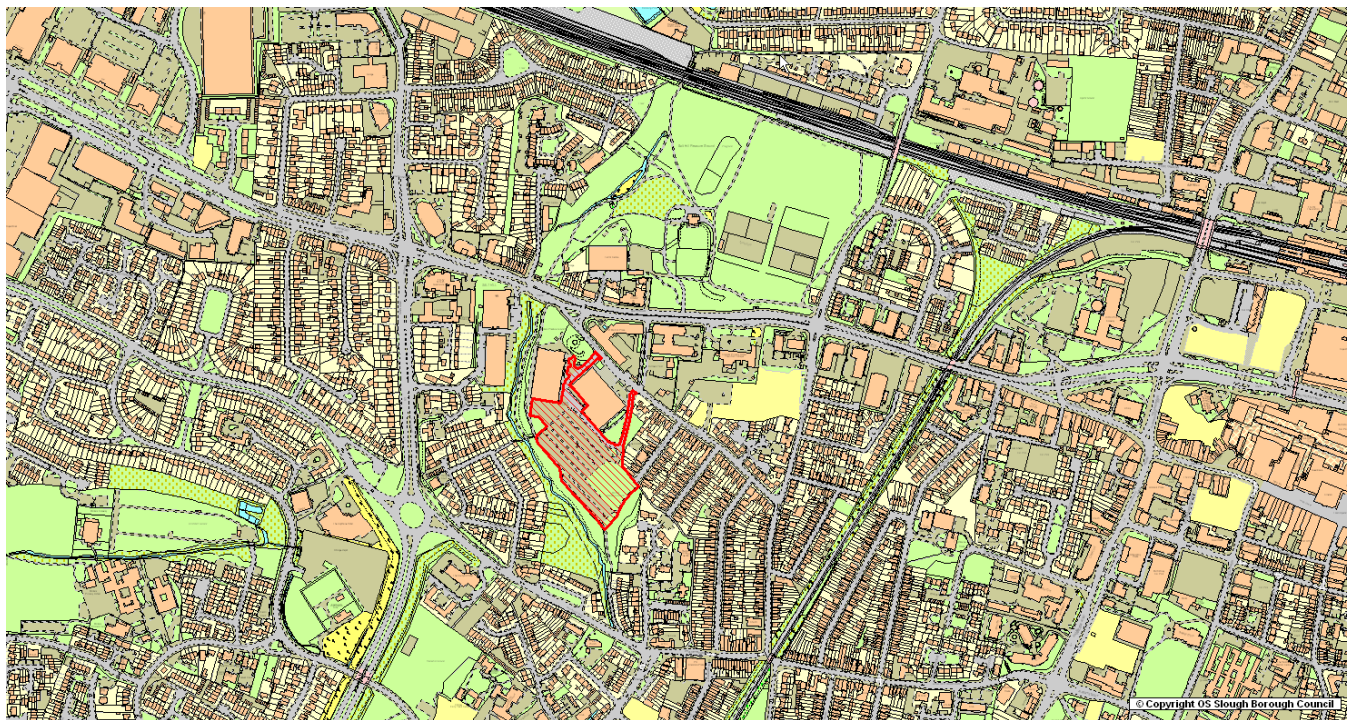


Registration Date:	30-Aug-2016	Applic. No:	S/00727/000
Officer:	Mr Albertini	Ward:	Chalvey
		Applic type:	Major
		13 week date:	
Applicant:	Mrs Alison Hibbert, Slough Borough Council		
Agent:			
Location:	Montem Leisure Centre, Montem Lane, Slough, Berkshire, SL1 2QG		
Proposal:	Construction of a temporary ice rink on the Montem Leisure Centre Car Park and a temporary car park on the Montem Recreation ground (grass area) plus widen eastern access from Montem Lane on the eastern side.		

Recommendation: Delegate to Planning Manager for Approval



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to Planning Manager for approval

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 A 2,000 sqm temporary ice rink is proposed on part of the leisure centre car park whilst the existing ice arena is extended and refurbished. A temporary car park is also proposed on the grass area east of the existing car park and south of 22 Henry Road. The number of spaces in temporary car park will be 125. The number of spaces lost will be higher than this number. The precise number is to be clarified as revised layout plan is being prepared to minimise or eliminate any loss. The temporary period for the building and car park will be eighteen months.
- 2.2 The proposal includes allowing a two way flow of traffic along the eastern access road, off Montem Lane. Current plans show a widening of the access by about 0.5 metres but this may not be necessary. The western access to the Leisure Centre/Ice Arena car park is very likely to be closed whilst the Arena refurbishment works take place. A revision of some of the traffic flow directions in the car park has been requested.
- 2.3 The building will be immediately behind the Leisure Centre building beyond the rear service road. It will provide a 50 x 24 metre ice pad with some grandstand seating.
- 2.4 The structure will be modular panels of white upvc and glass rising to 4.5 m at eaves and 6.5 metres to the ridge of the space frame roof. A membrane canopy covering will be attached to the space frame and will appear as multiple small tents. The submitted drawings show the appearance of the building and these supersede equivalent information in the design and access statement.
- 2.5 Details of where servicing accommodation such as toilets and changing areas will be have been requested although these are expected to be within the building. The existing Arena is partly served by plant in the Leisure Centre and the same will apply to the temporary rink.
- 2.6 The temporary car park will be formed with Grass Protecta system; a heavy duty plastic mesh pinned down. Lighting will be provided by existing lamps and one new double arm lamp column.
- 2.7 The car park will result in the loss of several small trees and the widened access will mean the loss of existing shrubs alongside 2 Park Lodge; the house next to the entrance off Montem Lane. Some kerb lines within the site will be adjusted to cope with the revised traffic flow. Access to the temporary car park will be at the end of the existing entry road just before it bends to the right.
- 2.8 Further details have been requested for servicing by large vehicles of the temporary rink and the rear of the Leisure Centre (refuse and plant). It is likely that the western access will remain as now the service access with arrangements made with the contractor of the refurbishment works. Provision will be made to close off the temporary car park when not needed such as evening and weekends.

3.0 **Application Site**

- 3.1 The 0.48 ha site is the area behind the Montem Leisure Centre building and includes the access ways and grass area near Henry Road. The car park is used by leisure centre and

ice arena users plus some Town Hall staff and Claycotts school parent drop off/pick up. To the south is Salt Hill stream with path and trees. To the east are the flank of the end house in Henry Road and the rear of other homes about the site near the entry road. There are several small trees on the grass area and it slopes slightly to the south east. Flats in Worcester Gardens are way beyond the edge of the proposed car park.

4.0 **Site History**

- 4.1 Application (S/119/11) for extended ice arena submitted and expected to be approved under delegated powers.

5.0 **Neighbour Notification**

- 5.1 Montem Lane
Leisure Centre; Ice Arena, 1 and 2 Park Lodge; 63, 54
Henry Rd 2-22 ev; flats 1-10 at 10/14; 21 23 25
Worcester Gardens 19-24; 31-39, 13-18.
- 5.2 No comments received so far. Any received to be reported on amendment sheet.

6.0 **Consultation**

- 6.1 Traffic /Highways
Request details of (or conditions for) servicing, vehicle tracking, changes to direction of flow, review of parking layout to increase capacity, disabled spaces, cycle parking, review of arrangements at the access on Montem Lane. Also request removal of bike training and review of use of St. Martins Place car park. Concerned about loss of parking due to ice arena refurbishment and loss of western access for servicing.
- 6.2 Environmental Quality
Full comments to follow. No issues expected soil reports having been seen at an early stage. The site is 'made ground' its height having been raised by small scale landfill.

PART B: PLANNING APPRAISAL

7.0 **Policy Issues**

- 7.1 The site falls within the Montem recreation site and the car park will result in the loss of some open space. Local Plan policy OSC1 and Core Strategy Policy 2 seek to protect open spaces. As this is a temporary development linked to a leisure development an exception can be made. Furthermore the car park will be laid on the grass rather than involve its removal. By condition the site can be returned to a grassed open space. It should be noted that the Council are preparing for the Leisure Centre to move from the site in 2018 and for much of the Montem site to be considered as a housing site.

8.0 **Access and Parking**

- 8.1 Having a two way access is acceptable in principle. Arrangements for servicing by large vehicles need to be submitted if the west access is closed off in connection with Ice arena refurbishment. It is possible that the west entry/exit point on Montem Lane can be used for servicing by arrangement with the refurbishment contractor. If this arrangement is not possible some kerb lines will need to be changed significantly to allow for truck access.
- 8.2 Further information has been sought regarding direction of flows in the car park and some kerb lines will need adjusting to cope with the change to the direction of flow around the

existing parking area. A corrected layout plan has also been requested to clearly show the building in relation to the existing car park. Spaces for disabled persons and cycle stands need to be added.

- 8.3 The marked parking places lost will be replaced by 125 temporary spaces plus some additional spaces. The number to be clarified on receipt of revised plans. At least 25 existing spaces used for motorcycle training on some days will be gained in the future when training is removed on weekdays. It should be noted that some spaces next to the existing Ice Arena building and at the rear of the Leisure Centre building will be out of use while refurbishment works are underway.
- 8.4 The existing car park can get quite full some days but this is not known to be related to the ice rink use. The proposal itself will not generate greater parking demand. The spaces to be available are sufficient for the ice arena and leisure centre. Use of the car park by Council staff has increased over recent years and some members of the public use it without permission. The Council has been checking who should or should not be parking in the car park so there is scope to reduce some demand. Construction workers at Ledgers Road probably use it but they will be gone in a few months. It is used by some parents drop off/picking up for Claycotts School; this is acceptable as it avoids congestion and safety problems on Montem Lane.
- 8.5 If the check on unauthorised use of the car park does not result in many spaces being freed up the loss of some parking could result in problems on some days for Council staff, visitors, and leisure/ice centre users. Some footways/verges may need protecting to stop parking in inappropriate or unsafe places and an appropriate condition will be applied. High parking demand due to Council staff and associated overflow is not directly linked to this application but the Council as land owner can address the issue if it wishes. If problems occur use of other grass areas can be explored and may be better use made of St. Martins Place basement car park. A condition requires a mitigation package to be approved.
- 8.6 The area to be used for ice arena refurbishment contractors and associated worker parking is not part of this application. However to limit further parking problems it will be important to control this and limit the number of existing parking spaces lost. An appropriate condition is proposed as this land is within the Council's control.
- 8.7 To fully comply with Core Strategy policy 7 transport further information/revised drawings are needed. In particular it needs to be clarified if there will be any loss of existing marked spaces as a result of the temporary building and car park.

9.0 **Design and Layout Matters**

- 9.1 The widened access, if progressed, will regrettably result in the loss of some good shrubs along the entrance and lessen the screen for the adjacent home. The new boundary treatment can be controlled by condition. The loss of small trees is not particularly significant as they can be replaced when the car park is removed.
- 9.2 The car park will be close to number 22 Henry Road. Whilst they may experience more disturbance than now having a car park near a home is not an unusual relationship. The temporary car park is not likely to be used in the evenings or weekends. It is likely to be closed at these times.
- 9.3 The appearance, for a temporary building, is acceptable. Clarity about servicing accommodation has been sought but this is likely to be within the building and not outside.
- 9.4 The lighting is acceptable. The mesh surface is acceptable visually and limits disturbance to

the soil below. In terms of its suitability for regular use for over winter is not clear but regular maintenance will be important to keep it safe and useable for those walking on it.

- 9.5 Subject to the receipt of satisfactory further information and drawings regarding the layout and the application of conditions listed the proposal complies with Core Strategy policy 9 Natural and Built Environment and policy 8 Sustainability and the environment. Some of the conditions may change once the additional information and drawings have been received.

PART C: RECOMMENDATION

Recommendation

Delegate to Planning Manager for approval upon receipt of satisfactory further information and drawings.

PART D: LIST OF CONDITIONS.

1. This permission is granted for a limited period which will expire on 30/04/2018. At the expiration of this period the building and parking mesh shall be removed from the land, unless prior permission has been given by the Local Planning Authority for its retention. The land shall be restored to its former condition in accordance with details to be submitted to The Local Planning Authority no later than 1 calendar month prior to the expiry of the permission for approval in writing. These works shall be carried out within one month of the removal of the building / structure or the Local Planning Authorities written approval of the restoration details which ever is the later.

REASON As the building is constructed of materials with limited life the Local Planning Authority is not prepared to give a permanent permission in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

2. The temporary car park shall be available for use and the associated kerb line and direction of flow changes on the approved drawings shall be implemented before the erection of the temporary ice rink.

REASON To provide sufficient car parking spaces in the interest of the free flow of traffic and conditions of general safety on the adjacent highway network.

3. Not to commence erection of the ice rink until a parking loss mitigation and servicing scheme has been implemented in accordance with details that have first been submitted to and been approved in writing by the local planning authority. The details shall include measures 1 to limit unauthorised use of the car park, 2 to allow more Council staff to use St. Martins Place car park, 3 protect vulnerable footways and verges within the sites from unauthorised parking, 4 to identify, control and limit use of the car park within the planning application boundary by contractors of the ice arena refurbishment project, 5 to allow service vehicles to use the western access if this is closed to general traffic during ice arena refurbishment.

Not to commence erection of the ice rink building until the approved details pursuant to 1,2,3, 4 and 5 within this condition have been implemented or where relevant arrangements are in place for implementation at the specified time in the details.

REASON To provide sufficient car parking spaces for the users of the car park in the interest of the free flow of traffic and conditions of general safety on the adjacent highway network.

4 The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

08 101 rev 03 Site Location Plan and revision of access 08 201 rev 1

Option 3 rev A Layout TO BE REVISED

NL 160508 001 floor plan

NL 160508 002 elevations

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan

5 The widened access road shall not be brought into use until boundary treatment alongside Park Lodge homes has been implemented in accordance with details that have first been approved in writing by the local planning authority.

REASON In the interest of visual amenity.