

ITEM 7

WESTGATE LEISURE AREA

15/00145/DDD

Additional information

Since the report was written, additional information is now available in relation to consultee responses.

The County Council Highways have now confirmed that they raise no highway objection to the proposal, subject to conditions. They confirm that the additional information submitted about typical usage of similar BMX facilities indicates that vehicle movements can be safely accommodated. There is likely to be a need for additional parking for occasional larger events and they are satisfied that this could be addressed through agreeing a traffic management plan. This can be secured by planning condition. In addition they require vegetation alongside the highway which currently obscures views at the site access/exit point to be removed and the crown height of some trees to be raised, to ensure an acceptable visibility splay can be provided. This can also be secured by planning condition.

The Environment Agency are still considering the detailed calculations provided relating to levels. While they confirm they have no objections in principle and expect the details to be acceptable, they have been unable to confirm this in advance of Committee.

Conclusions

The issues referred to by Highways can be secured by condition. It is suggested that as the Environment Agency expect to be able to confirm they have no objections in the near future, then authority to issue permission is delegated to the Development Control Manager when they do respond.

REVISED RECOMMENDATION

That subject to the Environment Agency confirming they have no objections to the application, authority be delegated to the Development Control Manager to grant planning permission subject to conditions relating to the following matters:

- Commencement of development
- Contaminated land
- Approved drawings
- Land levels
- Provision of visibility splay at access point prior to use of BMX facility

- Submission of Traffic Management & Parking Plan prior to events involving greater than 50 vehicles at the BMX facility
- Any other conditions required by the Environment Agency