



**Pilning & Severn Beach Parish Council
Planning Committee Meeting
held on Monday 7th July 2025.
Emmaus Church Centre, Gorse Cover Road,
Severn Beach BS35 4NP 6:30pm**

COUNCILLORS:

Nick Davies (ND); Peter Tyzack (Chair) (PT) Steve Graham (SKG) and Ian S Roberts (ISR)
Quorum: Confirmed, four councillors in attendance.

Also attending Jonathan Edwardes (JE), (Parish Clerk & RFO), Richard Edwards (RE)
Neighbourhood Plan Steering Group.

1. Accept apologies for absence.

Graham Crane (GC) Mike Pruett (MP); (OT); Peter Tyzack (PT); Stephanie Rutterford (SR);
Mike Pruett (MP)

2. Inaugural meeting no minutes to confirm.

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

P23/03069/F The Pump House Station Road Pilning Bristol South Gloucestershire Change of Use from offices (Class E) to 1no. dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) (retrospective). **Approve with Conditions**

P24/02984/CLP Land Adjacent To M49 Severn Beach South Gloucestershire Land raising works necessary to facilitate warehouse development in accordance with extant planning permission granted on 27 November 1957. **Approve Certificate of Lawfulness.**

P25/01234/HH 22 Prospect Road Severn Beach South Gloucestershire BS35 4QB Erection of a single side extension to form additional living accommodation. Rebuild front porch. **Approve with Conditions.**

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

None

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

P25/00643/F Land at Whitehouse Barn Whitehouse Lane Severn Beach South Gloucestershire BS35 4NN **Objection**

P25/01028/F Demolition of dwelling. Erection of 1no. self-build dwelling with associated works. **No Objection**

P25/01155/HH 1 Albert Road Severn Beach South Gloucestershire BS35 4PT **No Objection – conditions requested re car parking**

P25/01249/F 8020 Western Approach Distribution Park Severn Beach South Gloucestershire BS35 4GG **No Objection**

P25/01279/F Unit A4 Redham Works Redham Lane Pilning South Gloucestershire BS35 4HQ **No Objection**

P25/01358/PNRE The Range Distribution Centre (Goods In/Goods Out) Central Avenue Severn Beach South Gloucestershire BS35 4EL **No Objection**

P25/01234/HH 22 Prospect Road Severn Beach South Gloucestershire BS35 4QB **No Objection**

P25/01368/HH Elmsfield House Church Road Severn Beach South Gloucestershire BS35 4NL
Request for more detail

P25/01175/RM Former Avlon Works Severn Road Hallen South Gloucestershire Erection of 1no. storage and distribution unit (Class B8), with ancillary office space, vehicular, cycle and pedestrian connections, external yards, parking, landscaping and associated works with appearance, landscaping, layout, and scale to be determined. (Approval of Reserved Matters to be read in conjunction with outline permission P25/00232/RVC (formerly P21/06880/F).

Objection

7. To consider the following application(s)

P25/01495/F Land At 16 Redwick Road Pilning South Gloucestershire.

Proposal: Demolition of existing dwelling and construction of 2 semi-detached houses with frontage parking.

Discussion:

- Members noted concern about direct access onto Redwick Road with no turning space, requiring vehicles to reverse out.
- Existing layout may not comply with highways safety best practices.
- Blandness of design was raised; councillors felt it lacked character and did not enhance the village street scene.
- Question raised why access wasn't proposed via Redwick Gardens (private road) but not currently adopted.

Committee Decision:

Object to the proposal. Reasons:

- Road safety concerns due to frontage parking without turning space on a busy stretch of road.
- Lack of architectural interest or contribution to local character.
- Recommend revisiting access layout and improving the house design.

8. Date of the next meeting

To be determined as required. With no further business the meeting was closed at 21:30. Note meeting was rescheduled to after the Full Council meeting at 9:15pm due to initially being inquorate.