

**CLEVEDON TOWN COUNCIL**  
**SPECIAL PLANNING MEETING HELD ON 28<sup>th</sup> MAY 2020 AT 7.30PM HELD VIA ZOOM**  
**VIRTUAL MEETING DUE TO COVID 19 PANDEMIC AND IN LINE WITH GOVERNMENT**  
**DICTATES**

**ZOOM VIRTUAL MEETING RESPONSES RECEIVED FROM:**

Chairman of the Committee – Cllr A Everitt  
 Councillors N Barton, B Cherokoff, C Francis-Pester, B Hatch, G Hill, T Morgan,  
 K O'Brien, A Shopland, D Shopland, J West, & H Young  
 Mrs P Heath, Town Clerk  
 Mrs S Howard - Committee Clerk, Deputy Town Clerk

**IN ATTENDANCE:**

Ms P Banwell, (Alder King), Mr G Devine, (LHC Architects), Ms N Lathwell,  
 (Seaxburh), Mr M Oxley (LHC Architects) and Mr A Pegg, (Wessex Investors).

**7.40 PM      INFORMAL BUSINESS**

LHC Architects ran an online presentation to Committee members with the proposed details of the development for Phase 1 of the Clevedon Central project. The main changes are;

- The redundant sprinkler room near the entrance of the retail car park to be transformed into 'The Engine Shed' café or food retail outlet.
- To alter the current retail building to become two retail units, with a gym on the first floor.
- Senior Living apartments to the Southern end of the car park.

The projects aim is to rejuvenate the shopping centre area and car park. Making the centre more attractive and the car park and paths to be more user-friendly.

**8.00 PM      FORMAL BUSINESS**

**20/P/1963      APOLOGIES FOR ABSENCE**

Apologies were received and accepted from Cllr Westwood due to another commitment.

**20/P/1964      DECLARATIONS OF INTEREST FOR ITEMS ON THE AGENDA**

There were no declarations of interest for items on the agenda.

**20/P/1965      TO RECEIVE THE PRESENTATION FROM WESSEX INVESTORS ON**  
**'INVESTING IN CLEVEDON TOWN CENTRE' AND TO FORMALLY DISCUSS AND MAKE A**  
**RESPONSE ON THEIR PROPOSALS**

Questions raised in relation to the proposed 'Engine Shed'.

- Can the proposed 'Engine Shed' be located within the main shopping area, instead of at the entrance to the car park?

The idea of renovating the sprinkler room is to make use of the redundant building and create a more attractive welcome to the car park. To reposition this idea elsewhere is difficult due to building constraints with the underground culvert.

- Will the proposed 'Engine Shed' be accommodated by a franchise company, i.e. Costa Coffee? A coffee shop at this location will affect existing outlets in the town.

The café is not designed to be a Costa Coffee, but more suited to an independent trader. The café could also trade during the evenings.

Questions raised with regards to the senior living apartments.

- Is the proposal for the senior living apartments located above the culvert?

The proposed building will not affect the underground culvert.

- How much parking space will be allocated to the apartments?

The proposal is to have a separate entrance to the apartments from Lower Queens Road. There will be a small allocation of car parking spaces only.

- Why senior living accommodation when the town already has several sites in the town. Why not provide affordable housing accommodation?

Senior living is seen as a more secure, higher value wealthy demographic and is sustainable.

Questions raised with regards to the retail unit and car park.

- The proposed gym on the first floor will increase the height of the building. Will this impact on the surrounding area?

The existing building has a mezzanine level, currently being used for storage of the retail store. To create the gym, would mean increasing the height of the building by half a storey only, which is acceptable.

- If the gym does not succeed, what other use could be made of this space? Perhaps a public hall?

The space on the first floor can be used for many purposes as it will be open plan.

- How long is the build period and how much of the car park area will be left open during this time?

If the planning application is successful, the completion of the building work they foresee to be August 2021 or early 2022. Contractors would want to keep as much of the car park open as possible dividing the car park into two areas. A site compound whilst conducting the work to the retail unit and Engine Shed. Then another site compound when the senior living apartments are built. Alterations to how the public use the car park will also be arranged and the service yard for the retail units will also maintain access during the work.

8.25pm Mr M Oxley, LHC Architects joined the meeting.

General questions.

- Will the existing street markets on a Thursday and monthly Farmers Market on Saturday's continue?

Yes, it is the intention to retain the markets in the town.

- How sure are the developers of the developments of the Phase 2 project?

Phase 1 is a standalone project. Phase 2 will be dependent on the success of Phase 1 and the ability to deliver and let both retail units.

- Plans to change Great Western Road into a 'street'. This road is a 'B' road that is used by many lorries, cars and other modes of transport.

Discussions need to be held with the Highways Authority as to how the road can be quietened, make it more user friendly for cyclists etc.

- A project to create a 'hub' around the Curzon, Library area to lead people into the town is being worked on, along with Clevedon BID. The idea of having a coach parking area on would be welcomed, as this is needed.

The project team are very keen to engage the Curzon, library area to ensure that people are lead to the different areas, by walking, on a bike etc. Clearer footpaths into the car park and retail areas will be created to encourage people to engage with the whole area. Creating a coach park area will allow more people to visit and stay longer.

- The proposed development would impinge on the public toilets in the Queens Square, which are leased by the Council for the next 90 years. The Council wishes to retain the toilets as breaking the contract would cost money. What are the proposed plans?

The toilets are in Phase 2 of the project. The toilet facility will be considered under this project and will not be lost.

- Concern raised that the consultation did not reach that many residents in the town. The project was circulated both by a posted leaflet and via social media platforms. Traders in the Town Centre have also been contacted along with the Civic Society, Chamber of Trade, BID etc. There will also be the planning application process where residents will be able to give their views on the plans.

- What are the next steps?

The final design of the plans to be completed, with no further consultations now before the planning application is submitted, which is hoped to be mid to later part of June 2020.

APPROVED AS A CORRECT RECORD

CHAIRMAN.....

The meeting finished at 9.14pm

DATE: .....