

**CLEVEDON TOWN COUNCIL****Minutes of the 449th meeting of COUNCIL held in The Council Office, 44 Old Street, Clevedon at 7.30pm on Wednesday 21<sup>st</sup> October 2015**

**PRESENT:** Chairman – Cllr G. Watkins  
 Councillors N. Barton, C. Blades, J. Cook, D. Flint, C. Francis-Pester, J. Geldart, A. Giles-Townsend, S. Hale, C. Hall, B. Hatch, G. Hill, L. Little, J. Middleton, T. Morgan, J. Norton-Sealey, K. O'Brien, A. Shopland, D Shopland J. West.  
 Town Clerk - Ms P Heath; Deputy Town Clerk – Mrs I Johnson, Deputy Town Clerk & Sue Howard

Members of the Public 17; Press 1

**7.30pm INFORMAL BUSINESS**

**Prayers:** Voluntary Prayers were said by Captain M. Eden

**Public Session****Mr M Crosby – Affordable Housing**

Explained by use of the census figures the need for affordable housing which could be specified in a neighbourhood plan, which he believed is needed in Clevedon

**Mr & Mrs Dowbiggin - The Motion**

Both spoke to the motion on the agenda by Cllr's Shopland. There was concern expressed as to the financial viability of the project plus the practicality as there is already a community centre at Princes Road. Money could be better spent on road repairs, street cleaning and footpath maintenance [REDACTED]

**Mrs A Everitt – The Motion**

Wanted to know if the Council was making any attempts to talk with Morrisons to prevent closure of the store? The Triangle and Town Centre are important to the Community.

**Mr L Hurley – Aldi Junction**

Concern was raised as to the pedestrian access to the Aldi Supermarket across Ettlingen Way due to the view to the motorway being obstructed by trees and signs. Concern was also raised as to the bottleneck being created by vehicles turning right out of Hither Green across a very busy road.

**Mr G Moore – Public Toilets/ Footpaths/ Communication**

- 1) Public Toilets – Asked as to the amount of s106 allocated to new toilets and that if none has been allocated why not?
- 2) Footpaths Concern was expressed as to the state of footpaths in the town in particular the Ripple path to the Community School used by school children from the upper town to reach the school. The Gordano footpath from the Zig Zag to the rear of the Shops on Hill Road. And the Marine Coastal Path to lady bay
- 3) Would like to be kept informed of issues the Council are dealing with and also feedback on issues he has raised.

**FORMAL BUSINESS 7.55****15/579 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr M. Harriott due to Family Commitments  
**RESOLVED:** That Council **ACCEPTS** the apologies and reasons given for absence.

**15/580 DECLARATIONS OF INTEREST**

There were no declarations of disclosable or personal interests on items on the agenda at this point

**15/581 THE MINUTES OF TOWN COUNCIL MEETING**

**RESOLVED:** That the Minutes of the Council meeting held on 26<sup>th</sup> August 2015 were approved as a correct record and signed by the Chairman.

**15/582 THE CHAIRMAN'S COMMUNICATIONS – FOR INFORMATION ONLY****Civic Night**

The Chairman informed members he would circulate details of the Councils Civic Night as soon as a date had been identified.

**15/583 THE TOWN CLERKS REPORT AS PER THE ATTACHED LIST****Newsletter and reports –**

The following newsletters and reports have been received and are available from the office.

LCR – Autumn 2015

Page 15 CALC Watch

Pages 17 – 21 Training & Development special

**DIS** – copies of which were emailed to Councillors – hard copy attached for those Councillors without email addresses, 867. 868.

**DIARY DATES**

Advance Notice

April 24<sup>th</sup> 2016 Civic Service at St Mary's Church Walton St. Mary

The Town Clerk thanked the Council for their help and support over the previous few weeks, following the death of her father.

**15/584 REPORTS AND INFORMATION FROM CLEVEDON NORTH SOMERSET COUNCILLORS ON MATTERS OF URGENCY ONLY**

There were no reports or information of an urgent nature raised by Clevedon North Somerset Councillors

**15/585 TO RECEIVE MOTION FROM CLLRS A & D SHOPLAND.**

*That should the Morrison supermarket close, prior to such a happening, this Council actively and urgently investigates the possibility of leasing or purchasing the leasehold of the site of Morrison's supermarket and car park in the Clevedon Triangle Area, for the purpose of creating an Administrative, Social, Recreational Centre and Car Park for the Town.*

Members noted the comments made in the public session and discussed the motion at great length. There was differing viewpoints on the viability of the motion and the approach the Council should take. All members expressed their concern at the store closing and the impact on the town. Members agreed that the Triangle and Town Centre shopping centres were important to maintain and that the store was a pivotal part of the retail market. It was noted that the Morrison Chain had suffered in the recent financial climate and Clevedon's store was one of 11 being closed; this is understood to be on 29<sup>th</sup> November. The Landlord of the site had been informed at the same time as the media and had been actively seeking a replacement tenant with Morrisons. Members noted that the car park, which serves the entire triangle centre, is included in the lease for the Morrisons site and felt its retention was a priority. The site is designated as retail in the Local Plan and could be designated as such in the impending Neighbourhood Plan.

An amendment to the motion was proposed, seconded and agreed by Cllrs A & D Shopland. The amended motion was then put to the vote and **RESOLVED** by 14 votes to 5

*Should Morrisons/Landlord fail to secure a commercial enterprise for the site and the retail store is scheduled to close that prior to such a happening, this Council actively and urgently investigates the viable possibility of leasing or purchasing the leasehold of the site of "Morrison's supermarket" and car park in the Clevedon Triangle Area, for the purpose of creating an Administrative, Social, Recreational Centre and Car Park for the Town.*

During the discussion the future of the Community Centre was raised and in particular NSC intention for the land following recent rumours; The NSC Councillors present were not in a position to respond.

## **15/586 MINUTES OF THE COMMITTEE MEETINGS**

### **15/586.1 PLANNING 19<sup>TH</sup> AUGUST 2015**

Minutes of the Planning Committee meeting were presented by the Committee Chairman, and **AGREED**.

#### **PART 1**

**P/15/1047 NEIGHBOURHOOD PLAN RESOLVED:** *To ask Council to consider a Neighbourhood Plan for Clevedon as this initiative would involve all Councillors.*

**AGREED** by 14 votes to 0 with 3 abstentions

Prior to the vote Members discussed the implementation of a Neighbourhood Plan, the workload and the involvement of the Council in the steering group. Various documents on what neighbourhood plans are, how they sit within the Local Plan and NPPF and their requirements had been circulated to all Members. The Civic Society had already endorsed the creation of a neighbourhood plan and was willing to be part of the steering group and assist in the work. Concern was raised as to the legal background of the plan and what would be its legal standing once it had been adopted. The Town Clerk informed members of the legal standing and the accepted status the plans have once adopted. The Planning Inspectorate, having been involved in the adoption process prior to the plans referendum, has given equal weight to the Neighbourhood Plans sitting alongside the Local Plan and NPPF. Members appreciate the amount of time and work involved in the creation of the plan and it was confirmed that this would be undertaken by the steering committee.

There were differing views expressed with some Councillors concerned as to the benefit of Neighbourhood Plan in Clevedon with its restricted development potential. It was explained that the plan would assist future planning decisions to be of benefit to the Town, within the plans criteria.

The Committee Chairman invited questions or comments on Part 2 items;

15/P/1726/F – a Member queried the planning Committees decision to recommend refusal for this application feeling the new buildings would improve the site, it was further queried why the historical significance of the building should be taken into consideration?

### **15/586.2 PLANNING 2<sup>ND</sup> SEPTEMBER 2015**

Minutes of the Planning Committee meeting were presented by the Committee Chairman, and **AGREED**.

The Committee Chairman invited questions or comments on Part 2 items

15/1062 Street Naming – following a question the member was referred to the wording of the minute which answered his question.

P15/1060 – ref 15/P/1904CUPA – the Clerk was asked if a response had been received; it hadn't and was being chased.

### **15/586.3 TRANSPORT & HIGHWAYS 9<sup>TH</sup> SEPTEMBER 2015**

Minutes of the Transport & Highways Committee meeting were presented to the meeting, by the Committee Chairman and **AGREED**

The Committee Chairman invited questions or comments on Part 2 items.

15/577 – the Leys. A Member questioned why this was being considered as the Leys had been a through road since the estate was built and any type of restriction as suggested by the resident would create a bigger problem. The Member was referred to the wording of the minute which explained the Council would monitor the situation.

15/570.3 Crossing on Ettlingen way – The Committee Chairman confirmed, following a question, that the Council were actively chasing a site meeting with the relevant highways departments.

15/568 – School Crossing – The Committee Chairman declared a personal interest as a parent of children attending St Nicholas School and went on to explain her concern that the coats and lollypops were in the school office but not being used.

### **15/586.4 FINANCE & GENERAL POLICY 16<sup>TH</sup> SEPTEMBER 2015**

Minutes of the Finance & General Policy Committee meeting were presented by the Committee Chairman and **AGREED**

The Committee Chairman invited questions or comments on Part 2 items; there were none.

### **15/586.5 PLANNING 23<sup>RD</sup> SEPTEMBER 2015**

Minutes of the Planning Committee meeting were presented by the Committee Chairman, and **AGREED**.

The Committee Chairman invited questions or comments on Part 2 items;

15/1077 – St Modwen site. A member question whether this was suitable site for housing development so close to the Motorway. The Committee Chairman explained that this had been discussed, as stated in the minutes, at the following planning meeting and a letter sent to NSC reiterating that Clevedon Town Council supports this site for business and employment. If NSC allow the change of designation to

housing then it is clear that the major impact will be on Clevedon infrastructure and services; a letter to this effect has been sent to NSC.

#### **15/586.6 TOWN EVENTS & AMENITIES 30<sup>TH</sup> SEPTEMBER 2015**

Minutes of the Town Events & Amenities Committee meeting were presented to the meeting, by the Chairman of the Committee and **AGREED**

The Committee Chairman invited questions on Part 2 items;

Public session -Marine Lake – a member questioned the work being done to the upper wall of the lake by the Salthouse pub, as the WIP notice states this would be repaired by third party and wanted to know who? The Committee Chairman would report back direct to the Member.

**ACTION CLLR FRANCIS-PESTER**

#### **15/586.8 ALLOTMENTS 21<sup>ST</sup> SEPTEMBER 2015**

Minutes of the Allotments Committee meeting were presented to the meeting by the Committee Chairman, and **AGREED**;

The Committee Chairman invited questions or comments on Part 2 items;

575.2 – Members were asked to note that there is no legal duty to fence a property.

#### **15/587 RECEIVE MINUTES OF SUB-COMMITTEES REPORTING DIRECT TO COUNCIL**

For the clarification of Members as these are sub committees reporting direct to council all items are part 1.

##### **587.1 Public Toilets Working Group** **dated 13<sup>th</sup> July 2015**

At the request of the Committee Chairman the Members were asked not to ratify these minutes as the 5<sup>th</sup> October meeting supersedes the decisions taken at the meeting; Members **AGREED**.

##### **587.2 Public Toilets Working Group** **dated 5<sup>th</sup> October 2015**

Minutes of the Public Toilet Working Group meeting were presented to the meeting, by the Chairman of the Working Group and **AGREED**.

15/36.1 *Station Road Proposed, seconded and **AGREED** to **RECOMMEND** to **COUNCIL** by 3 votes to 0 that:-*

- 1) *Healthmatic be requested to cost up an option to place a unisex toilet in the former disabled unit and reset up the gents toilet for two cubical and a trough urinal.*
- 2) *That the door to the gent's and new unisex toilets be a charged entry*
- 3) *That the Council seeks the funding for the additional toilets from the Public Works Loan Board.*
- 4) *That due to the above St Andrew House charity is informed that the area is not available for a take-away café.*

Following a discussion this was **AGREED** by 19 votes to 0

In response to a question the Town Clerk explained the cost of the Public Works Loan Board would depend on the length of time the loan was taken out and at this point of time no time limit had been agreed.

In respect of the Options, Futures Actions & Ideas as listed in the minutes under 15/36.5 Members **AGREED by 20 votes to 0** to allow the Working Group to carry out the investigation work as listed and bring back a formal motion to the Council based on those investigations.

It was noted that the current contracts in respect of the toilets was within the responsibility of the Finance & General Policy Committee and that the Working Groups terms of reference, as agreed by the Council, was for new provision only.

**15/588 AGREE ACCOUNTS FOR PAYMENT PER THE ATTACHED LIST**

**RESOLVED:** that the Council approves the accounts for payment, as per the attached lists except

**15/589 APPROVE RETROSPECTIVE ACCOUNTS PAID PER THE ATTACHED LIST**

**RESOLVED:** that the Council approves the retrospective accounts for payment, as per the attached list

**15/590 RECEIVE, DISCUSS AND MAKE RESPONSE TO THE NORTH SOMERSET COUNCIL CORPORATE PLAN [EMAIL 30/9/2015]**

The Members were reminded that the original email with a copy of the corporate plan and explanation power point presentation had been circulated at the end of September along with NSC explanation and notification of the deadline of 30<sup>th</sup> October 2015. The need to make a formal response was highlighted especially as the lack of initiatives outside of Weston-Super-Mare. Members **AGREED** to defer this item to a special extension meeting to be held on Wednesday 28<sup>th</sup> October at 7pm immediately prior to the Planning Meeting. Members were asked to bring their suggested additions to the meeting so that the formal Council response agreed at that meeting can be sent by the deadline.

**15/591 RECEIVE AND DISCUSS IN PRINCIPAL PROPOSAL TO PLACE SOLAR PANELS ON THE COUNCIL OFFICES. – CLLR WATKINS**

The Chairman explained that there could be an option to put solar panels on the flat roof of the Council offices and asked for members views. Following a short discussion on the merits of the panels its was **AGREED** that the Chairman investigates the proposal and whether planning permission could be obtained as long as it was at no cost to the Council.

**ACTION CLLR WATKINS**

**15/592 TO RECEIVE QUESTIONS FROM COUNCILLORS IN ACCORDANCE WITH STANDING ORDER 8**

There were no questions asked under Standing Order No 8

Meeting closed at 10.00 pm

APPROVED AS A TRUE RECORD

CHAIRMAN.....DATE.....