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**** Supplementary Dispatch**

To all Members of the Planning and Regulatory Committee

Dear Sir or Madam

Planning and Regulatory Committee – Wednesday, 17 November 2021

I refer to the agenda for the above Planning and Regulatory Committee meeting and attach the following item:

10. P&R Update Sheet 17 November 2021

Yours faithfully

Assistant Director, Legal & Governance and Monitoring Officer

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Agenda Item 10

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

17 November 2021

Section 1

Item 6 – 20/P/1673/FUL - B and M Bargains Limited, The Triangle, Clevedon, BS21 6HX

Updated information from Applicants:

In response to queries raised, the applicant has written to confirm a commitment on the following basis:

“As previously discussed, and as set out in the viability report, the senior living element of the proposals essentially funds the new retail offer resulting in a single phase scheme that is unable to deliver affordable housing either on site or via a payment in lieu. However, as identified in the Bruton Knowles independent assessment, we appreciate there might be a scenario whereby the senior living development in isolation may produce a surplus profit, subject to further viability work being undertaken at the appropriate time. As a result, the applicant has liaised with their lawyers to look at proposing some draft Heads of Terms that will form the basis of any S106 Legal Agreement.

While drafting of a S106 Legal Agreement is yet to commence, we would suggest a clause could be included that would provide the local authority with the comfort that should the commercial element of the proposals not be delivered, an affordable housing contribution could still be made by the applicant. We would propose that an appropriately worded obligation could look to restrict the occupation of the senior living development (e.g. not to occupy more than an agreed percentage of the senior living development) unless the commercial development has been substantially implemented (definition to be agreed) or the applicant has submitted an updated viability assessment, to be agreed by both parties, and any surplus profit has been paid.

The exact wording of the S106 would ensure there was no ambiguity around timescales for an updated viability assessment to be submitted”

Update to Issue 2. Highways and Transport.

Compliance with parking standards.

The Council’s Parking Discount Tool referred to in the report and applied to the residential element of this application has now formally adopted by the Council via the updated Parking Standards SPD, approved at Full Council on 9th November. It is therefore current Council policy.

Additional Third Party comments

An additional 7 letters of objection and 1 letter of support have been received. The principal planning points made are as set out in the officer report.

Officer comments.

Further objections have been received to the proposed reduction of the number of Taxi parking bays and relocation to the opposite side of Lower ~~Page 3~~ Road. This may be ameliorated through a

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

17 November 2021

revision to the wording of planning condition no 20 to find an alternative location, for example at the Station Road east side of Queens Square, which would benefit from a more central location.

AMENDMENT TO RECOMMENDATION:

The recommendation remains unaltered. The wording of condition no 20 is proposed to be reworded as follows.

20. Notwithstanding the approved plans, no development above ground shall commence until details of additional enhancement measures at the end of Lower Queens Road have been submitted to and approved by the Local Planning Authority. Such measures shall include, but not be limited to:

- i) Creation of a shared space with pedestrian priority whilst retaining turning facilities
- ii) Measures to prevent vehicular access to the car park and Queens Square from Lower Queens Road;
- iii) the relocation of the taxi bays;
- iv) Heritage interpretation features within the floorscape and through interpretation boards and artworks;
- v) Planting and retention of trees; and
- vi) Street furniture.

The approved scheme shall be implemented within a timescale to be first agreed in writing by the Local Planning Authority.

Reason: to improve and strengthen historic and visual linkages, improve character and appearance of the area in accordance with policies DM60 and DM63 of the North Somerset Development Management Sites and Policies Plan (Part 1).