



# **Pilning & Severn Beach Parish Council Meeting held on Monday 7<sup>th</sup> May 2024. St Peter's Church Cross Hands Road Pilning BS35 4JB Following the Annual Parish Meeting at 7pm**

## **COUNCILLORS:**

Jet O'Neill (JO); Mike Pruett (MP); Nick Davies (ND); Olga Taylor (OT); (Chairman); Peter Tyzack (PT) and Victoria Bywater (VB).

Also attending Jonathan Edwardes (JE) Parish Clerk and Richard Edwards (RE) Neighbourhood Plan Steering Group and five members of the public.

**DEATHS:** The meeting held a silence in remembrance of those who had recently died Michael Gardiner formerly of Pilning

## **1 Apologies for absence**

Alison Dark (AD), Ian S Roberts (ISR), Roger Moseley and Simon Johnson (SJ)

## **2a Co-option of Councillors**

The Parish Council received an application from Stephen Graham (SKG) and after consideration Proposed PT and agreed unanimously.

Stephen Graham signed the Acceptance of Office and the Clerk received the Declarations of Interest.

## **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 2<sup>nd</sup> April 2024 were unanimously approved as a true record.

## **4 Matters arising**

Foot crossing at Chittening – this item needs to be chased up pointing out the inadequacy of the crossing provision.

**Action JE**

Recent conflict memorial – following a successful site meeting and reassurances that the alterations expected by the Parish Council will be carried out. Clerk to check additional public liability insurance requirement.

**Proposed PT seconded JO that the project should be permitted to proceed, given the previous agreement of the Council in principle to the project. Six for and one abstention**

**Action JE**

## 5 Correspondence

See appendix A

Masterplan roundabout proposals, a resident was asking for a progress report in connection with the Bristol Zoo Project. BZP contacted for an update on the roundabout.

Fires at Pilning Station area – it would now appear that Avon Fire Brigade are being advised in advance of a fire being made at the site.

Section 106 money – The Clerk has been in contact with Greg Evans at South Gloucestershire Council, chasing progress on this sizable amount of money to benefit the area.

Road closure A403 at Chittening – Network Rail are replacing a rail over water bridge on the Severn Beach line. To do this the A403 will need to be closed weekend nights in August, although times of the engineering work have not been completely confirmed.

No swimming signage – a member of the public was concerned that five people were seen going out into the Severn, unaware of the dangers that stretch of water contains. After discussion it was

**Resolved to write to South Gloucestershire Council about suitable signage.**

**Action JE**

South Glos spot cleaning – The Clerk reminded Councillors that South Glos are undertaking spot repairs and cleaning jobs around the county and for any suggestions to be sent to the Clerk.

**Action ALL**

## 6 Accounts for Payment

See appendix B

Smith Skip Hire

£326.40

Planit Gardens

£142.50

**Subtotal**

**£468.90**

**Revised grand total**

**£8179.77**

**Accounts were approved unanimously.**

**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 April 2024 be approved.**

## 7a Public Participation

Bin at Cross Hands – negotiations are ongoing with the location of another bin. Clerk to contact parties involved.

## 7b Report from District Councillor Simon Johnson

See appendix D

## 8 AGENDA ITEMS

### .1 To decide on a tree planting programme for the Parish

After discussion

**Resolved for the Clerk to ask**

- **South Gloucestershire Council again about areas of land they own for tree planting.**
- **Contact Bristol Zoo Project regarding any tree planting programme they have**
- **Project to be raised with the Neighbourhood Plan Steering Group.**
- **Consider further tree planting at Pilning Playing Field**

**.2 To decide on a broad-gauge railway display at Pilning allotments**

The Clerk had circulated an indicative illustration of the broad-gauge railway display.

**Proposed and agreed unanimously to get quotes for the work. Update to be presented at the June meeting.**

**Action JE**

**.3 To decide on funding a replacement "best front garden" trophy for Pilning Flower Show**

A concern had been raised by a resident that the flower show cup had been presented directly by the Parish Council and not by a third party. Councillors were pleased to agree that the cup was of sufficient benefit to the parish that payment for the item could be made under Local Govt Act section 137.

**Proposed and agreed unanimously to purchase a replacement cup under LGA section 137.**

**Action JE**

**.4 To decide on a request to cut the wildflower area on Promenade Gardens**

After discussion including investigating a new wildflower area on the sea wall embankment

**Proposal for the wildflower area to be cut, agreed unanimously**

**Action JE**

**Proposal for a new wildflower area to be created on the sea wall embankment**

**Action JE**

**.5 To decide taking a short-term lease on Promenade Gardens**

ND gave a resume of the activities that are being considered for Promenade Gardens.

- Miniature railway
- Car parking for part of the site.
- License for activities

This is with the objective of making Severn Beach more agreeable to day visitors without annoying the residents. Boost to local businesses.

Consideration was given to the length of the lease, this should be three years initially, giving a chance to recoup any outlay on the project.

Overspill car parking on land to the right of the Tea Cottage with a secondary gate to prevent access to the whole of the site and stones from Northwick to make a barrier across the grass area.

Noted that this would not be cost negative to the parish, however it was felt that it would give something of benefit to the community.

Clerk to investigate using CIL funding that the Parish Council has received to fund the initial outlay.

VB questioned how the car park would operate in terms of opening the gate for traffic and prevention of overnight sleeping etc. ND assured the meeting that the operator of the miniature railway would be willing to take on that role without any cost to the Council.

Note if the cost of leasing the land is too high then the project will proceed no further.

**Proposal that the Parish Council leases Promenade Gardens from South Gloucestershire Council for three years with an option to extend. Agreed unanimously.**

**Action ND**

**.6 To decide on a grant to St Peter's Hospice**

A grant application was received from St Peter's Hospice for £200. The charity does a great deal of good in end-of-life care for residents of the parish. PT gave a tribute to the work they undertook with Terry Jarvis, late of Severn Beach and former Severn Beach Village Hall Vice-chair.

## **Grant application for £200 unanimously approved**

**Action JE**

### **.7 To decide on whether to permit performances on Parish Council land at Frances Barr Walk**

PT explained there are several areas on Frances Barr Walk where impromptu performances could take place.

VB asked the Clerk what the position regarding insurance might be. The Clerk will reply in due course once the information has been obtained. ND noted that most of the groups performing at the festival provide their own insurance.

**Resolved for an online form is to be created by ND and VB and to be shared with the Clerk.**

**Action ND, VB and JE**

### **.8 To decide on whether to permit traders onto Parish Council land at Frances Barr Walk**

In addition to the points raised in item 8.7, traders will also need to have a Hygiene licence if food is sold.

Concerns were raised that the Parish Council could be encouraging traders in opposition to the established traders in Severn Beach. Where traders are doing something that established outlets are demonstrably not doing, that might be acceptable. A list is to be produced of acceptable traders and timeslots that can be allocated. This list will be reviewed periodically.

**Proposal that the Parish Council will allow conditional trading to take place on Frances Barr Walk. Agreed all in favour.**

**Action ND**

## **9 Neighbourhood Plan report on progress**

See appendix C

## **10 PLANNING**

### **.1 Items from the public relating to planning matters.**

P24/00813/F - Land Adjacent to Marsh Common Road Pilning South Gloucestershire, see section 10.2 below.

### **.2 To decide undelegated applications for consideration.**

P24/00813/F - Land Adjacent to Marsh Common Road Pilning South Gloucestershire

- Site is in flood zone 2, therefore the application would only be allowed if it passes an exception test. A flood risk assessment has been submitted with the application which appears to include an exception test. Note that the flood data from the Environment Agency is currently out of date and new modelling data is expected.
- An explanation was given to the applicant that the Parish Council will base its response on the facts of the application and any material considerations that apply.
- The site is in the Green Belt and therefore additional conditions and special circumstances apply to any potential development.
- Potential risks of additional traffic to and from the site and the speed of the traffic passing the site.
- The emerging local plan may have an effect on the application as any development along Marsh Common Road will put additional flood risk into the rhines as well as additional traffic.
- A summary list of relevant material conditions was shared with the meeting.

### **.3 South Gloucestershire Council planning decisions.**

#### Advert Approve with Conditions

P24/00512/ADV Unit 4 Central Park Central Avenue Severn Beach South Gloucestershire Display of existing 5no. internally illuminated fascia signs, 3no. wall mounted vinyl graphic signs and 1no.internally illuminated monument sign.

#### Approved with Conditions

P23/02680/F Pilning Forge Whitehouse Lane Pilning Bristol South Gloucestershire Demolition of existing dwelling and storage units. Erection of 9 no. commercial/industrial units (Class B2/B8/E(g)iii) with parking and associated works and refurbishment works to existing commercial/industrial unit.

P24/00419/F 33 Beach Avenue Severn Beach South Gloucestershire BS35 4PD Demolition of existing detached dwelling and erection of 1 no. detached dwelling with associated works (resubmission of P23/03392/F).

P24/00556/R3F Land Northwest of Junction 1 - M49 Severn Beach South Gloucestershire Removal of redundant temporary cycleway, regrading and ancillary landscaping to the northeast of the M49 Link Road scheme and the erection of timber fencing to close off access.

#### Prior Approval Not Required

P24/00532/PNRE The Range Distribution Centre Central Avenue Central Park Distribution Park Almondsbury South Gloucestershire Prior notification of the intention to install roof mounted solar PV panels.

P24/00650/PNRE Unit 1 Central Park Goldcrest Way Severn Beach South Gloucestershire Prior notification of the intention to install roof mounted solar PV panels.

#### Prior Approval Granted with Conditions.

P24/00614/PNGR Building at Laurel Farm Pilning Street Pilning South Gloucestershire BS35 4HN Prior notification of a change of use from Agricultural Building to 1 no. residential dwelling (Class C3) as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) to include operational development.

### **.4 To receive an update on outstanding enforcement issues.**

Staircase at Pilning Shop – as previously reported still under investigation by South Gloucestershire Council Enforcement. Confirmed that the planning application was withdrawn so the enforcement action becomes live again. The Clerk is in contact with the case officer.

Cross Hands Enforcement – South Gloucestershire Council have closed the case as they are satisfied the site has been cleared sufficiently. Concerns were raised by Councillors that the car park looks very untidy.

Land adjacent to Station Road Pilning – land opposite the Pump house. Land rented out where a track and containers have been installed. South Gloucestershire Council have decided not to pursue any enforcement action. The land should be in agricultural use and not being used as a dwelling.

**Resolved to ask South Gloucestershire Council to reopen the case.**

**Action JE**

Pilning Station – enforcement cases are still live.

### **.5 To decide on professional legal advice.**

PT has spoken, regarding Orchard Pools and wider Severnside issues, to a South Gloucestershire Council committee whose minutes are of public record. This will facilitate the issue being pushed further forward. See appendix E.

## **11 PARISH EVENTS**

Sevenside Festival Saturday 13<sup>th</sup> July

Classic Car Show Sunday 21<sup>st</sup> July

Pilning Flower Show 24<sup>th</sup> August

## **12 POLICY REVIEW**

- .1 Grant award**
- .2 Grievance**
- .3 Health & Safety**

**Proposed the above policies be adopted en-bloc. Agreed unanimously.**

**Action JE**

## **13. UPDATES & REPORTS**

### **.1 Severn Beach Village Hall**

PT to forward the Severn Beach Village Hall minutes when they have been produced.

### **.2 Pilning Village Hall**

VB was made very welcome at the Management Committee meeting, several requests mentioned at that meeting appear below under Pilning playing field.

ND asked that the request to recover insurance premium from the Village Hall 2023/24 be dropped.

**All agreed**

### **.3 Pilning Playing Field**

#### **.1 Discuss health & safety concerns regarding Teen Shelter**

Teens were seen jumping up and down on the top of the teen shelter. If teenagers climb on top of the shelter, then they do so at their own risk, it's not designed for that usage. If any similar events take place, then the first port of call is to inform the police on 999. Suggestions for no climbing signage was rejected due to it either being ignored and or vandalised.

#### **.2 To agree removal of dead tree on fence line overhanging basketball area**

Dead elm tree needs to be removed.

**Resolved for the Clerk to get this actioned**

**Action JE**

#### **.3 To instruct strimming of embankment to the right-hand side of car park by rhine**

Grass needs to be cut along the rhine back. This is usually undertaken a of couple times a year by Parish Council contractor.

**Resolved for the Clerk to contact the contractor to get it cut.**

**Action JE**

#### **.4 To agree removal of debris pile to the left-hand side of the hall**

What appears to be the remains of the Cricket pavilion are still extant alongside the village hall. A grab lorry is required to pick up the debris. The Clerk noted that this could be cleared in a double bill with the wood pile at Severn Beach allotment. VB to supply contact information for hire firms.

**Action JE**

#### **.4 Severn Beach Allotments**

Skip for the allotments has been delivered and filled.

A higher than usual number of plots are not being worked, probably due to the weather conditions. However, the Clerk will be inspecting the allotments for fallow plots

#### **.5 Pilning Allotments**

Looking very tidy in the main, just a few plots that need encouragement.

#### **.6 To receive a report from the Cemetery Clerk**

The Clerk on behalf of the Cemetery Clerk noted that works have been carried out in the old section to level very old graves that have become unkempt in recent years.

Reminder to Councillors that the cemetery tidy will take place on Saturday 18<sup>th</sup> May. 10am.

Proposal from a member of the public to have a section of hedge planted at the eastern end of Pilning cemetery. This can be undertaken at the same time as the other longer section of hedge is planted.

Elmtree have attempted to cut the Pilning cemetery grass with a gang mower but as the conditions have been so wet the mower made more damage than cut grass. Once weather improves the cemetery should look tidier.

#### **.7 Pilning Station**

OT reported that Pilning Station has reached a new low in its existence with the installation of industrial style fence at the bottom of the incline. Locking the gate has instantly become an issue, passengers should be able to get up to the original car park. Both sets of gates were locked when GWR expressly forbade the locking of the passenger gate. An official sign has been added to the passage gate. It means that anyone that is not able bodied can no longer get to the platform therefore against the Disability Discrimination Act.

**Resolved for the Clerk to write to GWR regarding the issues above**

**Action JE**

**Pilning station to be added further up the Parish Council agenda**

**Action JE**

#### **.8 Severn Beach Station**

Complaints are still coming in regarding drivers of diesel trains not turning off the train engines, causing noise and air pollution.

#### **.9 Update on "Report it" reference numbers**

Report of fly tipping on Little Green Lane

#### **.10 Report from external meetings**

PT attended a meeting at OCO, with the possibility of getting materials for the proposed miniature railway.

SevernNet business breakfast will be at Severn Beach Village Hall on 25<sup>th</sup> May 7:30am

MP reported on a recent meeting with Edmonds and Cole Charity and local cases being attended to.

### **14 Communication**

#### **.1 To suggest content for the next edition of In View**

Clerk noted the content

**Date of Next Meeting**

The date of the next Parish Council meeting will be on Monday 3<sup>rd</sup> June 2024 at Emmaus Church Centre Severn Beach BS35 4NP. There being no other business the meeting was closed at 22:05

**Pilning & Severn Beach Parish Council – Full Council meeting 3<sup>rd</sup> June 2024**

Minutes approved as a true and accurate record and signed as so by the Chairman presiding.

APPROVED



## APPENDIX A – CORRESPONDENCE

Date	Type	Detail	Action
27/03/2024	Email	South Glos Enforcement   Salthouse Farm Park	Noted
27/03/2024	Email	Your local library bulletin for Bradley Stoke	Circulated
27/03/2024	Email	Planning enforcement at Pilning Station	Noted
27/03/2024	Email	Meeting reminder - Council Plan 2024 Consultation Pop-up Meeting for Town and Parish Councils	Circulated
28/03/2024	Email	ASEA: Cobbles for P&SB PC	JE Replied
28/03/2024	Email	BDO LLP - Limited Assurance Regime 2023-24	Noted
28/03/2024	Email	Promenade Gardens, Severn Beach Severn Beach	Noted
28/03/2024	Email	PT.7136 (Footpath between public footpath ORN 19 and public bridleway ORN 54 at Severn Beach) Definitive Map and Statement Modification Order 2024	Published
28/03/2024	Email	PT.7137 (Footpath between Severn Beach Recreation Ground and junction of public footpaths ORN 51 and ORN 19 at Severn Beach) Definitive Map and Statement Modification Order 2024	Published
28/03/2024	Email	PT.7139 (Footpath between Severn Beach Recreation Ground and public footpath ORN 19 at Severn Beach) Definitive Map and Statement Modification Order 2024	Published
28/03/2024	Email	Masterplan roundabout proposals	JE Replied
30/03/2024	Email	URGENT - SUEZ Noise Pollution	Noted
01/04/2024	Email	Idling trains	Noted
02/04/2024	Email	Youth Consultation   P&SB	Circulated
03/04/2024	Email	Qualifying Residents Association (Salthouse Farm)	Noted
04/04/2024	Email	BDO – Limited Assurance Regime – 5% Selection for Intermediate Audit	Noted
04/04/2024	Email	Cross hands Pub   Enforcement update April 2024	Circulated
04/04/2024	Email	Recent Conflicts Memorial	Noted
04/04/2024	Email	Play equipment report	Noted
04/04/2024	Email	Filming Consultation - Severn Beach Thursday 11th April 2024	JE Replied
05/04/2024	Email	M49 Link Road - Site Investigation works	Circulated
05/04/2024	Email	BBC Casualty Drone launch site at Severn Beach	JE Replied
05/04/2024	Email	ALCA Local Council Survey (2024)	JE Replied
05/04/2024	Email	TPC only Pop-up meeting on 17 April - ABCD Framework for South Gloucestershire	Circulated

05/04/2024	Email	PT.7410 - APPLICATION FOR MODIFICATION OF THE DEFINITIVE MAP UNDER SECTION 53(5) OF THE WILDLIFE AND COUNTRYSIDE ACT 1981 - CLAIMED FOOTPATH BETWEEN SCHOOL WAY AND ABLETON WAY, SEVERN BEACH	Published
05/04/2024	Email	GWR Driver Conduct	Noted
06/04/2024	Email	Cycle Hangar	Circulated
08/04/2024	Email	BT Cloud Voice	Noted
08/04/2024	Email	Ditches at Severn Beach Promenade Gardens	JE Replied
08/04/2024	Email	FOI Request - Traveller sites (acknowledgement of receipt	Noted
08/04/2024	Email	WESTlink FAQs	Circulated
08/04/2024	Email	Order Confirmation for His Majesty King Charles III Portrait	Noted
09/04/2024	Email	SB allotments - complaint re grass being churned up	JE Replied
09/04/2024	Email	WERN meeting	JE Replied
10/04/2024	Email	Idling Trains Update - Severn Beach	Noted
11/04/2024	Email	Encroachment onto Council Land	Noted
11/04/2024	Email	Possible site meeting 20th April 10:30am Conflict memorial	Noted
11/04/2024	Email	Grants query	Agenda
11/04/2024	Email	Pilning Allotment enquiry - animals	JE Replied
11/04/2024	Email	Confirmation of Report fly tipping	Noted
12/04/2024	Email	Bench at Severn Beach	JE Replied
12/04/2024	Email	Proludic webinar link	JE Replied
12/04/2024	Email	Cranmoor Green caravan	JE Replied
15/04/2024	Email	Pilning Tennis Court	JE Replied
15/04/2024	Email	Grant acceptance	JE Replied
15/04/2024	Email	Ref COM/21/0302/UNT - Cross Hands Inn Cross Hands Road Pilning	Circulated
16/04/2024	Email	2023-2024 Accounts NSPG	Noted
16/04/2024	Email	S106 money Panattoni	Noted
17/04/2024	Email	Orchard Pools - Report	JE Replied
17/04/2024	Email	ASEA: Cobbles for P&SB PC	JE Replied
18/04/2024	Email	SCAF:Fw: Flood Awareness Event - Sat 27th April 10-12noon at Shire Public Hall	Circulated
18/04/2024	Email	Pilning Village Hall ownership	Circulated
18/04/2024	Email	Screening Request Letter re Severn Beach	Noted
19/04/2024	Email	Severn Vision Webinar follow up	Circulated
19/04/2024	Email	In View Publication Policy	Noted
20/04/2024	Email	GWR Pollution	Noted

20/04/2024	Email	New Gate at Pilning Station	JE Replied
22/04/2024	Email	Severn Beach   Beach Road	Noted
22/04/2024	Email	Future Road Closure A403	JE Replied
22/04/2024	Email	Cross Hands update	Noted
23/04/2024	Email	Faith and Harmony festival - 11 May, Bradley Stoke	Circulated
23/04/2024	Email	Love Your Patch - Sustainable Community Development in Severn Beach	JE Replied
23/04/2024	Email	Screening Option for land by A403 at Severn Beach	JE Replied
24/04/2024	Email	Bus Stop shelters in Severn Beach	Noted
24/04/2024	Email	Frances Barr Walk - South Gloucestershire Council reminder to cut the grass	JE Replied
25/04/2024	Email	Pilning & Severn Beach Parish Council - Car Parking on Promenade Gardens Severn Beach	Noted
25/04/2024	Email	Circulated Schedule - cycle path	Circulated
25/04/2024	Email	Flood Awareness morning	Noted
25/04/2024	Email	Cross Hands current situation - case closure	JE Replied
25/04/2024	Email	Fire at pump house	JE Replied
25/04/2024	Email	FoSBR Bristol Rail Campaign train trip to Okehampton on Bank Holiday Monday 6th May	Circulated
26/04/2024	Email	Lawrence Weston Road re-opening festival Saturday; M49J link road update; Low carbon/solar PVarbon investment & PV grants available	Circulated
26/04/2024	Email	More tree work at "The lakes" Severn Beach	Circulated
26/04/2024	Email	Footpath complaint	JE Replied
26/04/2024	Email	ASEA-New Passage Footpath	Circulated
26/04/2024	Email	ORN 14/10 New Passage	Noted
26/04/2024	Email	Access to Pilning Station	Noted
27/04/2024	Email	Placement of new signage	Matters arising
27/04/2024	Email	Vacant Plots	JE Replied
28/04/2024	Email	Village Agent Steering Group	Circulated
29/04/2024	Email	Planning Application Traveller site MCR	Planning
29/04/2024	Email	Benches	Noted
29/04/2024	Email	Boating lake - wildflower area grass cut	Agenda
29/04/2024	Email	Teen hut	Agenda
30/04/2024	Email	WESTlocal – get on board with our webinar explainer	Circulated
30/04/2024	Email	8 yd skip for Severn Beach allotments	JE Replied
30/04/2024	Email	FIDP/021186-24 - Freedom of Information Request - South Gloucestershire Council	Circulated
30/04/2024	Email	VivaRail	Noted
01/05/2024	Email	Public Footpath between New Passage and Aust	JE Replied

01/05/2024 Email Complaint regarding working being undertaken with planning permission  
01/05/2024 Website New gates at Pilning station  
01/05/2024 Email The Local Council Clerk Expo - 12 June 2024

JE Replied  
JE Replied  
Noted

APPROVED

## APPENDIX B – ACCOUNTS FOR PAYMENT

DATE	PAYEE	DESCRIPTION	LEGAL REF	NET VAT	VAT	TOTAL
02/04/2024	WATER2BUSINESS	Allotment Water	SHA 1908 s23, s25	£53.22		£53.22
03/04/2024	ELMTREE GARDEN	Grass Cutting	s111	£1,583.30	£263.88	£741.00
03/04/2024	ELMTREE GARDEN	Northwick Cemetery	s214			£231.00
03/04/2024	ELMTREE GARDEN	Pilning Cemetery	s214			£347.42
03/04/2024	PLANIT GARDENS	Cemetery Bins	s214	£76.00		£38.00
03/04/2024	PLANIT GARDENS	Pilning Playing Field Litter Pick	PHA 1875 s164			£19.00
03/04/2024	PLANIT GARDENS	Pilning Cemetery	s214			£19.00
03/04/2024	NICHOLA HILLS	Severn Beach Toilet	PHA 1936 s87	£43.66		£43.66
04/04/2024	1ST SEVERN BEACH SCOUTS	Grant	s137	£250.00		£250.00
04/04/2024	AVON LOCAL COUNCIL ASSOC	Membership Fee	s111	£810.59		£810.59
08/04/2024	GOOGLE	Email and data storage	s111	£132.00		£120.96
08/04/2024	GOOGLE	Email and data storage	LA 2011, NP 2017			£11.04
09/04/2024	HMRC	Tax & NI	s111	£240.04		£240.04
12/04/2024	O2	Mobile phone	s111	£15.48	£2.58	£12.90
16/04/2024	EMMAUS CHURCH	Meeting Hire NSPG	LA 2011, NP 2017	£60.00		£60.00
17/04/2024	BT	Telephone	s111	£64.63	£10.77	£53.86
18/04/2024	NOW PENSIONS	Pension Contribution	s111	£161.85		£161.85
26/04/2024	ICCM	Membership Fee	s111	£100.00		£100.00
30/04/2024	ODILE MCINTOSH	Wages	s111	£24.00		£24.00
30/04/2024	J EDWARDES	Wages Office & Broadband	s111	£1,606.10		£1,606.10
01/05/2024	COMPTON PUBLISHING	In View Advertising	S137	£2490.00		£2490.00
			<b>Totals</b>	<b>£7710.87</b>	<b>£277.23</b>	<b>£7433.64</b>

## **Appendix C NPSG Report**

Neighbourhood Plan Steering Group (NPSG) Report to Parish Council 7th May 2024 – delivered by Richard Edwards

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

### **Flooding**

As reported at the last two PC meetings, the Steering Group has been waiting for the re-modelled 100-year flood risk data, which was due to be available at the end of February. Our last update from the EA was on 11th April advising us of further delay, with the EA having received the first defended scenario, which they were still checking. They would have a better idea of timescales once that was completed after 22nd April. Our further requests for an update made a week ago and repeated today have gone unanswered. So, we continue to remain on hold.

### **Neighbourhood Development Plan**

With this delay, we continue to take the opportunity reviewing and updating the draft NDP.

### **Evaluation of Sites**

The planning application for additional commercial units at Pilning Forge had been approved. The Steering Group has written to the developer to acknowledge this and has received confirmation that their preference would be for residential development and await the NP resolution on flooding. Notification had been seen for the adoption of footpaths at Gypsies Platt, the Steering Group emailed the developer to ensure they are aware and received notification from them that the electricity board would be clearing trimming around their power lines, with guidance as appropriate from TPO officer. Land behind surgery; we met with the landowners on 10/4. Had a positive meeting and have now responded to questions from their planning consultant. The owner of the land on the corner of Northwick and Bank Roads was still cooperative in working with them going forward. Land for parking at New Passage; the Group has been approached by a resident at New Passage who was intending to prepare a planning application for a new dwelling and commercial business and was prepared to include a public car park with the aim of enhancing their chances of getting approval. Whilst the Group would be supportive of the provision of a carpark, it might struggle to support residential development depending on the predicted flood levels. During May, the Steering Group will have a meeting with the owners of the other possible site in New Passage to consider options. Land for parking at Shaft Road. The Group met with the owner on 10/4. They would be prepared to sell the land (just over 1/3 acre) at an agriculture land rate plus costs. After some investigation, it is assumed the access road between the Severn crossing maintenance depot access, through to the cottages, is adopted. The Group will be writing to SGC to establish how this opportunity may be taken forward with them.

### **Bristol Zoo Project**

Following the meeting on 7th March, the Group has prepared and agreed with them, some meeting notes and points to be raised with SGC in connection with footpaths, cycleways, roads and traffic. These have been sent on to SGC.

### **Luke Hall**

Our invitation for a meeting on 19th April was cancelled and is now re-arranged for this Friday, 10th May.

## **Planning Applications**

There were no new planning applications thought to be relevant to the NP to discuss at the time of the meeting.

## **Financial Report**

Our spend to end of year was £7,916.50, meaning a return of £483.50 to Locality. Request to make this payment has gone to the Clerk.

## **Neighbourhood Planning Advice**

The Group was approached by Almondsbury PC who are starting a NP. We met with them on 19th April. Also SGC asked the Group to present on NPs at their Parish Council Teams forum on 25th April. Next SG meeting: 21st May, Emmaus Church (7pm).

## **Appendix D Unitary Councillor Report**

Pilning & Severn Beach Parish Council Report | Tuesday 7th May 2024

Key updates for Parish Council colleagues in May 2024;

- Firstly, please accept my apologies for the evening as I'm recovering from a minor operation and limited with being out & about for another week or so. I'm also catching up on emails but hope to be fully back up & running shortly.
- I attended the Wessex Regional Flood & Coastal Committee meeting in Yeovil on behalf of South Glos Council in late April and was joined by Scott Jones (SGC Officer). It was an interesting recap of the large capital programme across the region with the Environment Agency. The afternoon included a workshop on how local community groups can work together with EA Officers to improve training for local people in areas prone to flooding. I will follow this up with Parish Councillors as I feel this has been raised before, offering information and training for local people on how to prevent and manage flooding at home.
- I'm in contact with the Enforcement Team at SGC regarding the Pilning Station site which remains ongoing. I'm also liaising with them in relation to drafting formal enforcement processes related to the Sandford Charity School site following liaison with residents.
- I met with the SGC Officer who is managing the Salhouse Farm Park certificate of lawfulness request. He is new to the project and wasn't involved in the previous process less than 12 months ago. I provided a local narrative, ensured all residents would be included on the consultation process (they were missed last year) and await next steps. I will be liaising with the Licensing Team to better understand the fall-back position for residents when Licensing issues occur and require enforcement on a site such as this and will follow up with the Resident Association.
- Cllr Claire Young and Cllr Chris Willmore both visited the M49 site in recent weeks to view the site and receive an update from Officers on next steps. My understanding is that the Parish Council are up to speed on the project following Kelvin's update last month.

- I submitted several requests to SGC Streetcare following liaison with residents this last month. The focus was in Severn Beach on Beach Road, primarily by the shops where the road is in poor repair, enforcement lines on the road have all faded and there are challenges with surface water. These have all been acknowledged and photos shared with the Council and I'm waiting on the next steps.

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## **Appendix E Submission to South Gloucestershire Council Cabinet re item 10.5**

Cabinet 13th May - Reference Forward Plan (Item 10, page 5)

On the July Cabinet agenda, in the Forward Plan, there is a proposal for discretionary Business Rates relief for Severnside. I won't repeat what I said to myself when I first read that, but surely, 'you cannot be serious!' - Whoever came up with that idea has certainly not thought it through. The draft of the New Local Plan correctly acknowledges the problem, and this is not the solution. But first things first: It also says under the heading of 'consultation'... 'None'.

The part the SouthGlos known as 'Severnside' is wholly within the Parishes of Almondsbury and Pilning & Severn Beach (with the, as yet to be opened, motorway junction perched on our boundary). Clearly, in accordance with SouthGlos policy, there should be a round of consultation with the two parishes about the issue, before any proposal, as specific as this suggests, could be put into the programme, anticipating that a decision will be made.

Secondly, as the parishes are supposedly working in partnership with SouthGlos, it would be protocol to start with a conversation with the Parish Authorities first, to identify and understand the problem before any possible solution can be put forward in a public document.

If this item had said 'to consider ways to encourage growth on Severnside' I would not need to be writing this.

The current situation on Severnside is that there are vast acres with planning permission, several large new buildings standing empty, and a good number of smaller units and open sites ready to go. More sites have been made ready for construction, by building their site accesses, and by the contentious process of land-raising, - but there they all appear to have stalled. Potential tenants, major household names amongst them we are told, have looked seriously at the opportunities at Severnside, but have not proceeded. The key problem cited being the lack of workers willing to travel to work there, and for the rates of pay being offered.

Notably, current Severnside occupiers have substantially increased their usual rates of pay and are also providing bus transport for workers from Newport and various parts of Bristol. One developer, has now built more car-parking than originally planned, reckoning that, once the M49 is accessible, his vacant units will be snapped up, with workers all arriving by car.

And whilst we welcome the long-awaited motorway junction, it was noticeable that Severn Beach Station was not included in the e-scooter trial, and also that there has been no proposal to invest in additional or amended bus-routes to serve the needs of Severnside.



The problem, inhibiting growth is, quite simply, the lack of workers. Even zero Business Rates will do nothing to help that situation and would just be putting money into the investors pockets.

It was very good to learn that Business Rates are now applied as soon as buildings are completed. The whole purpose of that move being to encourage property owners and landlords to get buildings occupied and operating, with workers paying their taxes and growing the economy. To remove the obligation to pay Business Rates will do nothing to address the problems of Severnside, but may result in even more units being built, only to stand empty.

Considering incentivising further development before addressing the existing inadequate infrastructure problem seems to be a particularly bizarre approach to the shortage of workers locally. Available funding should be directed towards sustainable transport for the workers, who will need to travel in from already identified areas of unemployment.

So, please amend the Forward Plan, and let us meet with you to discuss this.  
PT. - PSB PC -12.5.24

APPROVED