

**CLEVEDON TOWN COUNCIL**  
**SPECIAL PLANNING MEETING HELD ON 20<sup>th</sup> MAY 2020 AT 7.30PM HELD VIA ZOOM**  
**VIRTUAL MEETING DUE TO COVID 19 PANDEMIC AND IN LINE WITH GOVERNMENT**  
**DICTATES**

**ZOOM VIRTUAL MEETING RESPONSES RECEIVED FROM:**

Chairman of the Committee – Cllr A Everitt  
 Councillors N Barton, B Cherokoff, C Francis-Pester, A Goodliffe, B Hatch, G Hill,  
 T Morgan, K O'Brien, A Shopland, D Shopland, J West, R Westwood & H Young

Mrs P Heath – Town Clerk  
 Mrs S Howard - Committee Clerk, Deputy Town Clerk

**IN ATTENDANCE:** 7 members of the public

**7.30 PM      INFORMAL BUSINESS –**

**APP NO – 20/P/0605/R3** – A resident acknowledged the public open space within East Clevedon was referred to by NSC as a; 'strategic open space and an important site'. The resident also acknowledged that the Parish Council had supported a Village Green application. Residents have seen many objections on the NSC portal, with most opposing the removal of the green open space. Brookfield Walk is a densely populated area of town. If this green belt land is built on, it will lead to further green spaces being lost, damaging the environment and community.

Another resident declared the proposal does not fall in line with NSC's own guidelines. NSC stated the land is 'safeguarded and to remain as public open space and a wildlife area'. Residents at Brookfield Walk must consider how they live now and for future generations.

Further concern was raised when a car broke down on the motorway slipway, causing gridlock on Northern Way and most of Clevedon. Adding a school to the proposed site would add to the volume of traffic and impinge on the time limit proposed by NSC for getting the school children from the M5 junction to the Brookfield site.

Most residents do not object to the proposals for a school, just the location that has been chosen. Why cannot the school be built next to an existing school, both schools can interact together. 'Green belt land is green belt land'. For NSC to decommission this land is not a good idea.

**7.43 PM      FORMAL BUSINESS**  
**20/P/1952      APOLOGIES FOR ABSENCE**

All Committee Councillors were present.

**20/P/1953      DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

Cllr Westwood confirmed that as a District Councillor and a member of the NSC P&R Committee he has consistently not voted when this has been considered previously and

has abstained. Cllr Westwood confirmed that he would be abstaining from voting on this application.

Cllr D Shopland confirmed that he, as an East Ward Town Councillor only, and not as the East Ward District Councillor, he will be speaking and voting on this application.

## **20/P/1954 TO RESPOND TO THE FOLLOWING PLANNING APPLICATION**

**20/P/0605/R3** – Land adjacent to Brookfield Walk – East Ward - Erection of an up to 85 place, single storey profound and multiple learning difficulties school (Use Class D1) for 3 years to 19 years including classrooms, recreation hall, dining hall, hydro-therapy pool and therapy rooms plus external play areas, parking, and amenity space.

**DECISION – REFUSED by 11 VOTES to 1 Abstained**

The Committee Chairman advised the Committee and members of the public that the proposal being submitted relates to the location and building of the school, and not the need for a special school which is not being disputed.

The Chairman proposed the discussion be centred around specific areas. The following points were raised.

### **TIME AND COST**

The case is bounded by time and cost constraints, with the school being urgently required for the 2021/22 academic year. NSC have budget limitations too, and the land being proposed is land that the Council owns.

### **PROPOSED LOCATION**

NSC's Sites Allocations policy, Local Green Space. The Government, in its National Planning Policy Framework (NPPF) of March 2012, introduced a new designation called Local Green Space (LGS) enabling local communities, through local and neighbourhood plans, to identify for special protection green areas of particular importance to them. 'By designating land as Local Green Space, local communities will be able to rule out new development other than in very special circumstances'. Members were of the opinion that other sites in Clevedon could be considered.

Concern was raised with the possible increase in pollution to this area. The locality of the land being close to the motorway led to questions as to when air quality tests were last conducted, and when the motorway assessments were done?

Northern Way becomes gridlocked with traffic at certain times of the day.

Proposing to remove the green belt land will increase the flood risk to this area. The plans submitted show the flood risk to the school, not the impact on surrounding houses. The Council is already being advised of the nearby subway flooding on numerous occasions.

The wildlife and land for people to enjoy will be taken away if built on. Also, the wildlife review of the site, the Government Legislative assessment is due to expire in July 2020 and will need to be revisited again and by NSC.'

### **ALTERNATIVE LOCATIONS**

Committee members advised that there must be special circumstances for building on green belt land. It was noted that other locations were considered around the North Somerset area, but it is not clear how many sites were shortlisted and whether all considerations have been made in full and whether all land owned by NSC had been considered.

### **DESIGN AND LAYOUT**

Committee members noted that the layout and design of the school appears to meet with public approval.

### **PUBLIC CONSULTATION**

During this difficult time in the pandemic, Committee members are keen to ensure that every opportunity has been made available for the public to submit their views. Concern was raised that public comments suggest that local voices may not have been heard or that there has been good opportunity to access and research the evidence from the surveys conducted etc.

The public consultation sessions held at the NSC offices have not been represented adequately on the NSC website.

### **P/20/1955 TO DETERMINE ANY PART I ITEMS**

All items were Part II items

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.28pm

DATE: .....