



**Pilning & Severn Beach  
Neighbourhood Plan Steering Group**  
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## **Meeting Notes for Neighbourhood Plan Steering Group 18<sup>th</sup> June 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).

**Apologies:** Mike Harrison (MH), Peter Johnson (PJ).

**Guests:** Susan & Cliff Storey, Karen & Gareth Phillips, Luke Devereaux.

### **2. Declarations of interest**

JM with discussion under item 5 – parking at Shaft Road.

### **3. Review of actions from the previous meeting of 21<sup>st</sup> May and matters arising**

Offer of carparking at New Passage RE had sent an agreed response on 5<sup>th</sup> June to the landowner.

Preparation of a draft response to NWR and SGC emphasising the benefits of moving the double platform a short distance to the south. **Action MH. - ongoing**

For the planning application for removal of conditions for the traveller site at Meadow View, Bank Road, ND confirmed the PC had submitted objections/comments relating to enforcement.

RE had emailed the architect identified in the planning application for Meadow View, Bank Road, to attempt to contact the landowners to request whether this land could be available for future development. They had contacted the agent who had spoken with the owner who said they would be interested. The agent had telephoned yesterday and would contact again later in the week on their return from holiday.

ND had obtained a ticket for GS to attend the last SevernNet breakfast meeting.

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

### **4. Flood Risk Progress**

The EA had been chased again for a further update on the availability of the 100-year data on 30<sup>th</sup> May and 17<sup>th</sup> June. The response to the latter stated that the defended scenarios had now been received and were going through EA checks. Once completed the breach scenario would be run but the results would not be expected before mid-July. It was believed that the defended scenario would be sufficient for us to complete our Sequential and Exception Tests. Therefore a request to receive the checked defended scenario data would be made. **Action. RE.**

It was agreed, at this stage we would not take additional action to inform Locality, SGC, MPs and Councillors of the ongoing delay.

## 5. Evaluation of Sites

Activity on sites since last meeting:

- Land for car parking at Promenade Gardens, New Passage and Shaft Road:  
For Promenade Gardens ND reported that the access slope to FBW at the southwestern end was unregistered, but was considered too narrow as an entrance without traffic controls. The access at the Tea cottage end was in multiple ownership.

Requests to SGC Property services for discussions in support of potential parking at New Passage and Shaft Road and still not yielded positive responses. This was chased again on 17<sup>th</sup> June, with Patrick Conroy kindly offering to pursue. **Action RE on-going.**

For Shaft Road JM had contacted residents at the cottages who had confirmed that the end of the road beyond the yard entrance was not adopted. Subsequently a resident had met with RE to better understand the proposals and there were 5 residents present as guests at the meeting. Questions, discussions and explanations from the SG ensued at this part of the meeting and later under Public Q&A. It was concluded that the residents would email the SG with any outstanding concerns. It was agreed that road adoption would be taken up with SGC once a response/meeting with them had occurred. **Action RE.** It was agreed with support by ND, the involvement of Rob Wiltshire SGC and the PC could also be considered then. ND reported that it had been arranged for the field to be used as a trial for parking and manned by stewards for the Severnside Festival on 13<sup>th</sup> July.

- Gypsy's Platt; SGC had been approached by RE on 24<sup>th</sup> May to arrange a meeting in relation to the developer's plans for an access road. This had been chased up on 17<sup>th</sup> June but again without a reply to-date. **Action RE on-going.** The approach by GC to the Village Hall Trust had been made at their last meeting. The opportunity for them to properly consider this was lost due to the presence of the PC representative who expressing their personal views to shoot down the proposal. Further attempts for the opportunity to be considered with open minds would be made. **Action GC on-going.**

## 6. Consideration of Wider Content of NDP and Locality Guidance

The sub-group meeting on 6<sup>th</sup> June was successful and attended by all apart from GC and PJ. Notes from the meeting were now on the shared drive and provide a record of the allocated activities against the numbered clauses. MH has set up a new draft copy of the NDP on OneDrive and had sent a link to this by email. All were encouraged to ensure they have access, to progress activities allocated to themselves and to step forward to take on other unallocated activities. **Action All.**

Reported Progress:

2.7 Evidence Base Document – RE has researched Oldbury and Charfield NPs. This needs to be basically a one or two page document as an appendix to the NDP with a brief introduction and a list of links to the evidence.

5.3 Consultation Statement - RE has researched Oldbury and Charfield NPs. For OoS this is a separate 22 page document prepared for Reg 15 submission. It mostly contains the evidence from Reg 14 consultation. An initial draft has been shared on the shared drive. For Charfield this was briefer and done an appendix of the NDP.

## 7. Planning Applications

P24/01148/F. Erection of 1 no. detached dwelling to include temporary road and hardstanding for 3 years. Southern Dale Northwick Road Pilning. Agreed that the SG would submit comments consistent with those submitted for other new developments recently in relation to Green Belt and flooding. To be drafted, shared and submitted. **Action RE.**

P24/01380/CLE. Land raising works necessary to facilitate warehouse development in accordance with extant planning permission granted on 28 November 1957. Land Adjacent M49 And Farm Lane Pilning South Gloucestershire. NPSG to object to this on grounds of no need to land raise due to sea defences, need for ponds/SUDs, etc. Also this is land that could be used to address truck stop facilities. To be drafted, shared and submitted. **Action ND.**

P23/02089/F. Plot 2 Central Park Goldcrest Way Severn Beach. Construction of a roadside facility. Amendments relate mainly to landscaping and do not address and rejects provisions for HGV's. SG's objections to be repeated - drafted, shared and submitted. **Action RE.**

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

## 8. Public Q&A

As identified above (section 5), public participation was focussed on Shaft Road car parking and clarification of the Neighbourhood Planning process.

## 9. Financial Report

GS reported no change to the financial status. However, the grant application window is now open. An attempt to apply for the additional £10K bounced as it exceeds the normal amounts available. GS has approached our contact at Locality to resolve and awaits a response. **Action GS.**

## 10. Communication with other Agencies

Other than the contact with agencies already identified elsewhere in these notes, the following were recorded:

RE had reported to the PC at their last meeting on 3<sup>rd</sup> June.

GS, RE & ND had attended the SevernNet Business Breakfast in May at Severn Beach, providing information on the NP. It was noted that the interest was limited and many of the larger businesses on Western Approach were not present.

## 11. Any other Business

Now that the 5 parliamentary candidates were known it was agreed to email each to ensure awareness of our NP. **Action RE.**

Sevenside Festival - it was agreed that SG would not provide a stand this year, as we have limited new information and Reg 14 consultation will hopefully come soon anyway.

InView Newsletter – RE proposed to modify the left panel of the report for its next edition as it has said the same since it was first prepared. It was agreed the new content will reflect more the established objectives.

GC asked about the Bristol Zoo Project and new road layouts and footpaths which were discussed.

**12. Confirmation of Actions**

Actions arising from the meeting will be confirmed in the review of the minutes.

**13. Date(s) of Future Meetings**

Agreed dates:

16<sup>th</sup> July 7pm (agreed)

20<sup>th</sup> August 7pm (agreed)

Meeting closed at 21:20.