of SGC officers to address questions.

This will be fed back to SGC **Action RE.**

## 9. Planning Applications

The following two applications were discussed but it was agreed there were no comments relevant to the NP for submission.

P23/03459/F Former St Peter's Primary School 1B Bank Road: access gates with a new access.  
P23/03430/F (Received: Wed 13 Dec 2023) Cattybrook solar farm.

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

## 10. Communication with other Agencies

RE had reported to the January Parish Council meeting. There was no other contact with agencies other than those already identified above in these notes.

## **11. Any other business**

An email had been shared on Street Vote Development Orders which the PC has asked NPSG to consider. Our views to be fed back to the PC **Action RE** were:

- For what in principle appears to be a good idea, this is a complex process with needs for design codes, EIA, FRA etc. The Group considered that a street group is highly unlikely to have the capacity to take this forward.
- It is hard to see where this could be applied in P&S as streets are already well developed. Severnwood Gardens where bungalows could be given a second storey was suggested, however this was not currently seen as a difficulty in getting planning consent.
- It states that Street Vote Groups are expected to engage with Neighbourhood Plans but there was no detail on what would take precedence. However, a street vote cannot reduce numbers of dwellings. In any case, our NP was not expected to include any policies akin to Street Vote proposals.

GS agreed to stand in to report to the PC at their 5<sup>th</sup> February meeting and prepare the February report for In View. **Action GS.**

## **12. Confirmation of Actions**

Actions arising from the meeting were confirmed for the minutes.

## **13. Date(s) of future meetings**

Agreed dates:

20<sup>th</sup> February 7pm (agreed) – RG & GC apologies.

19<sup>th</sup> March 7pm (agreed) GS apologies.

Meeting closed at 21:32.