



**Pilning & Severn Beach Parish Council  
Planning Committee Meeting  
held on Monday 3<sup>rd</sup> November 2025.  
Emmaus Church Centre, Gorse Cover Road,  
Severn Beach BS35 4NP 6:30pm**

**COUNCILLORS:**

Nick Davies (ND); Peter Tyzack (Chair) (SKG); Graham Crane (GC) Mike Pruett (MP); Stephanie Rutterford (SR) Victoria Bywater (VB)

Also attending Jonathan Edwardes (JE), (Parish Clerk & RFO), Richard Edwards (RE) Neighbourhood Plan Steering Group and ten members of the public.

**1. Accept apologies for absence.**

(PT) Steve Graham Olga Taylor (OT); and Ian S Roberts (ISR)

**2. Minutes of the previous Planning Committee Meeting.**

The minutes of the previous Planning Meeting held on the 7<sup>th</sup> July 2025 were unanimously approved as a true record and signed by the Chair presiding

**3. To receive declarations of interest from members in respect of any matters on the agenda**

None

**4. To receive planning responses from South Gloucestershire Council**

Please see appendix A - Noted

**5. To note the following Parish Council decisions from the previous meeting.**

Please see appendix B – Noted

P24/01832/F Land Off Severn Road and Western Approach Severn Beach BS35 4PX.  
Successfully called in for committee consideration with a site meeting scheduled, but the date is pending. [Post meeting note the site meeting will be 14/11/2025]

Plots N & M (Orchard Pools and coastal land raising)

- Consent granted without referral to committee
- Decision made against Parish Council's request for committee review

Plot N Reserved Matters (between A403 and Severn Beach railway line)

- Proposal includes 4–5 warehouses of varying sizes
- Officer's report references "counsel's advice"
- Parish Council questions whether this advice, now cited in a public decision, should be accessible
- Resolved to submit a Freedom of Information (FOI) request to obtain the advice

**168/790 Action JE**

**6. To note the following Parish Council decisions under delegated authority**

Please see appendix C – Noted

The Clerk was thanked for the work undertaken in processing planning applications

## **7. To consider the following application(s)**

**P25/02322/HS Plot 9000, Land Off Govier Way Western Approach Distribution Park  
Severn Beach South Gloucestershire BS35 4GG.**

Proposal: Application for consent under The Planning (Hazardous Substances) Regulations 2015 for a Natural Gas (Biomethane) refuelling station.

- Strong opposition to the proposed development near Severn Beach due to proximity to residential areas.
- Concerns about hazardous substances and the scale of the silos, which are described as unusually large and inappropriate for the village setting.
- The proposal is seen as planning creep, deviating significantly from the original warehouse consent.
- Uncertainty over whether the site falls under COMAH (Control of Major Accident Hazards) regulations, similar to nearby fertiliser and pharmaceutical sites.
- Suggestion to consult South Gloucestershire Council for clarification.
- Noted risk element beyond standard planning considerations, requiring specialist input.
- Agreement to seek expert advice—potentially from environmental law professionals or industrial safety consultants—to articulate the risks and strengthen the objection.
- Reference to past success in engaging experts (e.g., noise and vibration consultants during sewage issues).
- Mention of potential contacts at Avonmouth or Bristol Port Company with relevant safety expertise.

**168/787 Action VB**

- Landscape planting to obscure views of the silos from the public realm (though likely ineffective due to silo height).
- Traffic mitigation: request financial contributions for road safety improvements, especially at Govier Way junction.
- Suggestion that the developer could fund a Traffic Regulation Order (TRO).
- Proposal to request an extension for the council response to allow time to consult experts.

**168/788 Action JE**

Delegation of response drafting to the Clerk.

Committee Decision:

**Unanimous, object to the proposal.**

## **8. Date of the next meeting**

To be determined as required. With no further business the meeting was closed at 19:15.