



Pilning & Severn Beach Parish Council Meeting held on Monday 5th June 2023. Pilning Village Hall Cross Hands Road Pilning BS35 4JB 7pm

M49 J1 PRESENTATION REGARDING M49 J1 PROJECT PROGRESS

The Parish Council welcomed Kelvin Packer from South Gloucestershire Council to give an update on progress with the M49 Junction 1 link road.

Planning Application

- Application submitted in March and first round formal consultations have taken place.
- From that consultation process the following work has been undertaken
 - Transport Assessment – this required further modelling given the possible future development of the area. New modelling criteria has been agreed.
 - Air quality assessment – given the changes in the transport assessment modelling it is now necessary to revisit the air quality assessment. Also that data models were impacted by Covid lockdowns and therefore additional information is now required.
 - Habitat regulations assessment – surveys have been undertaken
 - High pressure gas main – extra care is required to make sure the pipeline is properly protected when the link road is built over it.
 - KW explained that the team expects to have the planning questions answered by the end of August. There will then follow a second period of consultation to which the Parish Council will be invited to comment.
- The overall project has shown up the need to comply with the new Biodiversity net gain requirement and therefore this will ensure wildlife is adequately protected.
- Archaeology assessment has been completed.
- Significant progress has been made with the design of the link road since the last update.
 - Embankment design has been agreed
 - Ground stabilisation technique has been agreed, to address the poor ground conditions
 - Final stages of detail design for technical signoff between South Gloucestershire Council and National Highways. Both being required as the link road joins the existing structure. Both agencies are working closely together.
 - Agreed the future maintenance for both the gyratory and link road, KW was delighted to report that the existing junction will be maintained by National Highways and only the link road will be maintained by South Gloucestershire Council.
 - Further design work has taken place to complete the cycle path link with Goldcrest Way.
- Land transfers – good progress is being made on this aspect of the project, now in the hands of the South Gloucestershire Council legal team and the lawyers at National Highways.
- CPO – The option is still available to use a Compulsory Purchase Order on some land at the link road site. Triggering the CPO is dependent on getting the outstanding elements of the planning permission approved (see above). Extreme care is being used that the planning permission and CPO are correct as any failure will significantly impact the timescale of the project.
- Projected timescales dependent on planning permission
 - Planning committee in August 2023 – although this may slip to October 2023

- Land acquisitions completed December 2023 or March 2024
- Construction work begins January 2024 or March 2024
- Completion date approximately January 2025 or March 2025.

COUNCILLORS: P Tyzack (PT); Olga Taylor (OT); M Pruett (MP); Nick Davies (ND) and Ian Roberts (ISR)

Four member of the public.

1 Apologies for absence

None

2a Co-option of Councillors

Ian S Roberts, under the 35-day period following an election the Parish Council can co-opt without the need for a further election. Acceptance of Office signed.

The Parish Council received an application from Janette O'Neill and after consideration

Proposed ND and agreed unanimously

Resolved for the Clerk to deal with the co-option

Action JE

2b Declarations of Interest

To receive declarations of interest under the Localism Act 2011 – being any pecuniary interest in agenda items not previously recorded on Members' Register of Interests.

None.

3 Minutes of the previous Parish Council Meeting

The minutes of the previous Parish Council Meeting held on the 15th May were unanimously approved as a true record.

4 Matters arising

Severn Beach School contact – PT is yet to speak to the head teacher.

Action PT

Adapted housing complaint – The Clerk has received a written response from SGC Housing with information from Bromford – circulated to Cllrs and original correspondent.

Item closed

State of the A403

Resolved to escalate this to the District Councillor

Action SJ

Pilning station timetable study – still nothing to report at this stage. Interesting to note though that GWR are retiming trains in the same way that the timetable study did.

Resolved to continue with this item

Action JE

Speed restriction on Redwick Road West

Petition passed to the new District Councillor previously

Resolved to escalate this to the District Councillor

Action SJ

Bramble removal at Pilning Tennis Court – TD has inspected the bramble and there is very little that needs to be done. The Parish Council did instruct a contractor to clear the bramble 18 months ago. TD is happy to include strimming back the section on his weekly rounds at Pilning Playing Field. Another section of bramble also needs to be considered for clearing.

Resolved for the Clerk to investigate the issue

Action JE

Tennis Court upgrading – this is an issue that the new District Councillor has an interest in.

Resolved to escalate this to the District Councillor

Action SJ

Press statement – PT and ND work in progress, however this will be discussed with SJ

Action ND & SJ

Bench replacement – Clarification was given by the Clerk as to which bench is due to be replaced.

Noted that reusable parts of benches should be retained to repair existing benches.

BAM Nuttal sea wall defences- meeting on Wednesday 14th June PT attending

Action PT

Course of action to reduce speeding on A403 – Work in progress

Resolved for the Clerk to continue this item

Action JE

District Councillor Simon Johnson (SJ) joined the meeting

Severn Beach bus shelter lights - still on all night

Resolved for the Clerk to contact Severnside Rail Partnership again

Action JE

QR code for the tennis court – the Clerk ran into difficulties sharing the QR code from the Parish Council Google account. OT happy to host the information.

Action JE & OT

Village agent – WERN announced that they have appointed a village agent for Pilning & Severn Beach Parish.

Resolved for the agent is to be invited to speak to the Council at a future meeting.

Action JE

5 Correspondence

See appendix A

Community Infrastructure Levy Neighbourhood Portion – explanation and breakdown of how the Community Infrastructure Levy has been calculated.

Request for financial assistance – The Clerk was able to point the correspondent in the right direction.

Severn Tunnel Works – Green Lane currently subject to single file traffic for the enabling works.

6 Accounts for Payment

See appendix B

Tim Dark	£209.00
GB Sport & Leisure – replacement Severn Beach matting	£354.00
HMRC	£236.19
SevernNet	£30.00
Play Inspection Co	£204.00
Total	£1033.19

Revised total

£14722.05

Accounts were approved four agreed one abstention.

Action JE

.1 Bank reconciliation for the previous month see appendix C

To comply with Parish Council Financial Regulation 3. viii the Chairman was presented with the bank reconciliation.

Resolved that the bank reconciliation report for May 2023 be approved.

7a Public Participation

Cross Hands – request for an update

Resolved for the Clerk to chase up South Gloucestershire Council Enforcement

Action JE

Benches on Gorse Cover – Clerk is in the process of letting the contracts for getting the concrete pads made.

Litter bin near Pilning Shop – resident requested that a general South Glos litter bin is placed near to Pilning Shop. The resident is willing to suggest locations where a bin could be placed.

To be added to the July agenda

Action JE

Flower show awards - an organiser of Pilning Flower Show asked if the Parish Council would be providing prizes for best allotments and front gardens again this year.

To be added to the July agenda

Action JE

7b Report from District Councillor

The Parish Council received an aural report from District Councillor Simon Johnson.

8 AGENDA ITEMS

.1 To decide on safety signage at Severn Beach Sea wall

This item is in response to the recent incident at Severn Beach with two members of the public needing to be rescued, having been stuck in the mud.

Resolved for the District Councillor to speak to the Emergency Planning Officer at South Gloucestershire Council about emergency access and signage.

Action SJ

Some consideration to be given to getting Coastguards to attend an assembly at Severn Beach and Pilning schools.

.2 To decide on maintaining a planter at Pilning railway station

Funding application has been made to GWR Community Fund for a planter. The application is still to be determined. In principle the Parish Council would be willing to take on the asset for future maintenance.

Resolved to discuss again once the outcome of the application is known

Action JE

Cllr Pruett left the meeting

.3 To review the Parish Council Action Plan

Amendments to the Action Plan were circulated previously. ND explained that the Action Plan should be considered, amended and referred to more often than it currently is and it should better show the Parish Council's aspirations for the community.

Cllr Pruett re-joined the meeting

Three minor alterations to the text were agreed

PT proposed to accept the amended Action Plan – agreed unanimously.

Action JE

.4 To report to BDO LLP any conflicts of interest regarding the external audit

There are no conflicts of interest

Proforma signed by Proper Officer and Chairman

Action JE

.5 To decide on requesting support for the Youth Activities Offer 2024-2029

Following an email approach, the Parish Council were invited to buy into the Youth Activities Offer. Costs are prohibitively high for this parish. ND requested that South Gloucestershire Council is asked if there is any financial assistance available.

Resolved for SJ to bring this up with the relevant officers at South Gloucestershire Council

Action SJ

Resolved for MP to approach Almondsbury Charity

Action MP

.6 To decide on receiving money and settle bills on behalf of Severnside Festival

After much discussion and against the advice of the Clerk, it was proposed that a one-off arrangement be permitted and that this will not be repeated.

Proposed by ND seconded by MP four for and one abstention

that the Parish Council would only be financially responsible if the required paperwork is sent to the Clerk regarding:-

- **Committee**
- **Constitution**
- **Bank account details**
- **Licences**
- **Insurance provision**

For the Clerk to determine that the necessary processes and safeguards are in place

Action PT & JE

.7 To decide on a response to the M49 spine road

PT referred to the South Gloucestershire Council Core strategy (2006 – 2027) and that it is expected a spine road will be constructed from the M49 junction towards Hallen. Note this is outside the M49 junction 1 project.

Resolved to get SJ to hold South Gloucestershire Council to their local plan commitment

Action SJ

.8 To decide on achievement prizes for each school

To repeat the giving £100 to each school in the form of Waterstone's vouchers.

ND proposed all, in favour.

Action JE

9. The Neighbourhood Plan

9.1 To receive a report on progress with the Neighbourhood Plan

See appendix D

9.2 To respond following the Neighbourhood Plan Meeting with the Parish Council.

The Parish Council is a landowner with assets that have potential for development. Discussion was had over whether Parish Council land is still available for development.

Differing views were expressed as the sale of Pilning Playing Field and Pilning Village Hall could allow the development of another site with state-of-the-art facilities for the Parish. The differing

view is that Pilning Playing Field must be retained in perpetuity.

Great respect is shown for Pilning Village Hall but the building is 90 years old and is desperately showing its age. The Parish Council has a meeting scheduled with Pilning Village Hall Management Committee in part that will be to get their views on possible redevelopment.

ND proposed and PT seconded that the two Parish Council owned sites of Pilning Playing Field (including hall) and Pilning allotments be left in the Neighbourhood Plan as sites for potential development.

Three for and two against

Action ND

10 Planning

.1 Items from the public relating to planning matters.

None

.2 To decide undelegated applications for consideration.

P22/02113/O Land at the Former Filton Runway South Gloucestershire

Description: Mixed use development on 141.94 hectares of land comprising: residential development for up to 6,500 dwellings; Student Accommodation (Sui Generis); Business Office and Research development (Use Class E); General Industry (Use Class B2); Hotels (Use Class C1); Extra Care Accommodation (Use Class C2); Education provision to include a Secondary School, Primary Schools, Childrens Nurseries and further education buildings (Use Class E and F1); Community centres and uses inclusive of library, health (including GP and Dental facilities), and built sport facilities, (Use Class E, F1 and F2); Other E use class town centre uses up to inclusive of, public house and other drinking establishments, and hot food takeaway (Sui Generis) together with, supporting infrastructure and facilities including demolition, ground works and remediation, highways and parking inclusive of pedestrian and cycle routes, public transport inclusive of Metrobus route and rail station, utilities, landscaping, sustainable urban drainage, water basins and public open space. Outline application including access, with all other matters reserved.

Decision deadline 07/07/2023

Parish Council Comments to South Gloucestershire Planning

Pilning & Severn Beach Parish Council does not object to this planning application. However, the following concerns must be taken into consideration.

The development is obviously welcome in principle for the housing it will bring, however the wider impacts of the proposals need to be more carefully considered.

Incoming residents will inevitably search for work, and the greatest supply of new jobs is in Severnside. The most likely route to Severnside would be by private car, via one of two minor roads therefore additional traffic modelling work needs to be undertaken in conjunction with this development. What is really needed is an additional direct bus service from the area of the Arena through to Severnside. It also becomes increasingly urgent to bring forward the re-opening of the Henbury rail line through to St Andrews Rd, serving stations at Henbury, Hallen and Chittingen.

P23/01661/CLE Salthouse Farm Park Shaft Road Severn Beach South Gloucestershire

Description Use of land as a caravan site with ancillary areas, two residential dwellings and agricultural.

Not a straightforward application, the camp site was in existence before the planning act of 1947. Anything that existed before then had consent. Retrospective planning application was sought but was refused but granted on appeal, subject to conditions. One condition was that the applicant

submitted a landscaping plan. It is uncertain whether this plan was ever submitted. The application P23/01661/CLE seeks to clarify the extent to which development of the site can take place. South Gloucestershire Council now needs to determine where permitted development can take place.

Decision deadline 16/06/2023

Parish Council Comments to South Gloucestershire Planning

Pilning & Severn Beach Parish Council objects to this planning application. Some of the development is obviously lawful e.g., where caravans are now. However, Annex 8 to Circular 10/97 which advises that it is "vital that the certificate indicates precisely the area of land to which it relates (normally by means of an attached, scaled site-plan); precise details of what use, operations or failure to comply with a condition are found to be lawful, why and when". Also, para 8.17 of the same which states that "for example a LDC for a caravan site might typically include the number and type or size of caravan found to be lawful at the application date and, where the use is seasonal, the calendar dates on which the use then took place." Therefore, development outside of these boundaries is not lawful.

.3 To report South Gloucestershire Council planning decisions.

P22/06975/F 8020 Western Approach Distribution Park Severn Beach South Gloucestershire BS35 4GG Erection of 2 no. single story plant rooms and 1 no. liquid nitrogen storage tank with ancillary equipment and 1.8m high security fencing. Approve with Conditions.

P23/00156/HH Churchside Gorse Cover Road Severn Beach South Gloucestershire BS35 4NP Erection of a single storey front extension to existing detached garage. Approve with Conditions.

P23/01053/HH Fairview Bank Road Pilning South Gloucestershire BS35 4JG Erection of 1no. outbuilding to form garage and store. Withdrawn

.4 To receive an update on outstanding enforcement issues.

Cross Hands – already mentioned in public participation.

Land surrounding Pilning station – South Gloucestershire Council Enforcement are progressing using their statutory rights.

Chapel View Northwick – no activity recently

.5 To decide on professional legal advice – ref Orchard Pools

SJ is discussing this with the new leader of South Gloucestershire Council, with a view to removing delegated powers from this case. Therefore, the decision to enforce would be made by South Gloucestershire Full Council instead.

Agreed for PT to forward all the relevant documents to all SGC councillors.

Action PT

10 Severn Beach Centenary / Jubilee

No report

11 Updates

11.1 Village Halls

11.1.1 Severn Beach Village Hall

PT to attend the next meeting of Severn Beach Village Hall committee instead of MP.

11.1.2 Pilning Village Hall

Parish Council are due to meet the Village Hall Management Committee on June 14th to discuss a range of issues with the building.

11.1.4 Pilning Playing Field

Pilning Playing Field is in satisfactory condition. Recent graffiti has been removed from the teed hut and grass has been cut.

11.2 Allotments

11.2.1 Severn Beach Allotments

The Clerk has relet two allotments. Five allotment tenants have been made aware that their plots are not up to reasonable standard as per the contract. Action plans now in place for these.

.2 To decide on a skip and signage for Severn Beach allotments

Skip is in the process of being ordered, looks to be in the £450 mark. Consideration to be given for signs to stop dumping general waste.

Proposed ND all in favour

Action JE

11.2.2 Pilning Allotments

Inspection carried out. One or two are looking a bit weary but most are doing well.

11.3 Burial Grounds

11.3.1 Pilning Cemetery

Clerk met with the Cemetery Clerk (OM) to discuss various issues with the cemetery. It was discovered that the groundworks contractor in recent weeks has not been properly fulfilling their contract. Areas of the cemetery have been left uncut. OM has been in contact with the contractor.

OM to prepare quotes for the repair of several graves in the first row of the old cemetery. Information is to be placed on the notice boards, website and Facebook for relatives to come forward.

Agreed to have a cemetery working party on July 15th 2023, starting 10am.

11.3.2 Northwick Cemetery

No report

11.3.3 Northwick Tower update

No report

11.4.1 Pilning Station

See 8.2 and some good news, even on a strike day Pilning station managed to have a train call. Severn Tunnel works will mean that over the next few weeks Pilning will have a bi-directional service via bus and taxi.

11.4.2 Severn Beach Station

Nothing to report other than the bike shed lights, see matters arising.

12 Communication

12.1 In View

Suggested items for the next edition

- Coronation project grant
- Casual vacancies
- Congratulations to Jet O'Neil on becoming a Parish Councillor
- WERN Village agent appointment
- Thanks to departing District Councillor
- Parish Council action plan refresh
- Encourage residents to report potholes items to South Gloucestershire Council and Fix my street

13 Reports from external meetings

None

14 Update from Councillors on "Report it" reference numbers.

None

Date of Next Meeting

The date of the next Parish Council meeting will be on Monday 3rd July at Emmaus Church Centre Severn Beach. There being no other business the meeting was closed at 21:52

Pilning & Severn Beach Parish Council – Full Council meeting 5th June 2023
Minutes approved as a true and accurate record and signed as so by the Chairman presiding.

APPROVED

APPENDIX A – CORRESPONDENCE

Date	Type	Detail	Action
15/05/2023	Email	Neighbourhood Planning Grant return	Noted
16/05/2023	Email	New Passage Hedgehog pics	Noted
16/05/2023	Email	Community Infrastructure Levy Neighbourhood Portion	JE Replied
16/05/2023	Email	Beach clean at Severn Beach	JE Replied
16/05/2023	Website	Email from Website - joining parish council	JE Replied
16/05/2023	Email	Grass cutting	JE Replied
17/05/2023	Email	ICO - Renewal confirmation ICO:00013298212	Noted
17/05/2023	Email	WERN recruitment	JE Replied
17/05/2023	Email	Village Hall re Guides	Noted
17/05/2023	Email	Re: Panattoni Park Avonmouth	PT Replied
17/05/2023	Email	Severn Beach - Spring Clean	JE Replied
17/05/2023	Email	Water at allotments	JE Replied
17/05/2023	Email	Streeting cleaning and maintenance work for Parish Council	JE Replied
17/05/2023	Email	Hedge cutting	JE Replied
17/05/2023	Email	Nice seat!	JE Replied
18/05/2023	Email	Completed work photos- Signs cleared + additional detritus work	Circulated
18/05/2023	Email	PT.7115 - (BRIDLEWAY OAY101 AND FOOTPATH OAY 111 AT SEVERNSIDE) PUBLIC PATH CREATION ORDER 2023	Noted
18/05/2023	Website	Complaint about grass growing through new tarmac on Roy Edwardes Way	JE Replied
18/05/2023	Email	Upcoming work on the Severn Tunnel - June 2023	Noted
18/05/2023	Email	PT.7542 - (FOOTPATH OAY 111 AT SEVERNSIDE) PUBLIC PATH EXTINGUISHMENT ORDER 2023	Noted
18/05/2023	Website	Complaint regarding dust being created between M49 and Marsh Common Road	JE Replied
18/05/2023	Email	Bramble clearance by PPF tennis court	JE Replied
18/05/2023	Email	Severn Tunnel Closure Communication	Noted
19/05/2023	Email	M49 J1 update	JE Replied
19/05/2023	Email	The Severn Estuary Forum 2023 - Full Programme	Circulated
22/05/2023	Email	Grass cutting at Pilning Cemetery	Noted
22/05/2023	Email	Youth Activities Offer 2024-2029	Agenda
22/05/2023	Email	Incident this evening and access problems	JE Replied
23/05/2023	Email	NALC EVENTS	Noted
23/05/2023	Email	Planning Enforcement Process, Practices and Training	Circulated

23/05/2023	Email	Complaint about the continued closure of public footpath/sea defences	JE Replied
23/05/2023	Email	Tree preservation order on Gypsy Platt, S Beach	Forwarded to MP
24/05/2023	Email	Annual Playground Inspection - Severn Beach Village Hall - Notifiable Issue	Action JE
24/05/2023	Email	Sea wall signage	Agenda
24/05/2023	Email	Pilning schedule - May/June 2023	JE Replied
24/05/2023	Email	Rail strikes next week	Noted
24/05/2023	Email	Concrete for benches	JE Replied
24/05/2023	Email	Dates for a skip	JE Replied
25/05/2023	Email	Request for financial assistance	JE Replied

APPROVED

APPENDIX B – ACCOUNTS FOR PAYMENT

DATE	PAYEE	DESCRIPTION	REF	TOTAL	VAT	NET VAT
16/05/2023	MIKE ARCHER-SMITH	AGAR and Internal Audit	s111	£150.00		£150.00
16/05/2023	PETER TYZACK	Expenses	LA(MA) 2003	£48.50		£48.50
18/05/2023	NOW PENSIONS	Pension Contribution	s111	£163.69		£163.69
19/05/2023	ICO	Data protection	s111	£35.00		£35.00
24/05/2023	GALLAGHER	Insurance	s111	£5,603.58		£5,603.58
31/05/2023	MR J EDWARDES	Wages Office & Broadband	s111	£1,326.49		£1,326.49
31/05/2023	MRS O MCINTOSH	Wages	s111	£368.00		£368.00
06/06/2023	GLASDON UK	Coronation Bench	PCA 1957 s1	£1,683.38	£280.56	£1,402.82
06/06/2023	RIDGE ROOFING	Concrete pads for benches	PCA 1957 s1	£800.00		£800.00
06/06/2023	MINIMIX LTD	Concrete pour	PCA 1957 s1	£430.00		£430.00
		Total		£10,608.64	£280.56	£10,328.08

APPENDIX C – PLANNING

P22/02113/O Land at the Former Filton Runway South Gloucestershire

Description: Mixed use development on 141.94 hectares of land comprising: residential development for up to 6,500 dwellings; Student Accommodation (Sui Generis); Business Office and Research development (Use Class E); General Industry (Use Class B2); Hotels (Use Class C1); Extra Care Accommodation (Use Class C2); Education provision to include a Secondary School, Primary Schools, Childrens Nurseries and further education buildings (Use Class E and F1); Community centres and uses inclusive of library, health (including GP and Dental facilities), and built sport facilities, (Use Class E, F1 and F2); Other E use class town centre uses up to inclusive of, public house and other drinking establishments, and hot food takeaway (Sui Generis) together with, supporting infrastructure and facilities including demolition, ground works and remediation, highways and parking inclusive of pedestrian and cycle routes, public transport inclusive of Metrobus route and rail station, utilities, landscaping, sustainable urban drainage, water basins and public open space. Outline application including access, with all other matters reserved.

Decision deadline 07/07/2023

Parish Council Comments

Pilning & Severn Beach Parish Council this planning application

P23/01661/CLE Salthouse Farm Park Shaft Road Severn Beach South Gloucestershire

Description Use of land as a caravan site with ancillary areas, two residential dwellings and agricultural.

Decision deadline 16/06/2023

Parish Council Comments

Pilning & Severn Beach Parish Council this planning application

Note from ND Annex 8 to Circular 10/97 which advises that it is "vital that the certificate indicates precisely the area of land to which it relates (normally by means of an attached, scaled site-plan); precise details of what use, operations or failure to comply with a condition are found to be lawful, why and when". Also para 8.17 of the same which states that "for example a LDC for a caravan site might typically include the number and type or size of caravan found to be lawful at the application date and, where the use is seasonal, the calendar dates on which the use then took place."

Note from PT "Much of what is claimed in the application in relation to existing park-home units, and the buildings is, to the best of my knowledge, correct. The exceptions to what is claimed are in relation to:-

a) the agricultural fields between the entrance driveway and Shaft Rd. Having lived at Green Lane and having walked Shaft Rd very regularly since 1998, I can confirm that these fields have only been used for the grazing of sheep and cattle. I have not seen them in any other use, at any time;

b) the area to the west, abutting the sea defences. The established line of park homes respects the existence of the sea wall and the need to set back from it under the requirements of the National Rivers Authority (now the Environment Agency). A previous round of raising the defences also dealt with the re-profiling of the bank behind the defences to manage the flow of any high-tide overtopping, and to funnel the invading water to the adjacent rhine

system. I believe that agreement was reached with the then owner, effectively limiting the extent of development on this side to the extant line. Since that time the current round of sea defence improvements have been created. In both cases, the subsequent engineering works, subject to planning process, will therefore have nullified any previous deemed consent, under the Pilkington Principle. The Environment Agency should be able to give substance to this."

South Gloucestershire Council decisions to note

P22/06975/F

8020 Western Approach Distribution Park Severn Beach South Gloucestershire BS35 4GG
Erection of 2 no. single story plant rooms and 1 no. liquid nitrogen storage tank with ancillary equipment and 1.8m high security fencing.

Approve with Conditions.

P23/00156/HH

Churchside Gorse Cover Road Severn Beach South Gloucestershire BS35 4NP
Erection of a single storey front extension to existing detached garage.

Approve with Conditions.

P23/01053/HH Fairview Bank Road Pilning South Gloucestershire BS35 4JG Erection of 1no. outbuilding to form garage and store. Withdrawn

APPENDIX D Neighbourhood Plan Steering Group Report – Richard Edwards

NPSG meeting since last PC meeting was on 16th May. Matters discussed and arising since as follows:

End of Year Accounts:

The Steering Group has handed back £404.56 of the 2022/23 grant money to Locality. The availability of funding for 2023-24 for the Neighbourhood Planning Support Programme has still not been announced though.

Issue 6 of the Project Plan has now been published and is available on the website.

Evaluation of Sites:

The Steering Group has instructed Locality to shelve the interim site evaluation report produced by AECOM. This was decided because AECOM deviated from the approach agreed with SGC of excluding flood risk and green belt from the evaluation. The result was that all potential sites were red flagged and deemed unsuitable. Additionally, there were many errors that would have needed considerable effort to correct at this time. Instead, the Steering Group will continue with its own evaluations and will work with the relevant authorities to establish the approaches to mitigate flood risk and where appropriate, allow development in green belt. As proposed by Locality, once that information is available, AECOM's report can be re-drafted.

The Steering Group has continued to make good progress in meeting with owners of potential sites, or their agents. A few key sites are proving difficult to engage with though. We met with the new Parish Council on 23rd May to give a brief on progress and to confirm the devolved responsibility of delivering the NP. We discussed sites and assets own by the PC and options for community facilities such as halls, playing fields and allotments. As with other landowners, this has given the PC lots to consider.

On 22nd May we had a good meeting with new District Councillor, Simon Johnson. We briefed him on the progress, and draft objectives and policies of the NP. Simon was impressed with the progress made and quality of the work delivered. He plans to attend the Steering Group meeting in July.

Planning Applications:

There were no new applications to discuss. However, the Steering Group was disappointed to see the clearance of trees at Salthouse Farm and questioned whether the original consent was valid, as a layout plan was never prepared and the sea defence shape has since changed. Landowners, inappropriately clearing trees and undergrowth in the nesting season is not only illegal and damaging to the ecology but will not enamour residents to potential new developments in the Neighbourhood Plan.

Sevenside Festival 8th July

The Steering Group will be having a stand at this event to up-date the public with progress.

Steering Group Membership:

Last month our Secretary, Penny Riches decided, due to personal circumstances, to resign from the Steering Group. We thank Penny for her contributions and hope Robert Gourd will be taking on the role of Secretary at our next meeting.

Next SG meeting 13th June