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**** Supplementary Dispatch**

To all Members of the Planning and Regulatory Committee

Dear Sir or Madam

Planning and Regulatory Committee – Monday, 21 March 2022

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

- 6. Planning Application No: 21/P/3016/FUL Proposed change of use from residential care home of 21no rooms (Use Class C2) to a House of Multiple Occupation (HMO) of 21no rooms (Sui Generis Use) with associated car parking, refuse and cycle storage. (Pages 3 - 4)**

Section 2 report of the Director of Place Directorate (attached)

Yours faithfully

Assistant Director Legal & Governance and Monitoring Officer

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Agenda Item 6

PLANNING AND REGULATORY COMMITTEE

UPDATE SHEET

21 MARCH 2022

Section 2

Item 6 - 21/P/3016/FUL - 20 Cambridge Road, Clevedon, BS21 7HX

Updated comments from the Highway Officer

For the current nursing home use of the site, the North Somerset Parking Standards (2021) would require 7 car parking spaces and 1 space for a minibus. The existing plans show 4 marked car parking spaces, a deficit of 3, and make no provision for a minibus. This assessment is based on NHS recommended staff levels for a nursing home with 21 rooms. No provision is made for cycle parking.

Whilst it is not required to make good the existing deficit in car parking, the proposed development, which would maintain the existing layout with 21 rooms, would reduce the deficit in car parking provision and provide 9 car parking spaces, as well as providing safe and secure cycle parking facilities. Provision would also be made for Electric Vehicle Charging.

The proposals are expected to lead to a reduction in on-street car parking and not have a detrimental impact on road safety.

Additional Third Party comments

At the time of this update sheet 59 additional letters of support have been received. The principal planning points made are as follows:

- Positive for the local area to support refugees
- Good use of a derelict site

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