

STATEMENT OF REASONS

The Planning Application 15/02252/APP was approved at the meeting of the Planning and Regulatory Services Committee on Friday 25th November 2016 to demolish the existing Tennants Arms Hotel on St Andrews Road, Lhanbryde to create a new Retail Outlet. A number of conditions were placed on the Developer and these included the construction of a dedicated HGV Loading Bay adjacent to the new facility (see developer's plan). This requirement seeks to address ongoing concerns from local residents regarding inappropriate parking by visitors and deliveries and their impact on other vulnerable road users and the local bus service. It is anticipated that shop users will use the new car park that is required as an additional planning condition. The dedicated loading bay can be created within the existing footpath area which is in excess of 4.0 metres wide. In order to ensure that the Loading Bay is maintained solely for HGV loading/deliveries a Traffic Regulation Order will need to be introduced to ensure that the restriction can be enforced, if necessary, by Police Scotland.

All costs for the creation and implementation of the Traffic Regulation Order will be met by the Developer.