

CLEVEDON TOWN COUNCIL
MINUTES OF THE SPECIAL PLANNING COMMITTEE MEETING HELD IN THE
COMMITTEE ROOM, 44 OLD STREET ON MONDAY 18th JUNE 2018
AT 7.30 PM

PRESENT: Councillor G Hill – Chairman of the Committee
 Cllrs N Barton, B Cherokoff & S Hale
 Mrs S Howard – Deputy Town Clerk

IN ATTENDANCE: Cllr L Little, Mr Searle – Senior Development Manager,
 McCarthy Stone & Ms Fulgoni – Senior Planning Associate, The Planning Bureau

P/18/1749 APOLOGIES FOR ABSENCE

Apologies were received and accepted from Cllrs A & D Shopland & Cllr J West

P/18/1750 DECLARATIONS OF INTEREST

There were no declarations of interest declared.

P/18/1751 TO MEET AND FORMALLY DISCUSS WITH MCCARTHY STONE
THE PROPOSED PLANNING APPLICATION ON THE LAND IN KENN ROAD (173
TO 175 KENN ROAD, BS21 6LH – 17/P/1489/PRE)

The Committee Chairman formally introduced Mr Searle and Ms Fulgoni to the meeting.

Mr Searle and Ms Fulgoni advised the Committee of the following information;

A Public Exhibition was held on 23 May 2018 with 2,000 households invited, this was immediate neighbours living close to site, followed by residents in the wider area. 55 residents attended, with 32 feedback forms completed. Another local development of this nature is currently being built in Nailsea and should be open in November 2018, aimed at those that are 60+ years in age.

The development type has been classed as C2. A 'Retirement Living Plus' accommodation, aimed at those who are 70+ years in age, that may require extra care. The building is 'T' shaped, brick/render, pitched roof, three storeys in height, consisting of 62/63 units made up of 35 1bed & 28 2beds. Each unit will have their own front door, kitchen, personal care package offered as part of the service charge. On-site bistro, hairdressers, laundry room & wellness suite. An allocation of 34 car parking spaces has been made. And it is hoped that people within a 5-10-mile radius will move into the premises. A fence will surround the development to provide security. There will be staff on site 24/7 too. Employment opportunities for 14 full time equivalent, this being a mix of full and part time vacancies, including groundsmen, kitchen staff etc.

The internal plans of the building have been designed with the communal areas positioned nearest to the 'hammerhead' section of road for Tesco deliveries. The living accommodation is located at the back of the development, which was deemed to be quieter.

The access road to the site will stem from Kenn Road. There is a natural break in the trees, which will minimise the removal of the trees and vegetation along the road.

A medical practice has shown interest. McCarthy Stone are still in discussions with them to decide whether the practice will form part of the development. If plans go ahead, there will be designated employment opportunities with a large parking element of 60 car spaces allocated to the practice.

McCarthy Stone are aiming to submit a full planning application within the next 6-8 weeks.

If the plans are successful, this will be followed by 3-4 months of demolition works, then a 14-month build.

Members of the Committee raised the following questions;

- Has a 'need' survey been conducted, to establish the necessity for this type of development?

McCarthy Stone to find out.

- Kenn Road is a very busy road. Proposed entrance/exit to the site is also near a bus-stop.

McCarthy Stone are very much aware and are still in discussions with Tesco's.

- Have noise surveys been done, in relation to the deliveries to the Tesco store?

McCarthy Stone advised tests to be carried out and if it is found that noise levels are an issue, then the window thickness will be upgraded.

- What are the delivery times to Tesco and are they consistent every day?

McCarthy Stone to find out.

- A footpath on the site leads to the 'hammerhead', which does not look safe for residents to cross. Also, which route will residents take to get to Tesco's?

McCarthy Stone are in discussions with Tesco's about the footpath location, and whether a pedestrian crossing could be installed between the two roundabouts. Members were advised that the plans are not yet finalised.

- What marketing of this site has been done, before the pre-application was submitted?

McCarthy Stone to find out.

- The development is three storeys high. Will this affect the light to resident's properties in St Michael's Avenue?

McCarthy Stone has already received feedback from residents in St Michael's Avenue with concerns of this nature. Amendments have been made consequently which has meant the building has been moved by 7 metres in an easterly direction, and internal modifications to the plans too.

Also, McCarthy Stone have received feedback from the residents of St Michael's Avenue who have since advised that they are more comfortable with the positioning of the building, in relation to where they live.

- Concern raised with boy racers in this area?

McCarthy Stone advised that it will be an 'active' building, with staff on site, which may deter boy racers. Also, if adjacent Doctors surgery plans go ahead, then a fence and gates may be incorporated to their property.

- Could there be a policy on 'local' employment opportunities only?

McCarthy Stone to find out. Most jobs will be at entry-level, low paid jobs. McCarthy Stone will also investigate hiring local decorators and tradesman too.

- A mobile phone mast in this area would be welcomed.

McCarthy Stone confirmed that the pre-application is still subject to final amendments.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 8.16pm

DATE:.....