

# **PLANNING COMMITTEE**

## **5<sup>th</sup> October 2016**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

Updated Information

In response to neighbour objections relating to people sitting on the low-level wall to the front of the service station and being noisy, the applicant has proposed to modify the wall by installing an angled length of stainless steel along the length of the wall. The applicant asserts this will prevent patrons from sitting on the low-level wall and prolonging their visit.

**NO CHANGE TO RECOMMENDATION**

Request to withdraw application:

An e-mail was received on 05/10/2016 (AM) requesting the application to be withdrawn.

**WITHDRAWN**

A revised layout (Amey drawing Option 3 Rev C) has been received to clarify the position of the building, revise the parking layout, clarify the relationship to existing parking spaces and clarify direction of traffic flows. It indicates the building and temporary car park will result in a loss of 18 parking spaces. However there is scope to add more spaces on the grass areas on the east side of the access road and at the rear of the Montem site. This would involve the loss of some small trees. Also removal of one of the wide raised kerbed areas between rows of parking spaces would gain spaces. One of these two options would allow there to be no loss of marked parking bays. It would be advantageous to implement both options to increase the number of spaces and consequently help compensate for the temporary loss of spaces from the ice arena refurbishment contractor's compound. The recommendation provides for these revisions to be addressed before permission is granted.

The east access road will only be widened at the top end and by a small amount. Some boundary shrubbery will remain so there is no need for condition 4.

In terms of flows around the car park all traffic will exit via the service road that runs behind the leisure centre and then via the two way flow eastern access onto Montem Lane.

Servicing arrangements have been discussed; the west access will be used as now. But as this will be under the control of the ice arena refurbishment contractor arrangements for suitable access for servicing of both the leisure centre and the temporary building will need to be agreed. Proposed condition 3 covers this.

All ancillary services such as toilets, changing etc. will be within the building. There is space for cycle stands outside.

At the junction on Montem Lane the new exiting flow of traffic is close to the disabled persons access and pedestrian crossing point. To improve road safety access to the disabled persons car park is can be moved west to the end of the layby on Montem Lane (drawing number MNTC-SBC-0001). There is scope to improve the arrangement of parking spaces in the car park by removing a planter. The layby, used for school bus drop off and disabled persons will be shortened slightly.

The recommendation provides for the outstanding matters to be addressed.

## **NO CHANGE TO RECOMMENDATION**