

# **OLDBURY ON SEVERN PARISH COUNCIL**

Minutes of Parish Council Meeting held on Thursday 12<sup>th</sup> February 2015 at 7.30 pm in the Memorial Hall, Oldbury

## **PRESENT**

**Parish Councillors:** Mr B Turner - Chair, Mr K Sullivan, Mr M Riddle, Mr G Poole and Mrs J Hales

**Public:** 4 Parishioners

## **759/15 Apologies for Absence**

Apologies were accepted from Cllrs Baker and Knapp.

## **760/15 Declarations of Interest in Items on the Agenda**

None

## **761/15 Public Forum**

A brief discussion of the scope of Item 763/15 took place as a member of the public who had responded to the consultation with an embryonic development proposal wished to know.

It was confirmed that the purpose of this special meeting was to formally respond to the questions posed by SGC in their recent email dated 30<sup>th</sup> January 2015 from Pam Walton and Jessica Betts (Officers of the Strategic Planning Policy and Specialist Advice team) that had been circulated to Cllrs prior to the meeting. It was stated that there would not be detailed discussion on any particular consultation response at this stage.

## **762/15 Planning**

### **762.1/15 To Discuss the following Planning Application**

**PT15/0378/F** - Dallas, Foss Lane, Oldbury on Severn - Change of use of existing stable block to 1 no dwelling with associated works installation of 1 no window to front elevation of stable block, (Resubmission of PT14/2193/F).

#### **Council Response:**

The Dallas Planning application was discussed at some length. Cllrs could not really see any material difference in the new application PT15/0378/F compared to the refused application PT14/2139/F

Essentially the applications sought to create a new dwelling in the open countryside. The decision notice relating to the refused application particularly reasons 1 and 2 are still valid.

Councillors **unanimously agreed** that the PC should object to the application with a recommendation that it should be refused.

### **763/15 To Discuss/ Approve Response to Policies, Sites & Places(PSP) Development Document**

There was considerable discussion and points for clarification requested relating to the Policies, Sites and Place's documents members of the public were engaged during this part of the proceedings.

The Chairman summarised the position as follows:-

*“Oldbury on Severn Parish Council, having considered the evidence now available, believe the original proposals we submitted are still valid - the principle of the sites and a mix of housing up to 14 dwellings is still our preferred option.*

*Generally the material relating to the summer and Dec/Jan consultations is supportive of the need for sustainable development. However there are issues to resolve with the statutory consultees who have the power to seriously influence Planning decisions. Until this is done the probability of successful development applications is low.*

*To some degree this is a ‘chicken and egg’ situation, the Development Plan Document (DPD) requires that any sites selected have to be deliverable in development terms, but the Heritage, Habitat and Flooding issues make this impossible to predict.*

*The Habitat and Heritage issues are the most subjective and could be challenged through the planning appeals system although there is the added complication of intrusion into the Green Belt to consider.*

*The Flooding issues are, as it stands, the more serious constraint for development as a whole.*

*The Environment Agency(EA) have suggested that if a Strategic Flood Risk Assessment Level 2 (SFRA2)is undertaken there is a possibility (not guaranteed) that taking into account flood defences which already exist some development may be possible. The Parish Council has been in dialogue with a number of agencies, up to ministerial level because current planning practice in South Gloucestershire Council (SGC) assumes an undefended scenario on which basis the opportunity for development is seriously constrained.*

*However, there is currently no commitment to undertake a SFRA2 and the scope of such an exercise needs to be wider than the ‘White Island’ referred to in the EA consultation response. It needs to be more in line with the EA*

Letter dated 12<sup>th</sup> December 2014 to Steve Webb reference NG/AS/AM6502. This letter suggests a Proportionate SFRA2 might inform a more proactive approach to the development issues affecting Oldbury village as a whole.

As far as development put forward for consideration as part of the call for sites/consultation process, as might be expected at such an early stage none fully satisfy what the Parish Council is hoping to achieve.”

#### **Response to the Questions posed by SGC**

The following statement was **unanimously agreed** by the attending Councillors:

*‘The Parish Council reconfirms it’s view that additional homes over and above those allowed by existing planning policies through adjustments to the settlement boundary are needed and this may possibly involve removing some land from the Green Belt.*

*The Parish Council feel it is important to identify all potential sites whether they are adjoining or within the Village settlement boundary.*

*Given the (Flood Risk Management) advice provided by the National Planning Policy Framework (NPPF) and the interpretation put on this by the controlling and statutory authorities the Parish Council feel that a Proportionate Flood Risk Assessment (SFRA2) must be undertaken as soon as possible.*

*The Parish Council seeks an undertaking from SGC that options for delivering a Proportionate SFRA2 will be proactively sought; and a commitment to review the Core Strategy when the outcome is known, is given. Whilst a neighbourhood plan could deliver a similar outcome the Parish Council does not have the resources necessary to deliver this. The proposals will retain the current settlement boundary in the emerging PSP plan. The objective will be to match this work with timescales for the West of England Joint Strategic Planning Strategy (Adoption Spring 2017) as this strategy has the ability to impact on the sustainability and future aspirations of Oldbury and the other estuarine Parishes.’*

The Parish Council will comment on this under separate cover.

#### **764/15 To Discuss/ Approve Response to the Joint Strategic Planning Strategy & Associated Call for Sites**

It was unanimously agreed to respond to The West of England Joint Strategic Planning Strategy as it has implications for Rural Housing Development.

It was unanimously agreed that the evidence base must include a SFRA2 for the estuarine Parishes to identify land which would be safe from flooding and therefore suitable for development subject to other policy considerations. A suitable response will be forwarded prior to the closing date and reported at the next meeting.

#### **765/15 Minor Matters or Items for Next Agenda**

A number of matters were discussed including the forthcoming election for Parish Councillors. There will be at least two vacancies. It was agreed to publicise this with any relevant information currently available.

*This concluded the business of the meeting, which closed at 9.30 pm*

**Next Meeting: Tuesday 3<sup>rd</sup> March 2015**

Signed by Chairman

3<sup>rd</sup> March 2015