



**Pilning & Severn Beach
Neighbourhood Plan Steering Group**
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Meeting Notes for Neighbourhood Plan Steering Group 16th April 2024 7pm at Emmaus Church

1. Present

Richard Edwards (RE), John Miller (JM), Nick Davies (ND), Gill Cox (GC), Peter Johnson (PJ).

Apologies: Gary Sheppard (GS), Robert Goard (RG), Mike Harrison (MH), Stuart Todd

Guests: None.

2. Declarations of interest

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

3. Review of actions from the previous meeting of 19th March and matters arising

To arrange discussion with the owners of land at New Passage to investigate options; we are still awaiting a reply from the land owner. **Action JM - ongoing.**

Provide feedback to BZP on the meeting with them, which if agreed, could be sent to SGC to consider in the Local Plan. **Action RE, MH and JM - ongoing.**

JM had raised invoices for hire of Emmaus Church which GS had informed today had been paid.

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

4. Flood Risk Progress

A response had been received from the EA on 11th April to our request for an up-date on the availability of the 100-year data. This had been shared within the group and advised that they had received the first defended scenario, which they were still checking and would have a better idea of timescales once that was completed after 22nd April.

It was concluded that unfortunately, until we receive the data, our work is still effectively on hold.

5. Evaluation of Sites

Activity on sites since last meeting:

- The planning application for additional commercial units at Pilning Forge had been approved. It was agreed the Steering Group should write to the developer to acknowledge this and remind them of our previous discussions. **Action RE.**
- Notification had been seen for the adoption of footpaths at Gypsies Platt, RE had emailed the developer to ensure they are aware.
- Land behind surgery; RE and JM had met with the landowners on 10/4. It was a positive meeting although RE had missed an email from their planning consultant, who he had now replied to. 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; JM had 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. RE and JM had met the resident on 11/4 to discuss. Although this was seen as positive for car parking, the Steering Group was concerned that predicted flood levels could render new housing as difficult to support. The group will investigate predicted flood levels **Action ND**, prior to the resident being advised of our conclusions. **Action JM & RE.**
- The group met with the owner of the land for parking at Shaft Road on 10/4. They would be prepared to sell the land (just over 1/3 acre) at an agriculture land rate plus costs. It was questioned whether the access road between the Severn crossing maintenance depot access through to the cottages is adopted or is privately owned. This will be checked on Parish Online **Action ND**. The Group will write to SGC to ask whether they would purchase the land and set up/operate a carpark **Action RE.**
- Land at Promenade Gardens; the PC is investigating taking a short lease (May to September, in which they would run a 28 day trial for the car parking. In further discussion around the former swimming pool land owned by the PC, it was questioned who owns the land which forms the access slope. This is to be investigated on Parish Online **Action ND.**

6. Consideration of Wider Content of NDP and Locality Guidance

RE had written to Patrick Conroy at SGC to ask whether there are any transport or environmental issues missing from the Local Plan which we could emphasise in the NDP. A response had been received and shared within the group. He would refer the truck stop to colleagues, but emphasised for any content in the LP or NP, it needs to be evidence based.

RE had written to Rosie Cox to ask what transport environmental issues are likely to appear in the SEA. Rosie responded to remind us of the scoping document they have prepared and sent two examples of completed SEA's. It was noted that the SEA will essentially only address what we choose to put into our NDP. A lot of the content is already there in the draft NDP but needs to be enhanced to bring out how our objectives and policies bring environmental improvements to the Parish.

No NPSG members had looked at the environmental aspects of the NDP since the last meeting. With the prospect of the flooding data coming through, a lot of things will need to be done in short time and prior to Regulation 14 consultation. The group is to review the whole document prior to the next meeting and as appropriate to provide comments. Any comments should be made within the document in red text and show the initials of who has made the comment. Alternatively, comments can be sent to RE. **Action All - ongoing.**

7. Planning Applications

There were no new planning applications known to be relevant to the NP. ND said that he believed for Orchard Pools a scoping application had been made for environmental impact assessment.

8. Public Q&A

There were no members of the public present at this meeting.

9. Financial Report

GS had provided a financial report which was available on the shared drive. The report showed a spend to end of year of £7,916.50, meaning there would be a return of £483.50, which would be made on his return in May.

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 2nd April.

RE had been approached by Keith Burchell a member of Almondsbury PC who were considering starting a NP. He would meet with them on 19th April.

SGC had asked whether the group would present with Danny Dixon on NPs at their Teams forum on 25th April. RE would be attending this.

11. Any other Business

RE had originally set up a meeting with Luke Hall for 18th April, but he had cancelled and offered 10th May 9am to 9:45am instead. RE, JM and ND will attend and an email confirmation will be sent. **Action RE.**

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:

21st May 7pm (agreed)

18th June (agreed)

Meeting closed at 20:43.