



**Pilning & Severn Beach  
Neighbourhood Plan Steering Group**  
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## **Meeting Notes for Neighbourhood Plan Steering Group 15<sup>th</sup> October 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), Mike Harrison (MH).

**Apologies:** Peter Johnson (PJ). It had been agreed before the meeting that Stuart Todd would skip this meeting.

**Guests:** June and Victoria Moxham.

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

None new.

### **3. Review of actions from the previous meeting of 17<sup>th</sup> September and matters arising**

RE had obtained a response from Andrew Robinson NWR on 9/10 regarding the platform at SB station, which had been distributed.

For the parking options at Shaft Road and New Passage RE had received a response from Simon Guy, SGC on 1/10.

The meeting with SB Village Hall Trust was arranged and took place on 10/10.

GS had completed the preparation of the new census data for the NDP, which will just need cutting and pasting into the new draft.

The objection to the new roadside truck stop facility was prepared, distributed and submitted by RE. ND had prompted Simon Johnson, who has also submitted an objection. ND and GS had also submitted objections.

JM had provided the hall hire invoices to September, which have been paid.

GC had reported the dead fish in the pond at Western Approach to DEFRA. ND had notified the Parish Clerk.

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

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

ND had yesterday attended a WECA ADEPT meeting for SG Severnside, which has been selected as one of their study areas. The only local representatives were ND and Kate Royston of SevernNet. However, Colin Taylor of the EA was present and tabled draft maps for the ASEA re-modelled flood data, covering; current, 2123, and multiple breach scenario. At the end of the meeting these maps were given to ND, who was told the data was not expected to be further amended, and would be available electronically in a matter of a few days. Having been waiting for the data since February, this was huge news for the NP. Additionally, with the 100-year map showing there was no flooding predicted for Pilning and only up to around 0.5m in some areas of SB this was very positive for the NP. Once the electronic data is received the Sequential Test will be reworked which should only take a few days to complete.

**Action ND.** As soon as that is done, the Steering Group will engage with a consultant to prepare separate generic Exception Tests for the potential site areas for Pilning and Severn

Beach. In the meantime, we will brief SGC Strategic Planning on the progress, with a view to advising them of the future need for a combined meeting with SGC and the EA. **Action RE.** We will investigate whether the data, once available, can be installed as layers on Parish Online. **Action MH.**

## 5. Evaluation of Sites

Activity on sites since last meeting:

Network Rail – Andrew Robinson has offered three dates for a site meeting with the NPSG, to which Ben McGee SGC has confirmed his availability. RE and MH are available to attend 3pm on 11<sup>th</sup> November and to notify NWR. **Action RE.**

SGC parking support - RE had responded on 2/10 to the email from Simon Guy which summarised responses from Streetcare, Parking Services and Property Services, all of which were considered to be unhelpful. Simon Guy understood the negative aspect of the responses and would return to colleagues, then try to arrange a Teams meeting. In the meantime, RE escalated this in discussion with Claire Young and Simon Johnson. ND reported that the PC was entering into a lease agreement with SGC for Promenade Gardens. The PC was continuing to investigate the clearance of land adjacent to the allotments in SB, which amounted to around 1 acre and could well provide additional visitor parking relief in SB.

SB Village Hall Trust - The meeting on 10/10 was attended by RE and a representative from Stonewood Homes. RE gave a brief on the NP and Stonewood presented their various options and proposals to the committee. Generally, it was a positive meeting and further communication will be left to the developer and the Trust.

Land behind the Doctors' Surgery - RE had received a call from the landowner. The neighbouring land now has 5 static caravans on it and it was unclear what SGC Planning Enforcement would be doing to ensure compliance with existing planning consent. It was discussed in the meeting how this could inhibit housing development in the area and how the planning process appears to be inconsistent. RE had raised the issue of planning inconsistencies with Claire Young and Simon Johnson.

## 6. Development of the NDP

A review of progress on the allocated actions from sub-group meeting of 6<sup>th</sup> June was undertaken:

RE had made some amendments to the wording prepared by RG on design policy and elderly accommodation. RG had no problems with the amendments.

RE had today distributed some wording and a list of suggested nominations for Assets of the Community. The nominations list was shorter than the original draft, in the main, just listing businesses like community shops and public houses that communities more traditionally take on and run. Other assets identified where the same business use would not be continued, may be challenged on inspection, but would at least be registered.

Given the flooding progress, it was agreed we should schedule a sub-group meeting to bring together and agree the NDP content. This was set for Tuesday 12<sup>th</sup> November at 7pm. As a non-public meeting, RE would host.

Before the sub-group meeting, the content would be consolidated into a single new document and shared. **Action MH/RE.** RG requested that some paper copies could be printed for the meeting. **Action GS.**

## **7. Planning Applications**

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

## **8. Public Q&A**

There were no questions from the guests at this time, other than to request the opportunity to look at and talk about the flood maps and potential sites after the meeting. That opportunity was granted and taken.

## **9. Financial Report**

GS reported that a copy of the financial report was on the shared drive. Other than the payment of the hall hire invoice, there was no change. This item was taken earlier in the meeting as GS needed to leave at 8pm.

## **10. Communication with other Agencies**

RE had attended an open surgery with Claire Young and Simon Johnson at SB Village Hall on 4/10. Having only found out about the surgery the day before, he apologised that he'd had no time to consult with the NPSG in advance. Topics raised were; the availability of flood data from the EA, the inconsistencies in planning decisions and ineffectiveness of planning enforcement within the Parish, and the need for SGC to positively support visitor parking needs. These points have been summarised and shared by email to be taken forward by CY and SJ.

MH joined the SGC Community Engagement pop-up meeting Linking the Levels and will enquire whether the organisers would like to meet with the NPSG. **Action MH.**

ND will be attending a SevernNet Transport Forum tomorrow.

All contacts with other agencies were considered to have been already identified earlier in these notes.

## **11. Any other Business**

RE provided feedback on 'Affordable Housing in Rural Communities' Community Engagement Forum he attended on 9/10. This was largely about Community Land Trusts and a Marshfield example. NPs were acknowledged as a strong way of achieving affordable housing. Lois Taylor, SGC was identified as useful contact for AH schemes.

RE asked whether it was an appropriate time to send out an email newsletter. It was agreed we should wait until we have confirmation of the approaches to be taken to resolve flooding.

## **12. Confirmation of Actions**

Actions arising from the meeting were confirmed for inclusion in the minutes.

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

Agreed dates:

19<sup>th</sup> November (agreed)

17<sup>th</sup> December (agreed)

Meeting closed at 21:00.