



**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 20th August 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), Peter Johnson (PJ).

Apologies: Mike Harrison (MH)

Guests: S. Storey, C. Storey, K. Phillips, G. Phillips.

2. Declarations of interest

None new.

3. Review of actions from the previous meeting of 16th July and matters arising

The response to NWR and SGC emphasising the benefits of moving the double platform a short distance to the south was completed by MH and sent on 8/8. No response received. NWR to be chased for a response **Action RE.**

A paragraph was prepared by GS for the InView Newsletter to explain that any site proposals included in the finished NDP will still be subject to planning approval.

For the parking option at Shaft Road, no response had been received from Emma Blackham SGC. RE emailed Simon Johnson today and he will chase a response. The action for the road adoption issue to be taken up continues. **Action RE – ongoing.**

The residents that came to the June Steering Group meeting to express concerns over parking at Shaft Road, were present at this meeting. It was explained to them that if this proposal is to remain in the Neighbourhood Plan, there would be opportunities to comment during Regulation 14 consultation and of course if a planning application is ever submitted. However, the residents were encouraged to put any concerns in writing now so they may be considered when there are discussions with SGC.

ND confirmed the PC had raised the hard landscaping issue on the approved traveller site on the corner of Northwick Road and Bank Road with SGC Enforcement, as well as that of an additional pitch appearing on the north side.

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

4. Flood Risk Progress

RE had requested an update from the EA. A reply from Colin Taylor today said they'd received the updated (and hopefully final) defended scenario set of model files on Friday last week. Depending on the outcome of the EA review, the soonest they would be able to provide us

with the results of the defended scenario would be week commencing 2/9. This was seen as the most positive estimate so far and there were some reasons for optimism. Should the data become available when indicated, ND confirmed he would be available to progress.

5. Evaluation of Sites

Activity on sites since last meeting:

For access to the site at Gypsy's Platt, RE had attempted to arrange a meeting between Castle School Education Trust, SGC and the developer. This had proven difficult and was not going to prove possible now due to the holiday season. CSET suggested doing it initially by a round robin of emails. RE had provided an introduction from the NPSG, the developer had provided their proposals and CSET had given their response. We are awaiting a reply from SGC.

Options for meeting with the Village Hall Trust were discussed. It was concluded that a request be made to set up a meeting with a Trust sub-group to raise their awareness of the options and benefits with a view to meeting the developer. **Action GC.**

6. Development of the NDP

A review of progress on the allocated actions from sub-group meeting of 6th June was undertaken. Good progress was again noted. Particular issues discussed:

There were some differences of opinion communicated on how Settlement Boundaries should be used. Stuart Miles has provided his understanding. ND to approach Danny Dixon to seek his advice in general and to specifically ask how Salthouse Farm should be considered and where Northwick and New Passage fitted in their criteria. **Action ND.**

RE and PJ had started to prepare an Aspirations Document. ND to prepare some content on child day care opportunities. **Action ND.**

ND has the Green Belt map and mapped the buffer zones on Parish Online.

RE has approached Stuart Miles and got today responses on the three areas identified for him.

RG has proposed some content for extra care accommodation and design codes. RE is providing some edits.

For the census data included by GS it identified for the last 10 years, a 30% rise in housing and population. It was agreed this could not be right and perhaps was due to changes from parish to Ward. This is to be further investigated. **Action GS.**

It was agreed it was still too soon to set up a sub-group meeting to finalise the NDP content. This should be re-considered at our next meeting.

7. Planning Applications

It was noted that the planning application for Severn Dale had been refused. However, SGC are considering approving a different new dwelling retrospectively where similar constraints should apply but the planning process had been ignored. It does not seem right that in the second scenario the applicant rebuffing the process appears to be rewarded.

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

8. Public Q&A

Guest had departed by this stage of the meeting.

9. Financial Report

GS reported that the grant had been approved and the funds should be with us within 5 days. GS will put an updated report on the shared drive.

10. Communication with other Agencies

RE had attended online the SGC Local Plan pop-up meeting. There was no new content relating to our parish, e.g. new housing, employment land or traveller sites.

All 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:

17th September (agreed)

15th October (agreed) – PJ apologies

Meeting closed at 21:18.