

CLEVEDON TOWN COUNCIL
SPECIAL PLANNING MEETING HELD ON 16TH JANUARY 2024 AT 7.30PM HELD AT THE
COUNCIL OFFICES, CLEVEDON

PRESENT: Chairman of Council – Cllr T Morgan

Cllrs N Barton, C Blades, A Everitt, C Francis-Pester, A Gardener, A Goodliffe,
C Lord, K O’Brien, A Shopland, D Shopland, R Westwood & H Young (8.01pm)

IN ATTENDANCE: Mrs S Howard – Acting Proper Officer and 24 members of the public.

7.30PM INFORMAL BUSINESS

A member of the public advised that the proposal is the largest single change of use east of Junction 20 that is being allocated for warehouses and distribution. The closing date to NSC being 22 January 2024.

To have a distribution centre at this location is illogical. The residents are not happy that this has not been brought to their attention and is set to ruin the lives of everyone who lives here, the heritage of the Craft Centre, the character of the area, wildlife and all the environment issues that would be associated if the proposal were to go ahead.

Another resident stated a family business is being run from the Craft Centre and please excuse if she becomes emotional as this proposal is very distressing. Her father is 75 years of age, still working at the Craft Centre and it is hoped that the family business will continue and be passed to family siblings. The Craft Centre receives many visitors throughout the year from North Somerset residents, including many visitors from outside the area. The location is a peaceful and rural setting and the centre provides a wealth of local talents and crafts from the workshops. A teaching workshop operates from the site, as well as engagement with the local secondary school for work experience.

Flooding is a concern in this area, as it is on a floodplain. It is shocking to think that a Heritage site could be lost by this proposal from NSC. Why are other areas of land in Clevedon, Kingston Seymour or Kenn not being looked at for land availability to build on.

The Chairman of Council confirmed that since the last Council meeting held on the 10th January 2024, the Council Clerk has obtained information from NSC regarding the previous submission in 1993, an application for a motorway service area was submitted. Both the Avon and Woodspring Urban Councils refused the application, which went to appeal and the Secretary of State.

The Chairman continued to state that in 1994 the main reason for refusal then, is the main reason for refusal now. Things haven’t changed. It was agreed that there is more awareness now and knowledge about Climate Change and just how much the environment has and is changing over the years.

To be ratified at Full Council on the 7th February 2024

The Chairman stated that NSC need to be advised of all the evidence. The Secretary of State accepted the recommendations for the proposed development in 1994 and how it would have constituted an intrusion to the countryside, removed screening protection and that the motorway junction provides a strong protective boundary.

Concern was also raised that the proposal includes some two storey buildings, which are not normally permitted in a locality such as this.

The Chairman of Council stated that the proposal should be removed from the Local Plan 2039 altogether.

Cllr Francis-Pester stated that residents need to know from the Town Council that we are clear on opposing this proposal. That the last application submitted in 1993 is still relevant now, as it was then.

Many Councillor members stated that the proposal would wreck the countryside, as has happened on Hill Road.

Cllr Lord stated that the Bus Service Improvement Plan (BSIP) has been launched by NSC, and queried as to whether the proposal in the Local Plan 2039 is tied into the BSIP consultation.

Many Councillors stated that other industrial sites in Clevedon can be identified and are more suitable locations for the creation of a business estate, than what is being proposed. The need for this site is not there, there are already vacant units in the existing business parks in the Town. The St Modwen site which has land up for sale as business units has seen no take up.

8.01pm - Cllr Young joined the meeting

Cllr D Shopland stated that the Town Council has been fighting battles for the East Ward for years and it is really important to ensure that Clevedon Town Council is consulted, which we haven't been on this occasion.

Cllr Everitt stressed that it is clear what we are opposing. There are no plans for development, it is a possible development within the Local Plan.

Councillors encouraged all members of the public present to submit their comments on the NSC portal. If they are not able to submit information via this method, then several Councillors offered to receive emails, as did the Council Clerk.

A member of the public stressed that the World Health Organisation has created a map which shows that Clevedon South Ward has been highlighted as an area of concern for high levels of pollution.

Another member of the public raised concern on the volume of traffic already experienced now. Adding an industrial estate at the Court Lane location will create further chaos and pollution.

Clevedon needs better roads and better infrastructure. Why can't NSC consider land at Avonmouth where Amazon already has warehouses and excellent transport links to the M5.

Cllr Francis-Pester stated that if something isn't right, then we need to pick up on the emotion that is being created by the proposal. If it's wrong for the area, then people need to understand that and relay these feelings to NSC.

A member of the public stated the Cllr Canniford has commented the following; 'that there needs to be more access, not just the M5 for emergency vehicles, for example'.

8.37PM FORMAL BUSINESS

24/P/2281 APOLOGIES FOR ABSENCE

Apologies received and approved from Cllr Culblaithe (another commitment).

24/P/2282 DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA

Cllr D Shopland declared an interest as they own land in this area, which is not associated with this proposal.

24/P/2283 To receive and agree a response to NSC concerning the consultation dated November 2023 concerning the proposal under the North Somerset Local Plan 2039, Pre Submission Plan (Reg 19) regarding the following;

Under Schedule 2 – Employment Sites, for Land to the east of J20, Clevedon, 25.00 hectares for a new allocation including new eastern connection to J20 or the M5.

Allocation of employment land is for 25ha but the allocation area is larger reflecting the requirement to connect to J20 and other associated works required.

Active Travel links will also be required.

Site Allocation primarily for distribution, logistics and warehousing space to meet medium to longer term space requirements.

The Chairman of Council summed up the discussion and debate held between members of the public and Town Councillors during the meeting.

Cllr Francis-Pester proposed and Cllr Westwood seconded the following motion to be submitted to NSC, stating the following;

That Clevedon Town Council requires NSC to remove the proposal for the area of land at J20, Court Lane, from the Local Plan 2039 as it is not suitable for development and does not have appropriate infrastructure.

It was Proposed, Seconded and **APPROVED** to submit the motion to Cllr Mark Canniford at NSC.

The meeting finished at 8.53pm

APPROVED AS A CORRECT RECORD

CHAIR

DATE: