



Oldbury on Severn Parish Council

Clerk/RFO: Emma Pattullo
Meadowside, New Road
Rangeworthy
Bristol
BS37 7QH
Telephone: (01454) 228116
oldburyonsevernpc@gmail.com

Minutes of the meeting of the Flooding and Planning Committee Held on Tuesday 17th April 2018 at 2:00pm At the Memorial Hall

Present

Keith Sullivan, Dylan Griffiths, John Cornock, Barry Turner, Jimmy Nichols, Alan Coles
Clerk: Emma Pattullo

1. Apologies

Apologies were accepted from Glynn Poole and Matthew Riddle.

2. Minutes of last meeting

The minutes of the last meeting held on 20th February 2018 were proposed by DG, seconded by JC and agreed by all as an accurate record.

3. Review of actions not otherwise on this agenda

EP to contact NALC re potential precedents on legal responsibility for flap valves – Deborah White of ALCA has indicated that this is not within NALC's remit. Contact details have been found for the Norfolk & Suffolk local council associations (their equivalent of ALCA) and emails have been sent to both of these with a request that they circulate around their members.

EP to circulate Post Farm planning app – two applications were received, one for reserved matters on the second part of the current site and one for a new application for outline permission on the adjacent field. Councillors decided not to respond on the reserved matters as the issues in it were of little relevance since the principle of development on the site is already established. A response has been submitted to the application for the new area (PT18/0913/O) detailing concerns around downstream flood risk, traffic increases and pressures on infrastructure in Thornbury.

EP to contact Harriet Ellis (EA) about getting regular updates on EA capital works – HE has advised that there is no 'list' which we could join but she will try to inform OPC when works are planned in this area. The web page listing the EA capital works programme is updated when necessary.

Appointment of flood warden to be added to next PC agenda – this was done. MR and Malcolm Lynden have agreed to meet to draw up a role description prior to attempts to recruit a volunteer flood warden from amongst the parishioners.

4. Feedback from meeting with Mark Parry (SGC)

KS and BT had met with Mark Parry of SGC on the morning of 17th April. Various issues were discussed.

Flap valves

SGC are paying for the forthcoming repair works using money from the community levy, received from the EA some years ago. MP offered to try and provide a copy of an EA report which details spending of levy monies (subject to the report being permitted to be displayed in the public domain).

SGC have recently provided a copy of their map showing flap valves within Oldbury. MP agreed to provide associated addresses, as for some it is not clear from the map who the property owner would be. MP reported that the planned repair/maintenance works will take place this summer; some will be carried out by LSIDB and some by SGC.

Telemetry

This is being installed imminently.

Water levels at the Anchor & proposed mitigation measures

The Anchor has nearly flooded several times in recent years, in both high and low tide situations. The most recent event occurred on Easter Monday this year. Water levels in the rhine were recorded at 5.8m AOD. The bank level near to the Anchor is just over 6m AOD. Shortly after the Easter Monday event, Paul O'Connor carried out a survey of levels in the area including along the ditch behind Christmas Cottage. This survey showed that bank levels in the latter are lower than water levels in the Pill. Thus, water flowing down Church Hill cannot enter the Pill via this ditch when the Oldbury Naite Rhine is at a high level.

SGC have proposed a mitigation measure involving creation of a new drainage route from the bottom of Church Hill directly into the rhine (shown in green on the presentation given to this committee on 17th Jan 2018). The PC had proposed an alternative which involved making the Christmas Cottage ditch more direct by cutting diagonally across the field. However these survey results show that neither of these options would work.

The alternative 'yellow route' creating a new drainage ditch flowing into Cowhill Wharf Rhine would possibly provide extra capacity but it won't actually reroute drainage flows.

These findings were discussed with Mark Parry. His team are reconsidering the options for this area and hope to have a proposal by 1st May, they will then consult on that proposal.

The committee expressed their thanks to Paul O'Connor for carrying out the detailed survey at no cost to the PC.

Post Farm drainage

Linden Homes have started building on the Post Farm site, but should have put in place adequate surface water drainage. This does not seem to have been done yet. MP agreed to provide an update on discussions with Linden Homes but there seems to have been little action since this was discussed at the January meeting.

During the Easter high rainfall event, water was observed flowing overland at the lower end of the Post Farm site, at the kissing gate near the junction of Butt Lane and Morton Street.

Action: KS to discuss further with MP.

5. Solicitor advice re: flap valves

Emma Ironside of Gregg Latchams Solicitors has been appointed to advise on the legal position re: responsibility for maintenance of flap valves. Information on the PC's position and previous discussions with LSIDB has been supplied to her. KS & BT are meeting with Emma on 30th April to discuss her findings.

JN noted that it might be cheaper to just repair the flaps than to get involved in legal disputes. KS responded that a responsibility for maintenance would also imply a liability for any insurance issues which might arise should a failed flap cause flooding. This means that the potential impact on riparian owners is wider than just the financial cost of maintenance.

6. Local plan consultation

BT and KS attended recent SGC events specifically looking at areas of 'non-strategic growth' in the Local Plan. SGC have a requirement to find locations for around 1800 units outside the main strategic development areas and have identified 35 areas which fit their criteria as possible locations for some of these. Oldbury is not identified due to being in the flood plain.

BT reported that as part of the Local Plan consultation, SGC are consulting on the plan's approach to development in the green belt. They have put forward three different possible approaches, some of which allow for the possibility of limited development inside the green belt. The Oldbury NDP process has identified some areas within the parish which are at lower risk of flooding and could be suitable for small scale development on that basis, but which include areas of designated green belt. Thus the outcome of this element of the local plan consultation could be a key factor in the success or otherwise of the NDP proposals.

The NDP group have been talking with SGC and have suggested that if the NDP group can demonstrate that there is a need for development within or partially within the green belt, SGC could produce a Memorandum of Understanding indicating their support for that option. This approach is reflected in the current national planning policy framework consultation.

BT suggested that this committee should draft a response to the Local Plan consultation re: the approach to non-strategic development and the green belt, stating that minor green belt reductions in the face of demonstrated need should be supported. BT offered to draft such response.

Action: BT to draft a response to the Local Plan consultation.

KS noted that the wider strategic growth proposals may also impact Oldbury but that this committee is not in a position to respond on those topics at this time.

7. A.O.B.

KS reported that he and BT have been looking at the potential for provision of affordable housing within the NDP process. They have been reading the booklet on Affordable Rural Housing produced by the Rural Housing Alliance. There are various options for financing such housing and there may be advantages to the parish in being involved in this rather than leaving the provision to developers. One option might be formation of a Community Land Trust. In the longer term, the parish council will need to consider whether it should be involved in provision of affordable housing.

8. Meeting closure

The meeting closed at 15:25.

The next meeting will be held on Tuesday 19th June at 2:00pm in the Memorial Hall.