



**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 19th September 2023 7pm at Emmaus Church

1. Present

Richard Edwards (RE), John Miller (JM), Gill Cox (GC). Robert Goard (RG), Nick Davies (ND). Stuart Todd (ST) via Zoom). Guests: Peter Johnson, June Moxham, Vicky Moxham, Sam Padbury, Iris Sell, Lynn Hunt and Malcolm Hunt.

Apologies:

Gary Sheppard (GS), Mike Harrison (MH), Anne Rollings.

2. Declarations of interest

None.

3. Review of actions from the previous meeting of 15th August and matters arising

JM had written a letter to the landowner of NP11, New Passage, but had had no reply. As this was our final option to make contact it was concluded that this land will be considered unavailable.

For addressing the Sequential Test approach ND had been awaiting a meeting with Chris Wilmore, which had now taken place before preparing a letter which would go to SGC for their formal acceptance. This would now be drafted and circulated over the next week. **Action ND on-going.**

RE had amended the wording of the Green Belt summary document and this had been shared with Stuart Miles.

ND had established that the PC had not commissioned any usable consultancy work on assessment of the green belt situation.

For P23/02267 changing 2 bridges over rhines to culverts. It is to be checked whether the Parish Council had made the comment to ensure the issue is considered by the drainage board. **Action. ND.** RE had registered a comment on behalf of the Steering Group.

Our draft agendas for Steering Group Meetings are now being published on the website.

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

4. Financial Report

RG reported on behalf of GS. Our grant applications had been approved for the full amount and the money was now available to spend in the bank account. The only expenditures were for hall hire and Parish online. GS to establish the amount due for Emmaus Church. **Action GS.** For Parish Online It was confirmed that the invoices were clear that we did not get 2

year's membership from the first subscription, but did get an annual discount. Agreed to pay £189+VAT. **Action GS.**

5. Flood Risk Progress

A proposal from JBA for £3,500 for the work had been received and distributed. This would include access to SGC flood risk information allowing the price to be significantly less than it otherwise may have been. The SG agreed that this work was necessary and urgent, therefore we should instruct JBA to commence. However, we will first establish whether any of the cost could be picked up by Locality. **Action GS.**

6. Green Belt Progress

RE has had a few exchanges of information with Stuart Mile by email in order to clarify the potential work scope. One persistent question has been how we had established the 2/5 to 3/5 distribution between Pilning and Severn Beach for housing numbers. This is proportional to the current village sizes and the need for sustainability of both villages. We are still to receive a specification and price for the work, but estimate we will have this in the next few days. It was agreed that a decision to appoint could be made at the subgroup meeting on 26th Sept.

7. Evaluation of Sites

We had received on 16th August from Danny Dixon, SGC's site schedule comments. RE had informed the owners of SG033 of SGC's recommendation not to proceed with their site on the basis of SNCI. The owner has come back with an ecological which they believe would challenge that. It was agreed that we would decide on how to process that and the rest of the detail of SGC's comments at the sub-group meeting on 26th.

Activity since last meeting:

- SG033 – a above.
- Corner of Bank Road and Bank Road - Despite our protestations this application for a travellers' site was approved by planning committee on 17th Aug. Additionally the land was now in the ownership of the travellers on the north side of Bank Road. RE had spoken with the traveller landowner who had not ruled out the possibility of it being available at some time in the future. But subsequent opportunities to meet with him have not arisen.
- St Peter's Farm – we have now received a CfS form for the barn conversions for approx. 5 dwellings. Although on greenbelt and on the north side of Bank Road, this is likely to be deliverable due to it being a change of use. It will be added to our list of potential sites.
- SG033 Land south of Church Road – see above comments
- Railway sidings land, RE, JM & RG attended positive meeting with landowner and SGC transport planning officer earlier this afternoon. Meeting arranged by SGC with NWR for 25th Sept at 13:00 via teams. ND would not be available for this.
- Cross Hands Road land owner made contact to say their builder/architect had looked at the access and believe it can be appropriately wide enough.

8. Neighbourhood Development Plan

Once more, it was agreed that no further work can be done currently on the NDP and taking it to Regulation 14 consultation.

9. Project Plan

After a short review it was agreed that given the delay in funding availability, we had probably lost a minimum of 5 months. It was not possible due to time it would take to make detailed

amendments to the plan in the meeting. A new draft would be prepared and distributed with the aim of agreeing it at the October Steering Group meeting. **Action. RE.**

10. Planning Applications

The following applications had been identified prior to the meeting:

P23/02089/F Plot 2 Central Park Goldcrest Way Severn Beach for petrol station, shop and fast-food outlet. This was discussed and it was agreed that it was not appropriate that the site didn't make any provision for HGV parking and that the issue of a truck stop appropriately placed near the motorway junction was not being addressed. Initially it was proposed that a comment to this effect should be lodged by the SG, however after further discussion it was agreed that it should be made as an objection. A draft is to be prepared and distributed.

Action. RE.

No other new planning applications relevant to the NP.

11. Communication with other Agencies

Some already recorded above but included: RE-report to Parish /council, Ben McGee, GS-Dave Chapman Locality, RE/GS-Peter Rook JBA, RE-Stuart Miles, ND-Chris Willmore, RE-various residents following newsletter sent out on 21/8

12. Any other business

RG asked about the likely date for completion of the coastal path to Aust. ND and RE understood this was now likely to be Spring 2024.

13. Confirmation of Actions

Actions arising from the meeting were confirmed for the minutes.

14. Date(s) of future meetings

Agreed dates:

25th Sept 7pm Sub-group at Wainbridge House, Pilning. Apologies: probably ND.

17th October 7pm (previously agreed)

14th November 7pm (agreed)

Meeting closed at 21:20.