



Oldbury on Severn Parish Council

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Minutes of the meeting of the Flooding and Planning Committee Held on Friday 15th February 2019 at 09:30am At the Memorial Hall

The following minutes will be considered for approval at the next meeting of the Committee and may be subject to change until that time.

Present

Keith Sullivan, Dylan Griffiths, John Cornock, Glynn Poole, Barry Turner, Matthew Riddle.

Clerk: Emma Pattullo

1. Apologies

Apologies were received and accepted from Andrew McGrath (work commitment) and Jimmy Nichols (personal commitment).

2. Minutes of last meeting

The minutes of the last meeting held on Wednesday 19th December 2018 were proposed by BT, seconded by MR and agreed by all as an accurate record.

At this point MR declared a pecuniary interest in item 10 (response to planning application PT18/6450/O) as members of his family own part of the land concerned. He declared his intention to leave the meeting for that item.

3. Review of actions not otherwise on this agenda

- Letter to be sent to Nigel Rigard re Thornbury area water management plan – not yet drafted.

**Action: Clerk to draft &
circulate for comment**

- Hall bookings – third Friday in alternate months booked @ 9:30am. Meeting dates for the rest of the year are therefore: April 26th; June 21st; August 16th; October 18th; December 20th. Clerk warned that she will not be available for the 16th August meeting. Agreed to discuss nearer the time.

4. Flood warden report

AMcG was not in attendance but had provided a written update on his efforts in developing the emergency plan. The committee expressed thanks for the considerable amount of work he has put in.

The basic structure of the plan is in place and AMcG continues to populate it. Wider local knowledge will be needed to identify high risk or particularly vulnerable areas/properties. The plan structure is very comprehensive but care will be needed to keep it focussed and manageable.

Members discussed a number of issues including:

- Keeping the various copies consistent;
- Whether the plan should have a defined scope in physical extent and/or type of emergency;
- Possible location(s) and equipping of shelters/refuge areas;
- What equipment might already be available?;
- Lead role cover – would this be 24/7 or triggered by some defined event e.g. an emergency flood warning?
- Mapping – would the large map be too unwieldy to use in a flood situation?
- Insurance – would volunteers be covered by the PC's public liability insurance? Would they need personal risk insurance?

Action: Clerk to enquire with PC's insurance broker.

Members are encouraged to respond to AMcG with comments.

5. Church Hill scheme update

Mark Parry has not responded to DG's recent letter requesting updates, and no date has yet been confirmed as to when the work might start. It is not clear whether the detailed plans have yet been drawn up. The PC has not been formally approached as a landowner affected by the scheme, but this might be because SGC are assuming consent due to earlier involvement.

(Post meeting note: KS has since phoned MP and the earliest date is end of February but this does not seem certain).

MR has sent a chasing email to Mark Parry requesting news; if his response is not satisfactory then KS will write to SGC expressing the council's extreme concern about lack of progress. [Council will note that it is now 3 years since the flood of 9th March 2016. There was an earlier flood on 24.11.12 and this was followed by a meeting in the Anchor between SGC, LSIDB, OPC and Anchor on 18.01.16 after some site meetings and informal meetings in 2013-2015. It is now 7 years since this matter was first raised!].

Action: MR/KS to pursue.

6. Church Road work requirements

LSIDB had checked the flap near Pill Cottages – it is in satisfactory order, although there was some vegetation growth which will be cleared. It is not thought that the flooding of Church Road in 2016 came from the Pill via this flap but instead from overtopping of ditches.

The committee expressed concern that SGC seem to have forgotten about the need for works on this side of the Pill. Item to remain on future agendas.

7. Pumps

JN has reported that he has obtained costs for hiring pumps. Members agreed that what are needed are costings for installed pumps and associated infrastructure – hiring would only be an 'after the event' solution and could not prevent a flood situation.

MR reported that he has recently observed that the new flap at the Pill outfall, which is lighter than the older one, allows water to flow outwards at a noticeably faster rate. MR will circulate a video.

Action: MR to circulate video

It was suggested that once more information has been gathered about pump options, a meeting could be arranged with the Environment Agency to discuss both these issues.

8. SGC Strategic Planning activity update

The Clerk reported the following update from Patrick Conroy, given to the Town & Parish Forum:

“**JSP** – Technical Document consultation closed 7th January, responses received currently being assessed and reviewed. Expecting to have completed identification of key issues raised by early March. Programme remains on track for examination hearings to commence from mid-May, although this will be subject to the JSP Inspectors confirming timetable in due course. Please check JSP website for further updates.

5 year HLS – Council published its AMR early extract on 21st December confirming 5 year HLS of 6.30 years. Supporting information published gives explanation for updated position. Please note this land supply is currently being tested through the Thornbury “Land South of Glos Road” appeal.

Local Plan – Website now updated with Call for Sites information and representations received to February 2018 Local Plan consultation. Work continuing to prepare net draft of LP for second half of this year.”

MR reported that he has received a response from Patrick Conroy’s team regarding this committee’s letter requesting adoption of policies to require auditable records of SUDS maintenance in future developments. MR will circulate the response.

Action: MR to circulate email from Strategic Planning team.

9. Response to Joint Local Transport Plan consultation

The JLTP was discussed, it was noted that there was little reference to rural transport to/from the ‘hub’ locations such as Thornbury. Clerk to submit response about this issue.

Action: Clerk to respond on behalf of committee.

10. Response to planning application PT18/6450/O Park Farm (630 dwellings & retail/community hub)

MR left the meeting due to previously declared interest.

GP presented a suggested response to this application, which included matters relating to access, traffic, lack of identification of this site in the Core Strategy and Local Plan, and the urbanising effect of the massing and scale of the proposed development.

The response was discussed and it was agreed that it should go forward to full council with a recommendation for approval.

Action: Clerk to submit proposed response to next full council meeting.

MR returned to the meeting. BT and JC left the meeting due to other commitments.

11. Organisation of planning application responses

KS noted that the Thornbury Town Council’s discussion of the planning application at item 10 had been reported in the Gazette within a few days of the application being published for comment. He believes that this could reflect poorly on Oldbury PC which will not submit response until March.

The Clerk explained that this was an accident of timing – the application was published too late to be included on the OPC agenda for the January meeting, whereas it obviously fell at the right point in the meeting cycle for Thornbury TC. It was also noted that there is press representation at Thornbury TC meetings so their decisions are more likely to be reported.

Discussion was held as to whether OPC procedures could or should be altered to allow more prompt responses to strategic planning applications. It was generally agreed that the present arrangements were satisfactory, with FPC discussing and recommending responses to such applications for ratification by full council. Emergency planning meetings can be called if required but councillors generally prefer to deal with such matters in regular meetings even if this means the response might be later than those of other bodies.

DG left the meeting due to other commitments.

12. New Septic Tank regulations

A parishioner has recently contacted the council regarding legislation on septic tank discharges. She had been made aware of the “Environmental Permitting Regulations (Amendment) 2014” under which septic tank discharges directly to a watercourse are no longer acceptable. The parishioner enquired whether the council were aware of these regulations, which are likely to affect a number of residents, and whether the council could do anything to make more people aware of their new responsibilities.

The Clerk had drafted and circulated a proposed article to go in 4Ward. It was agreed that the response was sufficient and that it was not appropriate for the Council to get involved in advising or directly assisting residents in this specialist issue. The 4Ward article will include internet and phone contact details for people to obtain more information.

Action: Clerk to finalise article and submit to KS for inclusion in 4Ward.

13. A.O.B.

None.

14. Meeting closure

The meeting closed at 11:48am.

The next meeting will be held on Friday 26th April 2019 at 9:30am in the Memorial Hall.