



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
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Meeting Notes for Neighbourhood Plan Steering Group 18th July 2023 7pm at Emmaus Church

1. Present

Richard Edwards (RE), Anuran Wickramasinghe (AW), Gary Sheppard (GS), John Miller (JM), Mike Harrison (MH), Nick Davies (ND), Gill Cox (GC). Stuart Todd (ST) via Zoom
Guests: Simon Johnson (SJ), Peter Tyzack, Nicki & Rob Povey, Sue & Pete Tanner, Anne Rollings, Melissa Bevan, Sharon Biggs, Kelly Norris, Kelly Otter.

Apologies:

Robert Goard (RG), Peter Johnson (PJ).

2. Welcome of Simon Johnson P&SB Ward Councillor

RE welcomed Ward Councillor Simon Johnson to his first NPSG meeting. SJ had met with members after his election and had been briefed on progress to-date. RE also welcomed the many other guests present on this occasion and explained the process the meeting would follow and their opportunities to participate.

3. Declarations of interest

None.

4. Steering Group Membership

Gill Cox who has been a regular guest at previous meetings had submitted a membership application was unanimously elected on to the Steering Group.

Anuran Wickramasinghe will be moving away from the Parish later this month and will sadly therefore be unable to continue on the Steering Group. He was thanked for his significant contributions over the last 2 years and will be greatly missed by the NPSG and the community in general.

Nominations were sought for a replacement Vice-Chair. John Miller was proposed by Nick Davies and seconded by Gary Sheppard and was unanimously elected.

5. Review of actions from the previous meeting of 13th June and matters arising

After 5 phone calls to SGC, RE has managed to register directly with SGC Planning for the group to receive our own notifications.

2023/24 Grant Application – position of availability still not declared by the government. Our intention continues to be to claim the hand back and additional Stage 2 grant of £8,000 once available. **Action GS on-going.** The NPSG has engaged with Jack Lopresti MP to find out what is happening. The delay also stops any Technical Support work from Locality.

The inputting of further site detail into Parish Online from the up-to-date Land Registry spread sheet. **Action ND & GS – still on-going.** To be completed before next meeting.

For NP11, the approach to the son of deceased landowner via registered email has still yielded no response. **Action GS on-going.** JM believes he may have a phone number he can pass on to GS, **Action JM.**

All other actions from the previous meeting were considered to be completed and closed, with any matters arising described below.

For NP 15, the land on the corner of Bank Road and Northwick Road (A) RE had spoken with the solicitor representing the landowner again on 14/6 to get an up-date and to request a meeting. However, the solicitor has not come back with an opportunity to meet and the state of sale is unknown. ND had however been told by the planning officer that it has been sold (the name being different to that given by the solicitor) and this was now being progressed. SJ advised this would be put to committee and the NPSG and PC would have the opportunity to speak at a site visit. In discussion with the owners of the land behind the surgery, the NPSG had advised them to attempt solicitor to solicitor contact.

For NP11, ND had approached the owner of small piece of land opposite No. 5 New Passage who had stated this would not be available.

MH & RE had met with the owners of St Peter's Farm, Bank Road on 14/7, to brief them on the NP. It was a positive meeting and the owners are considering whether to submit a CfS form for barn conversions.

RE had spoken to Stuart Miles who, with some notice will be available for further work, but saying he is better suited to the Green Belt activities rather than the flooding which should go to a specialist flood consultant.

6. Financial Report & Project Plan

Nothing to report other than receipt of an invoice for hall hire from Emmaus Church.

7. Feedback on Meeting with SGC 6th July

This was attended by RE, ND, GS & RG.

It was a positive meeting, limited to attendance from Strategic Planning (Patrick Conroy, Danny Dixon and ST (remotely) rather than other departments who could talk about SGC land assets. There was not enough time to look into the detail of any potential sites, but now having identified potential sites discussions focussed on solutions for flood risk and Green Belt that would be required before reaching the regulation 14 consultation.

Flood Risk

Agreed that the NPSG must resolve approach to flood risk and demonstrate how the sequential and exceptions tests will be passed on any sites allocated in the NP.

The NPSG needs to prepare a technical brief that can be used for flood risk consultants to prepare a cost for delivery of a bespoke report. SGC has worked with JBA on strategic flood risk in the past and has supplied a contact for them. Funding for this work could be through Locality, although not currently available, or shared cost with SGC or paying someone like JBA or a combination of these approaches. It was agreed we would initially put together our own initial specification document over the next week or so which would summarise our position and understanding. **Action RE & ND.**

Green Belt

Green Belt is a concern for potential sites in Pilning and not those in Severn Beach. Modifications to add land to the Green Belt around Severn Beach has been put on hold until after the NP is finalised.

SGC does not consider that the current adopted Local Plan provides the relevant 'hook' outlined in NPPF to allow changes through a neighbourhood plan. The new Local Plan which could contain that hook will not be available until late 2025. So there is a risk with the NP being earlier amendments to the Green Belt could be rejected at examination stage. SGC advised the NPSG to seek technical and legal advice and to justify from the planning process and using examples where other NPs have addressed this. RE has drafted a briefing document and shared this with the group today. This has used wording from Little Aston, Lichfield, but more work needs to be done on it by the group with further references included. **Action All.**

Stuart Miles may be considered for the technical support.

RE identified that advice received was that removing and adding land to the Green Belt were separate processes and a Green Belt swap would not work in a NP. However, we should look for examples. PT advised that the concept of adding land to the Green Belt came out of the old Parish Plan and balance of Green Belt would be controlled by the combined local authorities of the Bristol and Bath area.

8. Feedback on Severnside Festival

Despite the indifferent weather the NPSG stand was very busy with visitors to the stand. Some speculation on community Facebook pages around development of Pilning Playing Field and individual concerns by residents living close to potential changes were popular issues. Explanations of the actual positions, the process and benefits to the community as a whole resulted in most residents leaving the festival with a better and more accepting understanding.

At the meeting there were some guests present with concerns particularly about losing playing fields and the village hall in Pilning. The NPSG took time to explain the true position and to answer to their satisfaction all further questions asked by meeting guests.

9. Evaluation of Sites

Due to the requirement for prioritising work on solutions to flood risk and Green Belt, it was agreed that evaluation of individual sites would be put on the back burner. Other than what has been already reported as follow ups to actions from the previous meeting, the following had taken place since.

On 28/6 RE & JM had met with the owner of Shirley's Café to raise awareness of the NPSG's activities to find a site for a pub/bar/licensed restaurant in Severn Beach. A seed was planted for consideration to be given for whether the café could be a potential site at any time in the future.

For NP8, the railway sidings site adjacent to SB railway station, the NPSG had received emails from the developer. Despite stating they were now outside of non-disclosure agreement phase, they have not agreed to meet with the NPSG for discussion.

For NP15, GS & RE attended another meeting with owners of land behind the surgery (B&D) last week. They confirmed that they were very supportive of extending the existing medical

facilities (e.g. pharmacy consultation rooms) and possible provision of dentistry, veterinary services, extra care accommodation, community hall, etc. They will make contact through their solicitor, with the solicitor for the land on the corner.

10. Neighbourhood Development Plan

It was agreed that work on the NDP required to take us to Regulation 14 consultation would be put on hold due to the need to progress on flood risk and Green Belt. ST explained Regulation 14 consultation and advised the NPSG it has enough work to get on with before approaching the various authorities.

11. Planning Applications

No new planning applications relevant to the NP.

There was disappointing news that Plot 9,000 had been granted on appeal despite the weight of argument against it. A conversation followed on the importance of the NP addressing green buffer zones and its likely chance of success.

12. Communication with other Agencies

Other than the communications already recorded above RE attended and reported at the July Parish Council meeting. GS had spoken with Dave Chapman at Locality.

13. Any other business

Questions from guests were answered by the NPSG. These included:

Timings for the acceptance of the NP and timings for identified developments.

The relationship between the PC and the NPSG.

AW asked the guests about methods of communications used by the NPSG and their effectiveness. Being at the Scouts coffee morning was seen as good, so perhaps more publicity at local events and outside schools to be considered. It was agreed that the Flower Show would be approached about the feasibility of the NPSG having a stand/information point at the event

14. Confirmation of Actions

Actions arising from the meeting were confirmed for the minutes.

15. Date(s) of future meetings

Agreed dates:

15th August (previously agreed) Start time 7pm - GS may be late

19th September 7pm (agreed) apologies GS.

Meeting closed at 21:50.