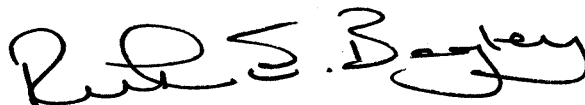


Date of issue: 20th March 2012

MEETING	PLANNING COMMITTEE (Councillors Dodds (Chair), Bains, Carter, Dale-Gough, O'Connor, Plimmer, Rasib, Strutton and Swindlehurst)
DATE AND TIME:	WEDNESDAY, 28TH MARCH, 2012 AT 6.30 PM
VENUE:	FLEXI HALL, THE CENTRE, FARNHAM ROAD, SLOUGH, BERKSHIRE SL1 4UT
DEMOCRATIC SERVICES OFFICER: (for all enquiries)	SHABANA KAUSER 01753 875013

NOTICE OF MEETING

You are requested to attend the above Meeting at the time and date indicated to deal with the business set out in the following agenda.



RUTH BAGLEY
Chief Executive

AGENDA

PART 1

AGENDA
ITEM

REPORT TITLE

PAGE

WARD

Apologies for absence.

AGENDA
ITEM

REPORT TITLE

PAGE

WARD

CONSTITUTIONAL MATTERS

1. Declaration of Interest

(Members are reminded of their duty to declare personal and personal prejudicial interests in matters coming before this meeting as set out in the Local Code of Conduct).

2. Minutes of the meeting held on 27th February 2012 1 - 4

3. Human Rights Act Statement 5 - 6

PLANNING APPLICATIONS IN THE EASTERN PART OF THE BOROUGH

4. P/00790/020 - 281 High Street, Slough 7 - 22 Upton

5. P/02330/001 - Land off Market Lane and North of Parlaunt Road, Langley, Slough 23 - 40 Foxborough;
Langley St Mary's

6. P/08911/006 - 311-313 High Street, Slough 41 - 60 Upton

MATTERS FOR INFORMATION

7. Future Planning Monitoring 61 - 68 All

8. Appeal Decisions 69 - 72 -

9. Members' Attendance Record 73 - 74 -

Press and Public

You are welcome to attend this meeting which is open to the press and public, as an observer. You will however be asked to leave before the Committee considers any items in the Part II agenda. Special facilities may be made available for disabled or non-English speaking persons. Please contact the Democratic Services Officer shown above for further details.



Planning Committee – Meeting held on Monday, 27th February, 2012.

Present:- Councillors Dodds (Chair), Bains, Carter (Vice-Chair), O'Connor, Plimmer, Rasib, Strutton and Swindlehurst (Arrived at 6.45pm).

Also present under Rule 30:- Councillor Long

Apologies for Absence:- Councillor Dale-Gough

PART I

71. Declaration of Interest

None.

72. Minutes of the Last Meeting held on 11th January 2012

The minutes of the meetings of the planning committee held on 11th January 2012 were approved as a correct record.

73. Human Rights Act Statement

Noted.

74. Planning Applications

With the agreement of the Chair the order of business was varied to ensure that the application where a local member and objector had indicated a wish to address the Committee was taken first P/14685/001 46-48 Sussex Place.

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated.

Resolved – That the decisions be taken in respect of the planning applications as set out in the minutes below, subject to the information, including conditions and informatives set out in the reports and the amendment sheet tabled at the meeting.

75. P/01913/007 - 9-10, Chapel Street, Slough

Application:	Decision:
P/01913/001 – 9 - 10, Chapel Street, Slough, SL1 1PF. Erection of 7 storey building plus basement to provide a mixed use development; a) Gynasium, Hair Salon/Beauticians and sauna / aerobics room at basement level b) 334 square metres of class A2 offices at ground and first	Withdrawn by Applicant.

Planning Committee - 27.02.12

floor level c) 10 No. x one bedroom flats and 15 No. bedsit flats on five upper level together with on site cycle and refuse storage.	
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76. P/14685/001 - 46-48, Sussex Place, Slough

Application	Decision
P/14685/001 – 46 - 48, Sussex Place, Slough, SL1 1NR. Change in the shape of the existing hipped and pitched roof to a gable end roof, erection of 2 No. flat roof rear dormer windows, insertion of 2 No. roof lights on rear elevation and 4 No. roof lights on front elevation, insertion of flank wall windows. (Councillor Long left the meeting)	Deferred pending site visit.

77. P/15086/000 - 9-12, Kingfisher Court, Farnham Road, Slough

Application:	Decision:
P/15086/000 – 9 – 12 Kingfisher Court, Farnham Road, Slough, SL2 1JF. Change of use of existing offices (Class B1) to 6 No. one bedroom flats and 6 No. two bedroom flats (class C3) including the addition of balconies to rear elevation and the addition of a dormer window to side elevation, with associated landscaping and bin storage, car parking and cycle storage to rear and 1 No. disabled parking space to front (accessed from service road).	Approved subject to conditions.

78. S/00680-001 - 23 Mansell Close, Slough

Application:	Decision:
S/00680/001 – 23 Mansell Close, Slough, SL2 5UG. Erection of a two storey three bedroom attached dwelling incorporating a single storey side and rear projections with pitched roof, laying out of 2 No. Car parking spaces with adjacent grass verge.	Approved subject to conditions.

Planning Committee - 27.02.12

79. P/04489/004 - 8, Buckingham Avenue, Slough

Application:	Decision:
P/04489/004 – 8, Buckingham Avenue, Slough, SL1 4RA. Erection of additional plant within screened compound (comprising 2 No. single storey pump buildings, 2 No. single storey high voltage switch room and 1 No. single storey chiller building).	Approved subject to conditions.

80. Appeal Decisions

Resolved – That the report be noted.

81. Members' Attendance Record

Resolved – That the report be noted.

Chair

(Note: The Meeting opened at 6.35 pm and closed at 7.55 pm)

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The Human Rights Act 1998 was brought into force in this country on 2nd October 2000, and it will now, subject to certain expectations, be directly unlawful for a public authority to act in a way which is incompatible with a Convention Right. In particular Article 8 (Respect for Private and Family Life) and Article 1 of Protocol 1 (Peaceful Enjoyment of Property) apply to planning decisions. When a planning decision is to be made, however, there is further provision that a public authority must take into account the public interest. In the vast majority of cases existing planning law has for many years demanded a balancing exercise between private rights and public interest, and therefore much of this authority's decision making will continue to take into account this balance.

The Human Rights Act 1998 will not be referred to in the Officers Report for individual applications beyond this general statement, unless there are exceptional circumstances which demand more careful and sensitive consideration of Human Rights issues.

Please note the Ordnance Survey Maps for each of the planning applications are not to scale and measurements should not be taken from them. They are provided to show the location of the application sites.

CLU / CLUD	Certificate of Lawful Use / Development
GOSE	Government Office for the South East
HPSP	Head of Planning and Strategic Policy
HPPP	Head of Planning Policy & Projects
S106	Section 106 Planning Legal Agreement
SPZ	Simplified Planning Zone
TPO	Tree Preservation Order
LPA	Local Planning Authority

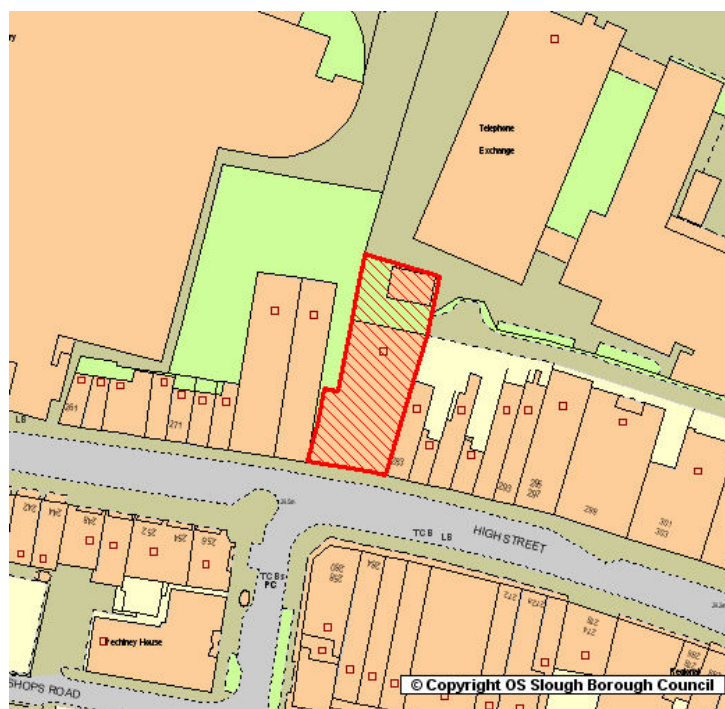
	USE CLASSES – Principal uses
A1	Retail Shop
A2	Financial & Professional Services
A3	Restaurants & Cafes
A4	Drinking Establishments
A5	Hot Food Takeaways
B1 (a)	Offices
B1 (b)	Research & Development
B1 (c)	Light Industrial
B2	General Industrial
B8	Warehouse, Storage & Distribution
C1	Hotel, Guest House
C2	Residential Institutions
C2(a)	Secure Residential Institutions
C3	Dwellinghouse
C4	Houses in Multiple Occupation
D1	Non Residential Institutions
D2	Assembly & Leisure

	OFFICER ABBREVIATIONS
WM	Wesley McCarthy
EW	Edward Wilson
HB	Hayley Butcher
CS	Chris Smyth
RK	Roger Kirkham
HA	Howard Albertini
IH	Ian Hann
AM	Ann Mead
FI	Fariba Ismat
PS	Paul Stimpson
JD	Jonathan Dymond
GB	Greg Bird

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Registration Date:	01-Feb-2012	Applic. No:	P/00790/020
Officer:	Mr Smyth	Ward:	Upton
		Applic type:	Major
		13 week date:	2nd May 2012
Applicant:	Oakriver Ltd		
Agent:	Mr. Robert Farr, DLP Design Ltd 8, Goldington Road, Bedford, MK40 3LG		
Location:	281, High Street, Slough, SL1 1BD		
Proposal:	CHANGE OF USE OF FIRST FLOOR AND SECOND FLOOR FROM B1 OFFICE TO C3 RESIDENTIAL USE TOGETHER WITH CONSTRUCTION OF A THIRD FLOOR TO PROVIDE A TOTAL OF 14 NO FLATS COMPRISING, 2 NO. X 2 BED AND 2 NO. X 1 BED FLATS AT FIRST FLOOR LEVEL, 3 NO. X 2 BED FLATS AND 3 NO. X 1 BED FLAT AT SECOND FLOOR LEVEL AND 3 NO. X 2 BED 1 NO. X 1 NO. BED FLATS AT THIRD FLOOR LEVEL. CHANGES TO EXTERNAL APPEARANCE INCLUDING EXISTING FENESTRATION IN ALL ELEVATIONS. THE INSTALLATION OF OREIL BAY WINDOWS WITHIN THE WESTERN FLANK WALL AT FIRST AND SECOND FLOOR LEVELS AND INSTALLATION OF BALCONIES . REMOVAL OF EXISTING EXTERNAL FIRE ESCAPE STAIR AND REPLACEMENT WITH NEW EXTERNAL ESCAPE STAIR. INSTALLATION OF PEDESTRIAN ACCESS FROM HIGH. CONSTRUCTIONS OF AN EXTERNAL REFUSE STORE.		

Recommendation: Delegate to the Head of Planning Policy and Projects



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 Given the site's history, the proposals are considered acceptable in principle subject to some detailed changes to the internal layout to achieve a design which reduces the potential for the direct overlooking of neighbouring land from some of the flats. It is therefore recommended that the application be delegated to the Head of Planning Policy and Projects for resolution of outstanding design matters, finalising conditions and final determination.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 The proposal is for, *“Change of use of first floor and second floor from B1 office to C3 residential use together with construction of a third floor to provide a total of 14 no flats comprising, 2 no. x 2 bed and 2 no. x 1 bed flats at first floor level, 3 no. x 2 bed flats and 3 no. x 1 bed flat at second floor level and 3 no. x 2 bed 1 no. x 1 no. bed flats at third floor level. Changes to external appearance including existing fenestration in all elevations. The installation of oriel bay windows within the western flank wall at first and second floor levels and installation of balconies . Removal of existing external fire escape stair and replacement with new external escape stair. Installation of pedestrian access from High Street. Construction of an external refuse store.*
- 2.2 This is an application for full planning permission. The application is accompanied by full plans showing existing and proposed elevations and floor plans and a design and access statement.
- 2.3 Pedestrian access is provided onto High Street, but access is also provided to the rear via an external staircase to the centre/rear of the building, leading to first floor level. This provides access to the rear bin store. The existing rear escape stair is to be removed and replaced by a new external stair leading to the first floor level only. Part of the first floor is retained as retail storage space. It is proposed to enhance the external appearance of the existing High Street elevations by replacing the existing cladding with a mix of brick and render. The additional floor will be set back from the High Street frontage to line through with the existing first and second floors. This floor will be finished in render.
- 2.4 The schedule of accommodation is set out below:

Flat Number	Number of bedrooms	Total Floor Area
Unit 1	2 Bed	69.1 m ²
Unit 2	1 Bed	55.5 m ²
Unit 3	1 Bed	46.7 m ²
Unit 4	2 Bed	67.6 m ²
Unit 5	2 Bed	69.5 m ²
Unit 6	1 Bed	69.1m ²

Unit 7	2 Bed	75 m ²
Unit 8	1 Bed	54.9 m ²
Unit 9	2 Bed	84.7 m ²
Unit 10	1 Bed	59.5 m ²
Unit 11	1 Bed	51.6 m ²
Unit 12	2 Bed	68.4 m ²
Unit 13	2 Bed	61.1 m ²
Unit 14	2 Bed	76.4 m ²

3.0 Application Site

- 3.1 The application site relates to 281 High Street which was formerly the Litten Tree Public House. The former ground floor public house which was subsequently converted to a Class A1 supermarket, stretches from the High Street frontage to the rear service area. The first and second floors are set back from the High Street frontage. The first floor was also formerly part of the public house. The second floor had benefited from a previous planning permission for conversion to two self contained flats. There is a small rear service yard, which contains a small detached store.
- 3.2 Pedestrian access to the upper floors is via an external floor to first floor level, accessed from the rear service yard. At second floor level there are three flank wall windows contained in the west facing flank wall elevation and a further four flank wall windows in the east facing flank wall windows. There is external escape stair running the complete height of the building located at the rear of the building.
- 3.3 Adjoining the site to the east are ground floor retail units with a mix of upper floor residential and offices/storage contained within a group of locally listed buildings at 283 – 198 High street. These buildings are three storeys high. Immediately to the west is a single storey restaurant/bar.

4.0 Site History

- 4.1 There is an extensive planning history on this site, the most relevant however, is as follows:

P/00790/013. Change of use to Class A3 public house & ancillary space on ground floor & first floors, two residential flats at second floor level plus installation of new shopfront and demolish rear store, (amended plans received 27.05.97). Approved 29th May 1997.

P/00790/016. Retention of public house to ground and first floors, conversion of second floor to residential and erection of third floor and fourth floor mansard roof onto existing building plus 5 storey rear extension to create a total of 25 no. flats comprising 23 no. two bed and 2 no. one bed flats. Withdrawn by applicant.

P/00790/017. Erection of two additional floors above the existing building and conversion of 2nd floor of existing building to provide residential accommodation. Erection of rear block providing four floors of residential accommodation above a vehicle access. Total accommodation 20 no. flats

comprising 16 no. two bedroom and 4 no. X one bedroom flats. Retention of Class A4 public house on ground and first floors. Refused 04/07/2006.

P/00790/018. Erection of a third floor above existing building, erection of first and second floor side extension to eastern elevation, installation of first floor windows in eastern and western flank wall elevations. Conversion of extended building to provide 14 no. flats at first second and third floors comprising 3 no. X one bed and 11 no. X two bed flats. Refused 31/12/2007.

- 4.2 In the Officer's report relating to P/00790/018, it is stated that: *"this current planning application represents a much reduced scale of development. Only one additional floor is now being proposed above the existing building and the previously proposed rear extension has been removed. The level of development now being proposed represents a more realistic proposal" and was being recommended for approval subject to completion of a S106 Agreement requiring that:*

Prior to the commencement of development the developer shall enter into an Agreement under Section 278 of the Highways Act to facilitate, prior to the first occupation, construction of an extension to the existing rear service road (Grove Parade) within the application site to fully adoptable standards and to offer up the completed section of road as public highway.

- 4.3 The developer failed to agree terms and the application was refused on the following grounds:

The applicant has failed to provide adequate provision for servicing of the site. This lack of servicing improvements will lead to an intensification of the existing substandard servicing arrangements which will not be permitted. The development is therefore contrary to Core Policy 7 of the Local Development Framework Core Strategy 2006-2026 Submission Document, dated November 2007.

A holding objection is raised on the grounds that the developer has failed to enter into an Agreement under Section 106 of the Town and Country Planning Act 1990 for the purposes of securing the formal agreement from the developer to enter into a further Agreement under Section 278 of the Highways Act for the construction and adoption of an extension to the existing rear service road (Grove Parade) within the red line application site contrary to Policy T14 of The Adopted Local Plan for Slough 2004.

- 4.4 The applicant lodged an appeal to the Secretary of State which was heard by way of a public inquiry on 17th September 2008.

- 4.5 P/00790/019. Change of use of part first floor and second floor from B1 office to C3 residential use together with construction of a third floor to provide a total of 14 no flats comprising, 2 no. x 2 bed and 2 no. x 1 bed flats at first floor level, 2 no. x 2 bed flats 3 no. x 1 bed flat at second floor level and 2 no. x 1 bed 1 no. x 2 bed flats at third floor level plus 2 no. x 2 bed duplex flats at second and third floor levels. Changes to external appearance including existing fenestration in all elevations and the installation of oreil bay windows within the western flank wall at first and second floor levels. Removal of

existing external fire escape stair and replacement with new external escape stair. Installation of pedestrian access from high. Construction of an external refuse store. Approved 15th July 2010.

5.0 **Neighbour Notification**

5.1 261 – 275, 279, 283, 283A, 285, 285A, 238 – 256 High Street
Telephone Exchange, Wellington Street
Slough Town Centre Business Initiative
Slough Retailers Group
Thames Valley Police

Notice placed in local press
Notices placed on site

NO OBJECTIONS RECEIVED

6.0 **Consultation**

6.1 Transport and Highways
No consultations were carried out on the current planning application given the similarities between the current and previous planning application. In respect of the previous planning application, the following comments were received:

“As you will be aware this site has been subject to several earlier applications and a public inquiry. The outcome of the public inquiry was in favour of the applicant and concluded the building could be serviced from Slough High Street and that the Council were not in a position to secure the construction and dedication of the rear service road.

As application /019 is very similar to the previous application the outcome of the public inquiry must be respected. Therefore I confirm I have no objections to the application as submitted”.

Existing situation

The site is accessed via Grove Parade service road. Grove Parade is 4.1 metres in width with a service margin on the north side. Waiting restrictions of no parking mon-sat 8am-6pm operate on Grove Parade.

The junction of Grove Parade and Wexham Road conform to current sight line requirements. At this junction Grove Parade has recently been widened in accordance with approved road widening scheme.

Informative(s) required

1. *The applicant will need to apply to the Council’s Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.*

2. *The development must be so designed and constructed to ensure that*

surface water from the development does not drain onto the highway or into the highway drainage system.

- 3. In order to comply with this condition, the developer is required to submit a longitudinal detailed drawing indicating the location of the highway boundary.*
- 4. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.*
- 5 The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.*

6.2

Crime Prevention Design Adviser , Thames Valley Police

Although consulted no comments have been received to date. Previously comments were given as follows:

Observation:

a. It is not clear if the rear access door off the fire exit staircase could be used as a rear entrance. This door must be alarmed to notify residents if it is left open. If this is intended as a rear entrance then there should be access control on the door the same as for the front communal entrance door. Also the communal doors should be to the Secured By Design (SBD) standard so they are robust and provide security to the flats. The SBD standard is BS Pas 24 (doors of enhanced security)

b. The communal entrances to blocks of flats should form a line of defence acting as a physical barrier to access for outsiders and should be fitted with an access control system. This may be a PAC entry system, a door entry phone system and electrical lock release or a combination of these. Because of the location and the number of flats proposed then there should be CCTV/visual door entry phone system so that residents can visually check who is calling on them. This is because it is unrealistic for residents to go to the communal entrance door to verify who is calling and thus bogus callers are kept out. Also because the location is in a town centre location, there is a risk that the door buzzer will be used by pranksters to cause annoyance. There are door entry systems now that have a nuisance button on them that silences the buzzer in the flat, so the occupier can then switch it back on when the pranksters have left the area.

Recommendation:

a. I would ask that access control is fitted to the communal entrance doors of the block flats and that this is conditioned.

b. The physical standards of front doors to each flat, the complex communal entrance doors, as well as windows that are easily accessible (such as from the flat roof of the neighbouring property), should be to Secured

By Design part 2.

Justification:

Communal door entry systems prevent casual intrusion by offenders into the block, where they can break into unoccupied flats during the day without being seen and act as a line of defence against bogus callers.

Home Office supported research by Dr. Armitage had shown that Secured by Design reduced burglary by over 50%; a figure mirrored in other surveys round the country. See also policy section below.

Policy:

1. PPS1, says about “Delivering Sustainable Development” and addresses crime issues –

para 27(iii) – Promote communities which are inclusive, healthy, safe and crime free.....

para 34 – Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

para 36 – Create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion.....

para 37– In planning for the achievement of high quality and inclusive design, planning authorities should have regard to good practice set out in; By Design – Urban design in the planning system: towards better practice; By Design – better places to live; Safer Places – The Planning System and Crime Prevention;

2. ‘Safer Places – The Planning System and Crime Prevention’ (ODPM/Home Office, 2004), is a companion document to PPS 1 & PPS 3 and says-

On page 49 - it says “Crime prevention can be a material consideration in the determination of planning applications”.

It gives some examples of planning conditions on Page 50. To quote, “Whilst local planning authorities should not normally prescribe matters of detailed design, there may be circumstances when it is acceptable to consider imposing a condition requiring particular target hardening measures to be incorporated in a development. Some models of acceptable conditions that may be used in appropriate circumstances include:” it then goes on to give examples such as CCTV, shutters, external door sets, windows, locks and street lighting.

3. CLG in March 2010 issued the document, “Guidance on information requirements and validation”, for planning applications. It says at para 132 .

PPS1 makes clear that a key objective for new developments should be that they create safe and accessible environments where crime and disorder or fear of crime does not undermine quality of life or community cohesion. Design and access statements for outline and detailed applications should therefore demonstrate how crime prevention measures have been considered in the design of the proposal and how the design reflects the attributes of safe, sustainable places set out in Safer Places- the Planning System and Crime Prevention (ODPM/Home Office, 2003). Further advice on 'Secured by Design' principles is available from the Police.

6.3 Thames Water

Thames Water have provided no comments on this application, but responded previously as follows:

Waste Comments

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

6.4 Conservation Adviser

Given the similarities between this application and the previous one, the Conservation Officer has not been re-consulted. However, the previous comments apply:

In respect of the previous similar application the Conservation Adviser commented: While in many ways an improvement in terms of impact on the High Street it would be better if the new third floor is set back further. This would improve the visual impact and quality and at the same time provide proper balconies for the frontage flats which would profit from fine views south. It might result in relocation of the lift but I would have thought this a fair price to pay as these front flats would be the premium ones.

These changes are incorporated into the revised scheme.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

The site is not a Local Plan Proposal site. It is located within the Town Centre Commercial Core Area and within the secondary shopping frontage.

- *Planning Policy Statement 1*
- *Planning Policy Statement 3*

- *Slough Local Development Framework, Core Strategy, (2006 – 2026) Development Plan Document December 2008*

Core Policy 3 (Housing Distribution)
 Core Policy 4 (Type of Housing)
 Core Policy 7 (Transport)
 Core Policy 8 (Sustainability and the Environment)
 Core Policy 9 (Natural and Built Environment)
 Core Policy 12 (Community Safety)

- *Adopted Local Plan for Slough 2004*
 The following saved Local Plan Policies apply:
 H7 (Town Centre Housing)
 H9 (Comprehensive Planning)
 H11 (Change of Use to Residential)
 H14 (Amenity Space)
 EN1 (Standards of Design)
 EN2 (Extensions)
 EN17 (Locally Listed Buildings)
 T8 (Cycling Network and Facilities)
 T14 (Rear Service Roads)

8.0 **Principle of Housing**

8.1 The principle of providing housing in the Town Centre Area is acceptable as being a sustainable form of development. It would make effective and efficient use of an existing underutilised building in accordance with the principles underlying the aims and objectives of Planning Policy Statement 3. It further complies with the requirements of Core Policies 3 and 4 of the Local Development Core Strategy, Development Plan Document, in terms of housing location and distribution, housing type and density. The proposals which represent a mixed use retail and housing scheme, comply with the principles of Policy H7 of the Adopted Local Plan which supports the principle of such schemes within the Town Centre Commercial Core Area.

8.2 There are no objections raised to the principle of providing additional residential accommodation in the Town Centre, in relation to PPS3, Core Policies 3 and 4 of the Local Development Framework, Core Strategy or Policy H7 of the Adopted Local Plan.

9.0 **Affordable Housing**

9.1 The proposals fall below the threshold above which affordable housing is required.

10.0 **Impact on Neighbours and Streetscene**

10.1 Unlike earlier schemes, which proposed the erection of two additional floors above the existing building, the current scheme, and the two previous proposals, provides for the erection of a single floor only above the existing building. The floor is shown set in from the first and second floors by 2.75 metres. The first and second floors are further set in from the ground floor

High Street frontage by a further 5 metres. The overall set back of the third floor from the High Street frontage is 8 metres. It is acknowledged that the building already sits higher than either of the neighbouring buildings, however the third floor set back will significantly reduce any street scene impact. The proposed set back is similar to that which was proposed in the previous planning applications (P/00790/018 & P/00790/019) and which was tested by taking a typical line of sight when viewed from the opposite side of the High Street. Further, the proportions, height, scale, massing and bulk of the third floor extension are in keeping with the existing building; and the proposals to remove the buildings existing tired looking cladding to be replaced by a mix of brickwork and cladding and to add replacement fenestration, would represent a significant visual improvement.

10.2 In design and streetscene impact terms no objections are raised in relation to PPS3, Core Policy H8 or Local Plan Policies EN1 and EN2.

11.0 **Impact of the Setting of Locally Listed Buildings (283 –299 High Street)**

11.1 Whilst locally listed buildings do not enjoy the same protection as listed buildings the impact of the proposed development on the setting of locally listed buildings is considered to be material to the current planning application. In respect of the earlier planning applications, but not the previous two, it was concluded that *“the proposal for the erection of two additional floors of development would by virtue of its increased bulk, massing height and appearance detract from the setting and appearance of this group of locally listed buildings, contrary to Policy EN17. This very much reflected the advice given by the Council’s Conservation Adviser”*.

12.0 **Aspect and Overlooking of neighbouring Buildings/Land**

12.1 In May 1997 planning permission was granted for the conversion of the existing second floor to provide two flats. From an earlier internal inspection, it was observed that the second floor had been used as some form of residential accommodation, probably as a flat in multiple occupation. However, this use was probably unauthorised. Both floors are now vacant. What has been a difficult issue to address in relation to the earlier planning applications, was the existence of flank wall windows, which if retained in their current positions and orientation would result in a direct overlooking of neighbouring land could potentially sterilise neighbouring land in the event of such land coming forward for redevelopment. The earlier schemes, also introduced additional habitable flank wall windows, thereby adding to the problem.

12.2 The previous scheme as initially proposed, inherited similar such problems but there were on going discussions to address the issues. A number of measures were introduced including single aspect auriel windows; cutting in/ reducing flat sizes to create an aspect to habitable rooms and reducing the size of some of the flats from 2 to 1 bed to minimise window requirements; introducing obscurely glazed windows to non habitable windows in each of the flank walls and Solarshield Lumistry film to a single bedroom within the western flank wall elevation on the first and second floors, which controls directional vision and aspect. This particular solution has been used on flattened

schemes in London within small and restricted sites. To reduce reliance on the use of flank wall windows for aspect and light, 2 no. duplex flats were introduced.

12.3 The purpose of the current application is to seek planning permission for a revised internal layout which lends itself to being phased on the basis of floor plate by floor plate, which would not be possible on the second and third floors in relation to the extant planning permission (reference P/00790/019) where duplex units are proposed. Unfortunately, this has resulted in additional flank wall windows having to be used to provide primary aspect, resulting in the direct overlooking of neighbouring land, which was an issue identified in earlier applications.

12.4 Discussions are on going with the applicant to try and reach an acceptable scheme layout which removes/minimises such potential overlooking. Any changes agreed with the applicant will be reported to Planning Committee on the Amendment Sheet.

13.0 **Living Conditions for Future Occupiers**

13.1 The assessment of living conditions for the future occupiers can be considered in relation to aspect from habitable room windows, light and sunlight, room/flat sizes, airborne noise and amenity space. Such aspects are considered in relation to PPS3, which requires that new housing be of a high quality and Policy H14 of the Adopted Local Plan in respect of amenity space provision

Aspect, light and sunlight

13.2 With the need to address the issue relating to a number of the flank wall windows and given the depth of the existing building and proximity of neighbouring buildings, it is inevitable that some of the habitable windows will have reduced aspect and light/sunlight penetration. Where the revised scheme differs from that approved under the previous planning permission (P/00790/019), the applicant has been requested to undertake a BRE assessment to demonstrate adequate sunlight and daylight levels within the principle habitable rooms. If available by the time of the Planning Committee, the results of the BRE assessment will be reported to Members on the Amendment Sheet, alternatively the matter will be addressed as part of any design changes, which would be considered in the event of Planning Committee agreeing that the application be delegated to the Head of Planning Policy and Projects for resolution of outstanding matters and final determination. Not pre-judging the outcome of the study, if vacant space above existing shops is to be bought back into positive use, thereby reinforcing the principles of sustainable urban living, some compromises are inevitable in such circumstances.

Flat/Room Sizes

13.3 The applicant has been requested to provide information on room sizes in order that a detailed comparison can be made between the proposed room sizes and the guidance given in the Council's Guidelines for Flat Conversions

1991. The floor areas achieved are broadly within the range of floor areas approved in respect of the previous planning permission (P/00790/018). On the basis of the information provided in relation to flat sizes, as set out below, it is concluded that overall space standards are quite generous.

Flat Number	Number of bedrooms	Total Floor Area
Unit 1	2 Bed	69.1 m ²
Unit 2	1 Bed	55.5 m ²
Unit 3	1 Bed	46.7 m ²
Unit 4	2 Bed	67.6 m ²
Unit 5	2 Bed	69.5 m ²
Unit 6	1 Bed	69.1m ²
Unit 7	2 Bed	75 m ²
Unit 8	1 Bed	54.9 m ²
Unit 9	2 Bed	84.7 m ²
Unit 10	1 Bed	59.5 m ²
Unit 11	1 Bed	51.6 m ²
Unit 12	2 Bed	68.4 m ²
Unit 13	2 Bed	61.1 m ²
Unit 14	2 Bed	76.4 m ²

Airborne Noise

- 13.4 Concerns relating to noise fall into two categories. The first relates to noise transmission between floors, particularly between the ground floor/part first floor retail unit and the residential adjoining/above. The second relates to potential external noise impact from outside sources, including chillers, air conditioning units and aircraft/street noise.
- 13.5 Transmission of noise between floors/walls is covered at the Building Regulations stage. Transmission of external noise requires a planning condition covering maximum internal noise levels to ensure that internal noise levels within living rooms do not exceed 45dBa during the daytime and 35dBA within bedrooms at night time.

Amenity Space

- 13.6 No amenity space is provided on site, which is not an unusual scenario for mixed use conversion schemes within the Town Centre commercial core area. Juliette balconies are provided for those flats which have an aspect fronting directly onto the High Street or within the rear elevation which overlooks the rear service road. A relaxation of the Council's normal amenity space requirements would be appropriate in this instance, given that this is a town centre location and the scheme involves the conversion of existing vacant floorspace above existing retail.
- 13.7 Subject to the submission of a satisfactory BRE assessment of daylight/sunlight levels within specific flats, a redesign of internal layouts to ensure a reasonable aspect to all habitable rooms and conditions covering internal noise levels, no objections are raised on grounds of living conditions

in relation to PPS3 or amenity space provision in respect of Policy H14 of the Adopted Local Plan.

14.0 **Transport and Highways**

- 14.1 Given the similarities between this application and that previously approved (P/00790/019), the transport and highway engineers have not been formerly consulted on the current proposals. However, in respect of the previous planning application, the engineers advised that: *the site has been subject to several earlier applications and a public inquiry. The outcome of the public inquiry was in favour of the applicant and concluded the building could be serviced from Slough High Street and that the Council were not in a position to secure the construction and dedication of the rear service road. As this application is very similar to the previous application the outcome of the public inquiry must be respected. Therefore there are no objections to the application as submitted*

15.0 **Conditions**

- 15.1 As part of the previous appeal conditions were discussed and the Inspector imposed 6 no. such conditions. It is recommended that these be applied and that a further 4 no conditions be applied as appropriate to reflect the differences between the two schemes, with respect to flank wall windows and the listing of approved plans.

16.0 **Section 106 Agreement**

- 16.1 The level of development falls below the threshold whereby contributions would normally be sought for affordable housing or education. Further, no such agreement was negotiated in respect of the previous planning permission.

17.0 **Summary**

- 17.1 The proposals to extend and convert the vacant floorspace within the upper floors of the existing building to provide residential accommodation complies with national and local objectives to encourage sustainable urban living. The current scheme proposes a similar level of residential dwellings albeit there has been some change in the mix of flats. The purpose of the current application is to devise a scheme which can be implemented in phases, on a foot plate by foot plate basis. Discussions are on going with the applicant to try and seek some changes to the internal layout which would avoid or at least minimise the need for flank wall windows as a main source of light/aspect serving habitable rooms. Any agreed changes together with any additional BRE assessments, will be reported to Planning Committee on the Amendment Sheet.

PART C: RECOMMENDATION

- 18.0 Recommendation

- 18.1 Delegate to the Head of Planning Policy and Projects, for resolution of outstanding design matters, finalising conditions and final determination.

19.0 **PART D: LIST OF CONDITIONS**

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

- To be advised -

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.

3. None of the flats shall be occupied until facilities for the storage of domestic refuse have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved in writing by the Local Planning authority. Thereafter the approved facilities shall be retained for refuse storage purposes.

REASON: In the interests of protecting the amenities of future residential occupiers in accordance with Policy EN1 of the Adopted Local Plan.

4. The development shall not begin until a scheme for protecting the proposed flats from noise has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the scheme shall be completed before the flats are occupied.

REASON: To ensure adequate internal noise levels are achieved in accordance with guidance given in PPG 24

5. None of the flats shall be occupied until bicycle parking facilities have been provided in accordance with the deposited plans as hereby approved and they shall thereafter be retained for bicycle parking purposes.

REASON: To comply with the Council's parking standards in accordance with Policy T2 of the Adopted local Plan for Slough 2004.

6. None of the flats shall be occupied until a parking space for a light van has

been provided to the rear of the building and to the west of the existing service yard in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Thereafter the parking space shall be retained to facilitate occasional deliveries to the flats from the rear of the premises.

REASON: To ensure adequate servicing for the flats in accordance with Policy T2 of the adopted local plan for Slough 2004

7. No window(s), other than those hereby approved, shall be formed in the eastern or western flank wall elevations of the development without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

8. The following windows as shown on the deposited plans as hereby approved shall be obscurely glazed in accordance with a sample to be first submitted to and approved in writing by the Local Planning Authority and any opening shall be at high level (minimum 1.8m above internal finished floor level) and shall be so maintained unless otherwise approved in writing by the Local Planning Authority:

First Floor

- Details to be confirmed -

Second floor

- Details to be confirmed -

Third Floor

- Details to be confirmed -

REASON: To prevent overlooking and potential sterilisation of neighbouring land in accordance with Policy EN1 of the Adopted local Plan for Slough 2004

- 9 Solar shield film or similar to provide directional aspect away from the neighbouring land.

- Details to be confirmed -

REASON: To prevent overlooking and potential sterilisation of neighbouring land in accordance with Policy EN1 of the Adopted local Plan for Slough 2004

INFORMATIVES

- 1 The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
- 2 The development must be so designed and constructed to ensure that

surface water from the development does not drain onto the highway or into the highway drainage system.

- 3 In order to comply with this condition, the developer is required to submit a longitudinal detailed drawing indicating the location of the highway boundary.
- 4 The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
- 5 The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

PLANNING COMMITTEE

28th March 2012

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

NATIONAL PLANING POLICY FRAMEWORK

The National Planning Policy Framework was published yesterday and came into immediate effect. It has a number of implications for planning in Slough which will be reported to a future meeting of this Committee once we have had the opportunity to study it in detail.

The key point is that the new Framework does not alter the consideration of the planning applications on this agenda.

The new Guidance reiterates the fact that under planning law all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. It states that proposals that accord with an up to date Local Plan should be approved and proposals that conflict should be refused unless material considerations indicate otherwise.

The Guidance makes it clear that for plans such as our Core Strategy, which was adopted after 2004, decision makers may continue to give full weight to relevant policies for 12 months from the day of publication of the NPPF even if there is a limited degree of conflict with the Framework.

Other policies, such as the saved policies in our Local Plan, should be given due weight according to their degree of consistency with the new Framework.

In this respect it should be noted that although there is a new “presumption in favour of sustainable development”, the new Framework makes it clear that, for example, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The new policy framework has also not changed Green Belt policy.

AGENDA ITEM 4

P/08911/006281, High Street, Slough, SL1 1BD, Slough

Members are advised that negotiations have been on going to seek to achieve a satisfactory internal layout which does not rely on habitable rooms requiring principle windows within either of the flank wall elevations. It is confirmed that an alternative layout has been agreed in principle, which results in some change to the mix of units but not to the overall number. However, at this stage the submitted drawings are in sketch form only and the final drawings are being prepared.

On this basis there is no change to the recommendation.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 5

P/02230/001 – Land off Market Lane and to North of, Parlaunt Road, Langley, Slough, Berks, SL3 8AY

A petition has been received which has been signed by 20 residents in Parlaunt Road and Market Lane raising the following objections:

The land is Green Belt and should remain so unless extenuating circumstances deem it to be changed.

RESPONSE: This issue is considered in Section 8 of the officers report.

The applicant is applying for continued (currently unauthorised) use of 50 car parking spaces. No request for light good or HGV vehicles that currently attend the weekly meetings. Are these 50 car spaces extras well as the HGV's or if the application incorrect.

RESPONSE: The issue of car parking is considered in paragraph 10.5 of the officers report. Lorry and HGV parking would also be undertaken in these spaces and parking for all vehicles are considered appropriate for the type of use which is being undertaken.

There is a concern over the request for additional long fair meetings. On previous occasions there has been disturbing and anti social behavior during these events.

RESPONSE: This application relates solely to the bunded area for weekly horse fairs. The additional fairs are not controlled under this application as outlined in paragraph 12.1 of the officers report.

Is any effluent being generated during all events disposed of in an environmental manner? There are portable toilets but no sign of a tanker to take it away, where is it being disposed.

RESPONSE: This issue is considered in paragraph 12.2 and 12.3 of the officers report.

General waste being generated during current events appears to be burnt on site and not removed. What controls are in place to ensure none of this is creating toxic smoke and is this even legal?

RESPONSE: This issue is considered in paragraph 12.3 of the officers report.

Exit of the site means that when weather is inclement mud is causing a hazard on the public road falling off the lorry tyres. Also when several vehicles arrive at the same time they queue into Parlaunt Road causing hold ups for regular commuting traffic.

RESPONSE: Issues with regards to mud on the highway is an issue which is controlled via highway legislation and such issues should be enforced by the highways department. The issue with regards to queuing on the highway will be resolved with the moving of the payment booth as required by condition 8.

As an observation the applicant claims the existing bund has been there for some 15 years. When it appeared there was concern raised with the council and it was widely reported in the local papers. This was no more than 4 years ago.

RESPONSE: It is accepted that the bund has been in existence for more than 4 years and therefore is immune from enforcement action.

The storage of skips and shipping containers doesn't seem to fit the remit for horse feed storage. There is concern that they are used for an undisclosed commercial use and also in breach of green belt regulations.

RESPONSE: The view of officers is that the use of storage containers would be appropriate and with the appropriate landscaping, as required via condition 9, they would not be overly visible beyond the bunded land they would be contained within and would not have a detrimental impact on the character of the area. The use of the containers would be controlled via condition 6 so that they are used purely in connection with the horse fair and no other uses.

The 28 day permitted development rule is already exceeded not just by weekly horse fairs but the fairground and Light and Life Mission caravan rally.

RESPONSE: The grant of planning permission would not impact upon the 28 day allowance to allow the grazing land. Which is not included under this planning permission, to be used for other uses which is the applicant can do under permitted development. This issue is considered in paragraph 12.1 of the officers report.

It is widely feared by most local residents that extending the permission beyond what is already permitted under green belt use will just be the thin end of the wedge. The owner of this land has already shown disregard to existing planning rules by storing skips, shipping containers, caravans and used it as a business for storing cars.

RESPONSE: This application would regularise the existing horse fairs and would allow the council a degree of control over the use to ensure that the use does not adversely impact the character of the area. Should the horse fairs not be carried out in accordance to the conditions that have been imposed or other activities are undertaken they would be subject to enforcement action or further planning applications.

Comments on some of the suggested conditions have been submitted by the applicant as follows:

5 - Seems odd requiring gates to be closed and locked when fairs are not being held for clearly Mr Smith has the right to access his land at any time and surely does not have to lock the gates when on the site for other reasons.

RESPONSE: The purpose of the condition is to ensure that the use does not prejudice the free flow of traffic and does not restrict the applicant from entering his land from the Parlaunt Road access at any time.

9 - I would ask that condition 9 gives us 3 not 2 months to comply

RESPONSE: Condition 9 should be reworded as follows :

Within 3 months from the date of this permission a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs and including appropriate landscaping along the access road.

The approved scheme shall be carried out no later than the first planting season following its approval. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

10 - I think this is unreasonable just because it looks in poor condition. My photos suggest it is intact. I think the informative is a more helpful approach -as already added.

RESPONSE: This condition is considered to be necessary to help maintain the amenities of the area and also to help stop horses escaping and causing a nuisance on the highway. The condition should be reworded as follows :

The fencing along the southern boundary of the site with Parlaunt Road shall be repaired or repalced and additional fencing shall be placed along the northern and western edge of the access road within 1 month of the date of this permission.

REASON: In order protect the amenities of the area, the Green Belt and for highway safety to comply with Core Policies 2, 7 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

11 - Can we be clear what you mean by resurface. I presume topping up potholes with cold planings is not an issue but some may view that as resurfacing whereas to me that is repair and maintenance. Perhaps any change in the type of surface would be better.

RESPONSE: The purpose of the condition is to ensure that the surface is not increased or replaced to contain the area that hardstanding is laid to, it would not restrict repairs.

The condition should be reworded as follows :

The area of hard surfacing currently used in the yard area and the access way shall not be increased or replaced without the written consent of the Local Planning Authority.

REASON: In order protect the amenities of the area and the Green Belt to comply and to ensure that any archaeological remains are properly recorded to comply with Core Policies 2, 8 and 9 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

12 - I am just unclear how we are to deal with oil spills given the type of surfacing of the yard area - this is not sealed so any spill can not be contained - it all drains to a general soakaway under the surface. What precisely do you expect us to do? I am at a bit of a loss - especially as we can not resurface with a sealed surface which could help contain any spills by draining to a sump.

RESPONSE: Details will need to be submitted to and agreed with the Local Planning Authority as to what steps will be taken to clear up spills should they occur so that they do not soak through the surface into the land below. This needs to be a plan of action rather than works that needs to be done. The condition should be reworded as follows :

Full details of the surface water disposal from the access road and yard area, including details of how oil / petrol spills will be cleaned up shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON To prevent the risk of flooding and ground pollution in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

13 - Is the waste just litter? If so can the condition refer to the fact it is concerned with litter collection.

RESPONSE: This condition relates to the collection of litter. The condition should be reworded as follows:

Full details of a waste management plan for the collection of litter on the site shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON *In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.*

Condition 6 should be reworded so that the use of the remaining storage containers are controlled. The condition shall be reworded as follows:

A maximum of three storage containers shall be kept on the land for the storage of feed and other items ancillary to the horse fair and shall be permanently stationed within the bunded area of the site and screened from the publicly accessible areas.

REASON: *In order to protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.*

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 6

P/08911/006 – 311-313, High Street, Slough, Berkshire, SL1 1BD

Amended plans have been received but further negotiations are required with regards to the configuration of the third floor flats

NO CHANGE TO RECOMMENDATION

Registration Date:	09-Jan-2012	Applic. No:	P/02330/001
Officer:	Ian Hann	Ward:	Foxborough, Langley St. Marys
		Applic type:	13 week date:
Applicant:	Mr. J Smith		
Agent:	Mrs. Alison Heine, Heine Planning Consultancy 10, Whitehall Drive, Hartford, Northwich, Cheshire, CW8 1SJ		
Location:	Land off Market Lane and to North of, Parlaunt Road, Langley, Slough, Berks, SL3 8AY		
Proposal:	RETROSPECTIVE APPLICATION FOR USE OF LAND FOR GRADING OF HORSES / WEEKLY HORSEFAIR AND OCCASIONAL WEEKEND FAIR AND RETENTION OF EARTH BUND AND ACCESS TRACK.		

Recommendation: Approve with conditions



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the policy background and comments from consultees it is recommended that the application be approved subject to conditions.
- 1.2 This application has been called in by Cllr. Plenty, as there are concerns about traffic, horses escaping the field and impacts on neighbours.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Retrospective planning permission is sort for the change of use of the yard area from grazing land to the holding of weekly horse fairs and occasional week end horse fairs (a sui generis use). This will take place within the yard surrounded by an earth bund to the north eastern corner of the site.
- 2.2 The use commenced on the site in the late summer of 2007, following the closure of Southall horse auction in August 2007. The weekday horse fairs are currently held on Wednesdays between 08:00 till 16:00 with people arriving at the site from 07:30 and allow horse traders and enthusiasts to trade horses and horse related goods. In addition to this there are an additional 5-6 horse fairs lasting between 1-2 days over weekends and are normally staged in March, June, October and December.
- 2.3 The planning application also seeks to retain the earth bund that stands at between 1.5m to 2m high around the northern, eastern and western boundaries of the yard. Additional planting is also proposed along the southern boundary of the yard and the boundary with Parlaunt Road to the extreme south of the site. It is understood that the access road and hard standing that forms the access road and yard area has been laid for more than 10 years and is therefore immune from any enforcement action.
- 2.4 The application is accompanied with plans showing the locations of the yard and areas where additional planting will take place.

In addition the following supporting statements have been submitted:

- Planning Statement
- Planting schedule

3.0 Application Site

- 3.1 The application site forms part of a larger field which has an area of approximately 0.50ha and is located within the Metropolitan Green Belt. The application site is adjacent to South Bucks District Council.
- 3.2 That site is access off of Parlaunt Road to the south of the site and

residential properties are the opposite side of the road. To the west of the site is open land, which is also in the ownership of the applicant, and is used for grazing of horses with market lane and residential properties beyond this. Additional open land is to the north of the site.

3.3 The entire site is bounded by fencing.

4.0 Site History and Background

4.1 Planning permission was refused for the residential development of the site in December 1970 (P/02330/000), February 1974 (P/03516/000) and August 1978 (P/03516/001).

4.2 In March 1991 planning permission was refused for the erection of a group headquarters building in two and three storey blocks with basement servicing (P/03516/002).

5.0 Neighbour Notification

5.1 169, 228, 230, 232, 234, 236, 238, 240, 242, 282, 284, 286, 288, 290, 292, 294, 296, 298 332, 334, 336 Parlaunt Road, Slough.

1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 35, 37, 39, 41, 43, 45, 47, 49, 51 Market Lane, Slough

Four responses have been received from the neighbour consultations (2 of which have withheld their addresses), including one from Cllr Plenty who have raised the following issues

- Entry to the site is substandard and results in additional traffic congestion on Parlaunt Road

RESPONSE: This is a material planning consideration and is considered in the report below.

- Additional parking on Parlaunt Road causes highway problems and compounded by parking on the pavement and green verges also

RESPONSE: This is a material planning consideration and is considered in the report below.

- The land should be used for the grazing of horses and not the commercial selling of horses

RESPONSE: This is a material planning consideration and is considered in the report below.

- The religious weekends results in the 24 hour movement of vehicles

RESPONSE: This is considered further in the report below.

- Slough Borough Council or Thames Valley Police are not willing to

take action against these activities

RESPONSE: Planning enforcement action has led to the submission of this planning application and should it be refused further enforcement action can be considered. No further comment can be made on the involvement of Thames Valley Police.

- The fencing in Market Lane should be replaced as horses regularly escape onto the highway

RESPONSE: This area of fencing can not be controlled under this application as it falls on land outside of the application site.

- The same level of noise as currently in existence should be maintained

RESPONSE: Noise issues are considered in the report below.

- Residential caravans are positioned behind the earth bund and should not be increased

RESPONSE: This is considered further in the report below.

- The skips and containers on the land are unsightly

RESPONSE: This is a material planning consideration and is considered in the report below.

- Parking both day and night occurs on the land between the bunds

RESPONSE: This is considered further in the report below.

- The fun fair results in noisy generators running for 24 hours a day for approximately 10 days at a time, with additional noise from quad bikes and dogs barking

RESPONSE: This is considered further in the report below.

- Potential for confusion as to who has planning control on the site either South Bucks District Council or Slough Borough Council

RESPONSE: The site covered by this application is in the control of Slough Borough Council as a Local Planning Authority and consultation has been undertaken with South Bucks District Council and a neighbouring authority.

- Confusion over who owns the land

RESPONSE: This is not a material planning consideration as the appropriate certificate with regards to land ownership has been served.

6.0 Consultation

6.1 Transport and Highways:

50 car parking spaces are provided on site. Visitor parking can be accommodated on-site. There was no obvious overspill parking on surrounding streets on a site visit (8/2/12), although it was a weather affected day. However there would appear to be sufficient on-street parking available on Market Lane that was available that could be used without affecting the amenity of local residents.

The existing access is from Parlaunt Road and has good visibility to the east and west.

The existing fencing around the grazing field was in poor condition and appeared to be close to falling down on the adopted highway verge. Perhaps there is an opportunity as part of this application to improve the fencing around the grazing field bounding the highway.

No highway objection

6.2 Land Contamination Officer:

Having looked at the site on our GIS it does not appear to have had any potentially contaminative uses. The Maplin Park former brickfield area lies to the North West but given the previous uses of the site and proposed use I don't think its necessary to place a condition for contaminated land.

6.3 Environmental Health:

No conditions/comments to make on the above planning application. So far there have not been any major problems or complaints from the weekly horse fair apart from a few incidents of bonfires being lit on the site.

6.4 Archaeology Officer

The site is located within an area of archaeological potential for multi-period activities as set out in an independent DBA (Desk-based Assessment) produced in 2002. This site is within the area that was assessed in the DBA.

On the heritage site for Buckinghamshire and there are Medieval and Post-Medieval field systems and a track recorded to the west of the site. Other evidence of Medieval activity in the area includes the Medieval and Post-Medieval park off Parlaunt Park Road, the moated site and Cellars of an early 17th building were found in the gardens of the late 16th century Parlaunt Park Farm. The estate appears in Langley at the end of the 15th century known as Leving (alias Parlaunt Manor) and represents a settlement of high status at that time. And Prehistoric and Medieval artefacts were found during an evaluation on a site opposite the North Park road and to the south east of the proposed site. So there is a potential for

Medieval remains on the site but there is also potential for prehistoric remains as evidenced by monuments in the wider area. Crop mark features are recorded to the north of this site, near Withy Bridge, and at Harvey Park Recreation Ground. Further monuments are listed in the DBA.

Some of these activities may to cause impact on archaeology such as vehicles driving on ground stripped of top soil. I think it likely that it has been stripped as there is a bund around the edge of the proposed area. Certainly the creation of the site and the laying of stone is very likely to have caused some impact to any archaeology below ground and will cause further impact by compression when vehicles drive over it. But archaeology may still survive and investigations need to be undertaken to establish the extent of the survival of archaeology, if any.

What is the public benefit of undertaking fieldwork at this stage in the development? There is the potential for archaeology features to survive and these may be multi-period in nature. Certainly the evidence demonstrates a range of activity from various periods in this area. And there is a risk of impacting on this archaeology during the use of the site if it is not mitigated. Planning Policy Statement 5 recognises the importance of heritage in facilitating residents' sense of place and the recording of archaeology on this site will help to accomplish that aim. While we have an understanding of some of the many Medieval village cores in Slough, such as Upton, Langley and others, we have very little information about the Medieval activity associated with this area. Any further information would assist in building a picture of how this landscape developed during the Medieval period. Very little investigation has been undertaken here and yet of a range of crop marks and monuments demonstrates potential here. The archaeology on this site should be recorded before the opportunity to do so is lost.

Therefore the following condition is recommended in any planning permission granted to be implemented:

Condition:

No development shall take place within the site, including any works of tree removal or ground preparation, until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work **(which may comprise more than one phase of work)** in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason:

To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

6.5 Langley Neighbourhood Action Group

The application is for 50 cars but no HGV's are mentioned - these regularly attend the horsefair. Are 50 car spaces to be used as per previous activity for off airport parking?

Can conditions be out on the parking so that it is for the horsefair only and no other purpose.

Some residents have complained about bonfires behind bund at close of horsefair. We presume these are for rubbish accumulated during the event. However we believe there should be no bonfires on commercial premises. A proper waste management system should be in place to manage litter from the event and we ask for this to be made a condition.

We note there are Portaloo's on the site. Are there records available for hygiene, cleaning and general sanitation as some residents have queried public health issues? Can this be included in the planning application?

Supporting statement says skips are being removed but they are still on site. Can removal/ storage of industrial rubbish skips be made a condition of planning to protect residents from further unlawful commercial activity?

Applicant says there has been a material change in use of the land; our understanding is that this can be used as consideration for planning conditions.

Hedge row planting noted – will applicant be required to maintain hedges at 2m height to comply with recent legislation?

Some residents have complained about site access and vehicle movements during the horsefair events as this causes some traffic congestion. Can this be referred to Highways for review?

Are permitted develop rights being lifted on the whole site?

We feel the application should cover the entire planning unit.

6.6 Iver Parish Council

Objection raised due to traffic generation, animal welfare and disposal of waste

6.7 Environment Agency

No objection to the application as submitted, subject to the inclusion of 1 condition, detailed below, to any subsequent planning permission granted.

Without the inclusion of these conditions we consider the development to pose an unacceptable risk to the Environment.

1. Condition

The development hereby permitted shall not be commenced until such time as a scheme to dispose of surface water (that should ensure that no manure contaminated water flows towards the south of the site) has been submitted to, and approved in writing by, the local planning authority. The scheme shall be implemented as approved.

Reasons

The site is underlain by non-productive geological strata, however, the Taplow Gravel Formation (Principal Aquifer) is exposed at the surface on the southern side of Parlaunt Road and the need to prevent any contaminated surface water run-off from reaching this aquifer.

6.8 Drainage Engineer

No significant concerns with the application. The only issue to raise is the car parking. It is not clear what, if any, surfacing is provided and what protection against oil/petrol spillage is provided for the drainage of this parking area, which is stated to be to soakaway.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1

National guidance

- Planning Policy Statement 1 (Creating Sustainable Communities)
- Planning Policy Guidance 2 (Green Belts)
- Planning Policy Statement 4 (Economic Growth)
- Planning Policy Statement 7 (Rural Development)
- Planning Policy Statement 9 (Biodiversity and Geological Conservation)
- Planning Policy Guidance 13 (Transport)
- Planning Policy Guidance 24 (Planning and Noise)

Local Development Framework, Core Strategy, Development Plan Document

- Core Policy 1 (Spatial Vision and Strategic Objectives for Slough)
- Core Policy 2 (Green Belt and Open Spaces)
- Core Policy 6 (Retail, Leisure and Community Facilities)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability & the Environment)

Adopted Local Plan for Slough

- T2 (Parking Restraint)
- CG1 (Colne Valley park)
- CG9 (Strategic Gap)

- EN1 (Standard of Design)
- EN3 (Landscaping Requirements)

7.2 The planning considerations for this proposal are:

- The design and appearance/ impact on the street scene and appearance of the local area and the Green Belt / Colne Valley Park / Strategic Gap
- The impact on the living conditions of residential properties
- Traffic and highway implications
- Tree and landscaping implications

8.0 The design and appearance/ impact on the street scene and appearance of the local area and the Green Belt / Colne Valley Park / Strategic Gap

8.1 Design and external appearance is assessed against PPS1, Core Policy 8 and Local Plan Policy EN1, while Green Belt policy is assessed against PPG2 and Core Policy 2.

8.2 Planning Policy Statement 1 (Delivering Sustainable Development) advises that ‘Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’.

8.3 Core Policy 8 of the Local Development Framework, Core Strategy, states that: “All development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.” Part 2 to that policy covers design and in sub section b) it states: “all development will respect its location and surroundings”.

8.4 Policy EN1 of the Adopted Local Plan states that “all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”, in accordance with the criteria set out in that policy.

8.5 Planning Policy Guidance 2 (Green Belts) states that “Inappropriate development is, by definition, harmful to the Green Belt. It is for the applicant to show why permission should be granted. Very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. In view of the presumption against inappropriate development, the Secretary of State will attach substantial weight to the harm to the Green Belt when considering any planning application or appeal concerning such development”.

8.6 Paragraph 1.6 of PPG 2 gives guidance as to which uses would be considered to be appropriate within the Green Belt including

- to provide opportunities for outdoor sport and outdoor recreation

near urban areas.

- to retain land in agricultural, forestry and related uses.
-

8.7 Core Policy 2 Green Belt and Open Spaces states that existing areas of the Metropolitan Green Belt will be maintained.

8.8 These proposals will see the land which forms this application used for a weekly horse fair with occasional weekend horse fairs. This will take place within a bunded area of the field and will be served by an access road which has been laid to hard standing. The rest of the site (which does not form a part of this application) will remain as horse grazing land.

8.9 While the planning application site covers the bunded yard and access road it is part of a larger area of grazing land owned by the applicant. Although the larger area of land does not form a part of this planning application, and therefore can not be controlled under this application, it is important to note that at the planning application site is only 16% of the whole site and is therefore clearly ancillary to the associated open grazing area, thereby being an appropriate use within the Green Belt.

8.10 As the site will only be used for a short period (1 day a week with occasional weekend uses also) and will result in additional parking at the site with some limited market type stalls selling horse related goods, the activates, due to their limited nature and being to related to Horsiculture, are acceptable uses within the Green Belt. Furthermore the proposed use will have minimal impact on the character of the area or the street scene due to their limited nature.

8.11 As the proposal is directly connected with the grazing of animals and does not involve the erection of any permanent buildings or significantly detract from the openness of the Green Belt it is considered to be an appropriate use within the Green Belt and therefore is in line with guidance in PPG2.

8.12 It is appreciated that the proposed use results in some additional temporary buildings such as pay booth, portaloos or storage containers for the storage of feed / hay. While additional buildings in the Green belt are harmful to the openness and character of the Green Belt as the buildings are associated to a Green Belt compatible use and are small in nature they are considered to be acceptable. However conditions should be attached to any permission restricting the number of such buildings and ensuring that they are contained within the yard area behind the existing bund and with additional screening to help preserve the openness of the Green Belt and to ensure that they do not have an impact upon the character of the area or the street scene.

8.13 No objection is therefore raised in terms of the design, scale, Green Belt impact and external appearance of the development. The proposal is considered to be consistent with guidance given in PPS1, PPG2 Core Policies 2 and 8 of the Local Development Framework Core Strategy and Policy EN1 of the Adopted Local Plan.

- 8.14 It is not considered necessary to refer the application to the Secretary of State under the requirements of the Town and Country Planning Act (Green Belt) Direction 2008 as the development is not considered to be an inappropriate development within the Green Belt.

9.0 Impact on Adjoining Residential Properties

- 9.1 The impact on adjacent residential properties is assessed against Core Policy 8 and Local Plan Policy EN1.
- 9.2 Core Policy 8 of the Local Development Framework, Core Strategy, states that “The design of all development within existing residential areas should respect the amenities of adjoining occupiers.”
- 9.3 Policy EN1 of the Adopted Local Plan states that “all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”, in accordance with the criteria set out in that policy.
- 9.4 The proposals with regards to the use of a horse fair on the site will not have a detrimental impact upon the amenities of neighbouring residential properties in terms of loss of privacy or being overbearing due to the limited nature of the use and associated works and the fact that the nearest residential property is approximately 120m away in Parlaunt Road and 150m away in Market lane from the yard where the activities will take place. The bunding which is in place will also protect the neighbouring residential amenity and the additional planting proposed along the Parlaunt Road frontage will further protect the amenity of neighbouring properties.
- 9.5 While it is noted that the site will be open from 07:30 until 16:00 for the horse fairs one day a week with occasional weekend use, which can be controlled via condition restricting the use to Wednesdays’ and occasional weekends not exceeding 6 in any 1 calendar year and not exceeding 2 continuous days, and the additional vehicle movements themselves would not be harmful to the amenity of neighbouring properties considering they will be accessing from Parlaunt Road, which is an existing heavily trafficked road.
- 9.6 Conditions can be added to any permission prohibiting the use of external lighting and loud speakers further protecting the amenity of local residents.
- 9.7 It should also be noted that no complaints have been logged with the Council’s Neighbourhood Enforcement Team apart from a few incidents of bonfires being lit on the site.
- 9.9 It is noted that comment has been made with regards to other uses of fairs and religious festivals in the land adjacent to the application site having an impact on neighbouring amenity and this is discussed further below.
- 9.10 No objection is therefore raised in terms of the impacts on adjoining residential properties. The proposal is considered to be consistent with

Core Policy 8 of the Local Development Framework Core Strategy and Policy EN1 of the Adopted Local Plan.

10.0 Traffic and Highways

- 10.1 The relevant policies in terms of assessing traffic and highway impacts are Core Policy 7, Local Plan Policy T2 and the adopted parking standards.
- 10.2 Core Policy 7 requires that development proposals will have to make appropriate provisions for reducing the need to travel, widening travel choices and making travel by sustainable means of transport more attractive than the private car, improving road safety, improving air quality and reducing the impact of travel upon the environment.
- 10.3 Local Plan Policy T2 stipulates the number of parking spaces that will need to be provided for developments.
- 10.4 The existing access in Parlaunt Road will be used for the proposed use and this access has good visibility to both the east and the west and will not have a detrimental impact upon highway safety. The additional traffic movements would also be acceptable on the local highway network.
- 10.5 50 car parking spaces are provided on site and provides an acceptable level of parking for the type of use proposed. If overspill parking was to occur this can be accommodated within Market Lane where there are no restrictions and sufficient capacity so that it will not result in impacts upon the amenity of neighbouring properties.
- 10.6 A condition should be applied to any permission requiring the pay booth to be moved to the entrance to the yard rather than the entrance to the site therefore ensuring vehicles can pull off of the site and not cause obstructions to the highway.
- 10.7 These proposals will therefore have no detrimental impact upon the highway safety and no objections are raised in highway and transport terms.

11.0 Tree and landscaping implications

- 11.1 These proposals will not have any impact upon any existing trees upon the site.
- 11.2 The applicant has confirm that they will be willing to plant a landscaped buffer in front of the bund facing onto Parlaunt Road and a hedgerow with trees on the boundary between the access track and Parlaunt Road. This can be secured via condition which can be further expanded to ensure that any tree or plant that dies is replaced. Additional landscaping can also be achieved along the access track to ensure that no access is given to the adjacent grazing area. This will provide a better setting for the area and help to preserve the character of the area.

12.0 Other Issues

- 12.1 Some concern has been raised with regards to other activities that have been undertaken in the past on the adjoining grazing land with various and religious festivals being held on the site. Activities of this type can be held for a maximum of 28 days in any 1 calendar year without the need of planning permission through Part 4 Class B of The Town and Country Planning (General Permitted Development) Order 1995. As this area is outside of the application site no action can be taken to restrict these activities under this application and as long as the time limit of 28 days is not exceeded no further action is available under the powers afforded to the Local Planning Authority. However if matters regarding noise, disturbance and other issues arise these could be dealt with under separate legislation as enforced by the Neighbourhood Enforcement Teams or the Police.
- 12.2 Provision of facilities such as portaloos are not controlled under planning legislation and is a matter that the Health and Safety Executive have control over. The only control afforded to planning legislation on this point is where they should be positioned so that they do not impact upon visual or neighbouring amenity and a condition can be applied to any permission ensuring that such facilities will be within the yard area and screened from general view.
- 12.3 Concern has been raised with regards to how waste from the site will be disposed of and a condition can be applied to any permission requesting details of waste management to be agreed. Following on from this point complaints have been raised with regards to bonfires being lit on the site and this is a matter controlled by Environmental Health legislation and an informative can be attached to any permission reminding the applicant of their responsibility with this regards.
- 12.4 Issues with regards to surface water drainage and oil spills can be resolved via conditions being replaced on any permission ensuring that details regarding these issues are agreed with the Local Planning Authority within an agreed time limit.
- 12.5 Issues with regards to the possibility of archaeology remains being on the site has been raised. However as a form of hardstanding has already been laid on site, and has been in situ for such a time that it is immune from planning enforcement action it is not considered reasonable to require this to be taken up for the purposes of archaeology investigation. It is also considered desirable to not see an increase in the amount of hard standing which has been laid at the site as this would impact upon the openness of the Green Belt. It would therefore be considered appropriate to impose a condition restricting the laying of new or further hard standing, without the consent of the Local Planning Authority in order allow future investigation to take place and the preserve the openness of the Green Belt.
- 12.6 Issues of animal welfare are not material planning considerations and any concerns with regards to the mistreating of animals should be directed to

the appropriate authorities being the Police and the RSPCA.

13.0 Summary

- 13.1 This application seeks to change the use of the site into a weekly horse fair with some additional weekend fairs and includes the use of existing road, access and earth bunds. It is considered that the proposed use would not detract from the appearance or character of the area or have a detrimental impact upon the Green Belt. It is not considered that the proposal would not be harmful to the living conditions of residential properties or have any detrimental impact upon the existing highway network. It is therefore considered that the proposal is considered to comply with relevant policy. The proposal is therefore recommended for approval.

14.0 PART C: RECOMMENDATION

- 14.1 Having considered the relevant policies it is considered that this application should be approved, subject to conditions.

15.0 PART D: LIST OF CONDITIONS

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

- (a) Drawing No; Plan1 location plan Dated; undated Recd On; 15/12/2011
(b) Drawing No; Plan1 proposed site layout plan Dated; undated Recd On; 15/12/2011

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 Local Plan for Slough 2004.

2. The site as outlined in red in the approved plans above shall be used only for the purpose of horse fairs and for no other use.

REASON In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

3. Horse fairs shall take place on Wednesday of each week only and between the hours of 07:30 and 16:30 only.

REASON In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development

Framework, Core Strategy 2006-2026 Development Plan Document.

4. Notwithstanding condition 3 above an additional six horse fairs may take place over selected weekends within a calendar year not exceeding 2 consecutive days in any case, notification of which must be provided in writing to the Local Planning authority a minimum of two weeks before the scheduled fair. These fairs shall be held between the hours of 07:30 and 16:30 only.

REASON In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

5. Access to the site shall be from Parlaunt Road only and the gates accessing the site shall be closed and locked when the horse fairs are not being held.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

6. A maximum of three storage containers shall be kept of the land for use ancillary to the horse fair and shall be permanently stationed with in the bunded area of the site and screened from the publicly accessible areas.

REASON: In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

7. Notwithstanding condition 6 above all other storage containers, skips and other structures on the site shall be permanently removed from the site within 1 month of the date of this permission and there shall be no other open storage permitted on the site at any time.

REASON: In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

8. All facilities ancillary to the horse fair use including portaloos and payment / security cabin shall be positioned to be within the yard area of the site within 1 month of the date of this permission. No structure shall be placed at the entrance or the access road without the written consent of the Local Planning Authority.

REASON: In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

9. Within 2 months from the date of this permission a detailed landscaping and tree planting scheme has been submitted to and approved in writing by

the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs and including appropriate landscaping along the access road.

The approved scheme shall be carried out no later than the first planting season following its approval. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

10. The fencing along the southern boundary of the site with Parlaunt Road shall be repaired or replaced and additional fencing shall be placed along the northern and western edge of the access road within 1 month of the date of this permission.

REASON: In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

11. The area of hard surfacing currently used in the yard area and the access way shall not be increased or resurfaced without the written consent of the Local Planning Authority.

REASON: In order protect the amenities of the area and the Green Belt to comply and to ensure that any archaeological remains are properly recorded to comply with Core Policies 2, 8 and 9 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

12. Full details of the surface water disposal from the access road and yard area, including details of how oil / petrol spills will be dealt with shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON To prevent the risk of flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

13. Full details of a waste management plan for the site shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.

14. No external speakers or sound systems shall be used at the site at any time.

REASON To protect the amenity of nearby occupiers in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

15. No permanent external lighting shall be used at the site at any time.

REASON To protect the amenity of nearby occupiers in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

INFORMATIVE(S):

1. The applicant is reminded that activities on the grazing land adjacent to the application site are restricted to a maximum of 28 days in any 1 calendar year without the need of planning permission through Part 4 Class B of The Town and Country Planning (General Permitted Development) Order 1995.

2. It is recommended that the fencing surrounding the grazing land adjacent to the application site is repaired or replaced to stop horses escaping onto the road and to help improve the amenity of the area.

3. The applicant is reminded that the lighting of bonfires should comply with Environmental Protection Act legislation to prevent a statutory nuisance from bonfire smoke and ash.

4. Appropriate facilities will need to be supplied for the horse fair in line with the recommendations of the Health and Safety Executive.

5. The decision to grant planning permission has been taken having regard to the policies and proposals in the Local Plan for Slough 2004, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

National guidance

- Planning Policy Statement 1 (Creating Sustainable Communities)
- Planning Policy Guidance 2 (Green Belts)
- Planning Policy Statement 4 (Economic Growth)
- Planning Policy Statement 7 (Rural Development)
- Planning Policy Statement 9 (Biodiversity and Geological Conservation)
- Planning Policy Guidance 13 (Transport)
- Planning Policy Guidance 24 (Planning and Noise)

Local Development Framework, Core Strategy, Development Plan Document

- Core Policy 1 (Spatial Vision and Strategic Objectives for

Slough)

- Core Policy 2 (Green Belt and Open Spaces)
- Core Policy 6 (Retail, Leisure and Community Facilities)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability & the Environment)

Adopted Local Plan for Slough

- T2 (Parking Restraint)
- CG1 (Colne Valley park)
- CG9 (Strategic Gap)
- EN1 (Standard of Design)
- EN3 (Landscaping Requirements)

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.

PLANNING COMMITTEE

28th March 2012

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

NATIONAL PLANING POLICY FRAMEWORK

The National Planning Policy Framework was published yesterday and came into immediate effect. It has a number of implications for planning in Slough which will be reported to a future meeting of this Committee once we have had the opportunity to study it in detail.

The key point is that the new Framework does not alter the consideration of the planning applications on this agenda.

The new Guidance reiterates the fact that under planning law all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. It states that proposals that accord with an up to date Local Plan should be approved and proposals that conflict should be refused unless material considerations indicate otherwise.

The Guidance makes it clear that for plans such as our Core Strategy, which was adopted after 2004, decision makers may continue to give full weight to relevant policies for 12 months from the day of publication of the NPPF even if there is a limited degree of conflict with the Framework.

Other policies, such as the saved policies in our Local Plan, should be given due weight according to their degree of consistency with the new Framework.

In this respect it should be noted that although there is a new “presumption in favour of sustainable development”, the new Framework makes it clear that, for example, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The new policy framework has also not changed Green Belt policy.

AGENDA ITEM 4

P/08911/006281, High Street, Slough, SL1 1BD, Slough

Members are advised that negotiations have been on going to seek to achieve a satisfactory internal layout which does not rely on habitable rooms requiring principle windows within either of the flank wall elevations. It is confirmed that an alternative layout has been agreed in principle, which results in some change to the mix of units but not to the overall number. However, at this stage the submitted drawings are in sketch form only and the final drawings are being prepared.

On this basis there is no change to the recommendation.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 5

P/02230/001 – Land off Market Lane and to North of, Parlaunt Road, Langley, Slough, Berks, SL3 8AY

A petition has been received which has been signed by 20 residents in Parlaunt Road and Market Lane raising the following objections:

The land is Green Belt and should remain so unless extenuating circumstances deem it to be changed.

RESPONSE: This issue is considered in Section 8 of the officers report.

The applicant is applying for continued (currently unauthorised) use of 50 car parking spaces. No request for light good or HGV vehicles that currently attend the weekly meetings. Are these 50 car spaces extras well as the HGV's or if the application incorrect.

RESPONSE: The issue of car parking is considered in paragraph 10.5 of the officers report. Lorry and HGV parking would also be undertaken in these spaces and parking for all vehicles are considered appropriate for the type of use which is being undertaken.

There is a concern over the request for additional long fair meetings. On previous occasions there has been disturbing and anti social behavior during these events.

RESPONSE: This application relates solely to the bunded area for weekly horse fairs. The additional fairs are not controlled under this application as outlined in paragraph 12.1 of the officers report.

Is any effluent being generated during all events disposed of in an environmental manner? There are portable toilets but no sign of a tanker to take it away, where is it being disposed.

RESPONSE: This issue is considered in paragraph 12.2 and 12.3 of the officers report.

General waste being generated during current events appears to be burnt on site and not removed. What controls are in place to ensure none of this is creating toxic smoke and is this even legal?

RESPONSE: This issue is considered in paragraph 12.3 of the officers report.

Exit of the site means that when weather is inclement mud is causing a hazard on the public road falling off the lorry tyres. Also when several vehicles arrive at the same time they queue into Parlaunt Road causing hold ups for regular commuting traffic.

RESPONSE: Issues with regards to mud on the highway is an issue which is controlled via highway legislation and such issues should be enforced by the highways department. The issue with regards to queuing on the highway will be resolved with the moving of the payment booth as required by condition 8.

As an observation the applicant claims the existing bund has been there for some 15 years. When it appeared there was concern raised with the council and it was widely reported in the local papers. This was no more than 4 years ago.

RESPONSE: It is accepted that the bund has been in existence for more than 4 years and therefore is immune from enforcement action.

The storage of skips and shipping containers doesn't seem to fit the remit for horse feed storage. There is concern that they are used for an undisclosed commercial use and also in breach of green belt regulations.

RESPONSE: The view of officers is that the use of storage containers would be appropriate and with the appropriate landscaping, as required via condition 9, they would not be overly visible beyond the bunded land they would be contained within and would not have a detrimental impact on the character of the area. The use of the containers would be controlled via condition 6 so that they are used purely in connection with the horse fair and no other uses.

The 28 day permitted development rule is already exceeded not just by weekly horse fairs but the fairground and Light and Life Mission caravan rally.

RESPONSE: The grant of planning permission would not impact upon the 28 day allowance to allow the grazing land. Which is not included under this planning permission, to be used for other uses which is the applicant can do under permitted development. This issue is considered in paragraph 12.1 of the officers report.

It is widely feared by most local residents that extending the permission beyond what is already permitted under green belt use will just be the thin end of the wedge. The owner of this land has already shown disregard to existing planning rules by storing skips, shipping containers, caravans and used it as a business for storing cars.

RESPONSE: This application would regularise the existing horse fairs and would allow the council a degree of control over the use to ensure that the use does not adversely impact the character of the area. Should the horse fairs not be carried out in accordance to the conditions that have been imposed or other activities are undertaken they would be subject to enforcement action or further planning applications.

Comments on some of the suggested conditions have been submitted by the applicant as follows:

5 - Seems odd requiring gates to be closed and locked when fairs are not being held for clearly Mr Smith has the right to access his land at any time and surely does not have to lock the gates when on the site for other reasons.

RESPONSE: The purpose of the condition is to ensure that the use does not prejudice the free flow of traffic and does not restrict the applicant from entering his land from the Parlaunt Road access at any time.

9 - I would ask that condition 9 gives us 3 not 2 months to comply

RESPONSE: Condition 9 should be reworded as follows :

Within 3 months from the date of this permission a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs and including appropriate landscaping along the access road.

The approved scheme shall be carried out no later than the first planting season following its approval. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

10 - I think this is unreasonable just because it looks in poor condition. My photos suggest it is intact. I think the informative is a more helpful approach -as already added.

RESPONSE: This condition is considered to be necessary to help maintain the amenities of the area and also to help stop horses escaping and causing a nuisance on the highway. The condition should be reworded as follows :

The fencing along the southern boundary of the site with Parlaunt Road shall be repaired or repalced and additional fencing shall be placed along the northern and western edge of the access road within 1 month of the date of this permission.

REASON: In order protect the amenities of the area, the Green Belt and for highway safety to comply with Core Policies 2, 7 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

11 - Can we be clear what you mean by resurface. I presume topping up potholes with cold planings is not an issue but some may view that as resurfacing whereas to me that is repair and maintenance. Perhaps any change in the type of surface would be better.

RESPONSE: The purpose of the condition is to ensure that the surface is not increased or replaced to contain the area that hardstanding is laid to, it would not restrict repairs.

The condition should be reworded as follows :

The area of hard surfacing currently used in the yard area and the access way shall not be increased or replaced without the written consent of the Local Planning Authority.

REASON: In order protect the amenities of the area and the Green Belt to comply and to ensure that any archaeological remains are properly recorded to comply with Core Policies 2, 8 and 9 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

12 - I am just unclear how we are to deal with oil spills given the type of surfacing of the yard area - this is not sealed so any spill can not be contained - it all drains to a general soakaway under the surface. What precisely do you expect us to do? I am at a bit of a loss - especially as we can not resurface with a sealed surface which could help contain any spills by draining to a sump.

RESPONSE: Details will need to be submitted to and agreed with the Local Planning Authority as to what steps will be taken to clear up spills should they occur so that they do not soak through the surface into the land below. This needs to be a plan of action rather than works that needs to be done. The condition should be reworded as follows :

Full details of the surface water disposal from the access road and yard area, including details of how oil / petrol spills will be cleaned up shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON To prevent the risk of flooding and ground pollution in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

13 - Is the waste just litter? If so can the condition refer to the fact it is concerned with litter collection.

RESPONSE: This condition relates to the collection of litter. The condition should be reworded as follows:

Full details of a waste management plan for the collection of litter on the site shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON *In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.*

Condition 6 should be reworded so that the use of the remaining storage containers are controlled. The condition shall be reworded as follows:

A maximum of three storage containers shall be kept of the land for the storage of feed and other items ancilliary to the horse fair and shall be perminantly stationed with in the bunded area of the site and screened from the publicly accesable areas.

REASON: *In order protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.*

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 6

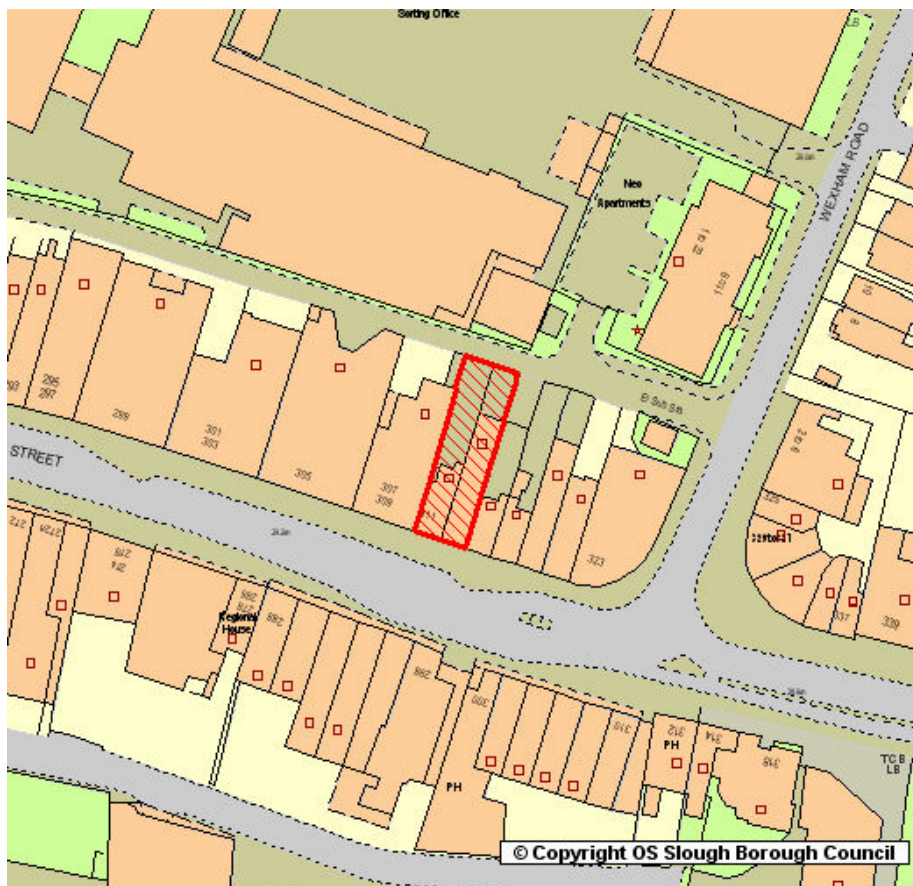
P/08911/006 – 311-313, High Street, Slough, Berkshire, SL1 1BD

Amended plans have been received but further negotiations are required with regards to the configuration of the third floor flats

NO CHANGE TO RECOMMENDATION

Registration Date:	20-Oct-2011	Applic. No:	P/08911/006
Officer:	Ian Hann	Ward:	Upton
		Applic type:	Major
		13 week	19th January 2012
		date:	
Applicant:	Mr. Rajesh Bajaj		
Agent:	Mr. Jogo Jutley 17, Gledwood Crescent, Hayes, Middlesex, UB4 0AX		
Location:	311-313, High Street, Slough, Berkshire, SL1 1BD		
Proposal:	ERECTION OF FOUR STOREY REAR EXTENSION AND NEW THIRD FLOOR WITHIN MANSARD ROOF, TO PROVIDE ENLARGED COMMERCIAL FLOOR SPACE AT GROUND FLOOR AND 10 NO. X TWO BED FLATS AND 1 NO. X ONE BED FLAT ABOVE AND 1 NO. STUDIO FLAT		

Recommendation: Delegate to the Head of Planning Policy and Projects



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 The proposals are considered acceptable in principle, subject to some detailed changes to the internal layout to achieve a design which reduces the potential for the direct overlooking of neighbouring land from some of the flats. It is therefore recommended that the application be delegated to the Head of Planning Policy and Projects for resolution of outstanding design matters, finalising conditions and final determination.
- 1.2 This application is to be determined by the Planning Committee as it forms a major development.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 Planning Permission is sought for the erection of a four storey rear extension and a new third floor on top of the existing roof within a mansard roof, to provide an enlarged commercial floor area at ground floor level 10 two bedroom flats, 1 one bedroom flat and 1 studio flat in a part conversion / part new build scheme.
- 2.2 The proposed extension would have a depth of 19.5m and a width of 9.8m at first and second floor level and a new third floor measuring a depth of 29m and width of 10.3m. The new third floor would be set back by 1.2m from the front elevation of the building and would add an additional height of 2.4m, although 1.5m would be shielded by the existing parapet around the roof.
- 2.3 The proposed building would fill most of the site and allow for deliveries and servicing at the rear of the site. The additional floor will be set back from the front of the building and behind the existing parapet wall so that it will not be visible from the High Street and the building will retain its current appearance when viewed from here, save the changes in window design
- 2.4 Pedestrian access to the building would be provided from the rear of the site from Grove Parade with the commercial units benefiting from their own entrances from High street.
- 2.5 The building would comprise:
- 2 no. retail units, entrance to the residential properties, cycle storage, bin storage and services at ground floor level;
 - 4 no. two bedroom flats at first floor and second floor levels;
 - 4 no. flats (2 no. two bedroom flats, 1 one bedroom flat and 1 studio flats) at third floor level.
- 2.6 The flats would be accessed via a secure communal entrance and corridor at ground floor level leading to stair access providing access between the levels.

Access to the cycle and bin store for servicing would be via the side access leading to the rear of the property.

2.7 The flats on the rear elevation would have Juliet style balconies.

3.0 **Application Site**

3.1 The site is a rectangular site to the north of High Street. The site is 34.5m deep and the road frontage is 10.2m wide.

3.2 The site is currently occupied by a mid terrace three storey flat roofed building with commercial uses at ground floor level and residential units above. There is an access road to the rear of the site. The building is a locally listed building.

3.3 The site is adjoined by three storey commercial/ residential buildings either side to the east and west, the service road with the rear of the royal mail sorting office at the rear of the site to the north and a mix of commercial and residential development on the opposite side of the High Street to the south

3.4 The site is located within the Slough Town Centre, forming a secondary shopping frontage and the Core Town Centre Area as defined in the proposals map for The Local Plan for Slough 2004.

4.0 **Site History**

4.1 Planning history with regards to application site has been related to advertisement consents and applications for change of uses and new frontages to the commercial element of the building.

4.2 The applicant entered into pre application discussions with regards to these proposals where they were advised that the scheme could be acceptable subject to issues with regards to design and flank wall windows being overcome.

4.3 The neighbouring site at 315-317 High Street was granted planning permission for a similar scheme involving a 4 storey rear extension in June 2007 and the proposals the subject of this application looks to replicate the adjoining approved scheme.

5.0 Neighbour Notification

5.1 296, 298, 307, Flat 1, 307, 309, 313, 315, 315a, High Street, Slough

Slough Telephone Exchange, Sorting Office, Wellington Street, Slough

NO OBJECTIONS RECEIVED

6.0 **Consultations**

6.1 Highways and Transport

Car Parking

No car parking is being provided, which is in accordance with the Slough Local Plan 2004 Parking Standards. However, the non-provision of car parking spaces does not prevent occupiers from owning a vehicle and therefore to protect the amenity for existing local residents, occupiers of this development should be prevented from obtaining a residents parking permit in the town centre area. This should be conditioned.

Cycle Storage

The cycle storage does not meet the Council's minimum standards as set out in the Developers Guide Part III – the existing store measures 0.5m deep and 5m in length – clearly cycles cannot be stored within these dimensions. The plans will need to be amended to provide dedicated stores measuring 1m x 2m for each flat. Cycle storage needs to be provided to a high standard as no car parking is being provided. There is sufficient space at the rear of the building under the building overhang to provide individual stores together with using the existing space allocated for cycle storage. If this was done then the entrance to the flats would need to be relocated to the front of the overhang. This would make the building more secure as a larger part of the overhang would be removed, helping to reduce the chance that the space would be used for anti-social behaviour/crime. Without high quality cycle parking there would be a highway objection. Thus if the cycle parking is not improved it is recommend that the following reason for refusal is used. *The development fails to provide cycle parking in accordance with adopted Slough Borough Council standards and therefore does not comply with the Council's Local Transport Strategy and is therefore contrary to Slough Borough Council Local Plan Policy T8.*

If the cycle parking is improved and the plans resubmitted for approval, the use of a cycle parking condition would be recommended.

Servicing

Delivery vehicles serving the businesses and flats must use Grove Parade. Delivery vehicles must pull clear of Grove Parade while loading or unloading and thus an area of hard standing should be provided along the length of the site to the rear; this could also be provided in the form of a layby measuring a minimum of 3.0m in depth. Please provide tracking drawings showing ingress to and egress from the loading bay.

Refuse and Recycling

The applicant has only provided 3 eurobins and it is not clear as to whether these are for the residential or the commercial uses. Assuming that the three eurobins are provided for the residential, I would expect the applicant to provide at least 2 further eurobins for the commercial uses on the site (plans to be amended).

Drainage

The application form and drawings fail to show the means of disposal of surface water. The applicant should preferably drain the site to soakaway at the rear of the development. However should this not prove possible an attenuated flow to the public SW sewer in the High Street may be considered however the applicant should submit details of his surface water design and calculations. This could be conditioned.

Recommendation

Subject to the application being revised in accordance with my comments and submitted for further consideration including amended loading provision, amended refuse/recycling storage for residential and commercial uses and substantially improved cycle storage, there would be no highway objection.

Suggested Conditions

1. The scheme for manoeuvring and the loading and unloading of vehicles shown on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

2. No occupier of the residential development hereby approved shall be entitled to a car parking permit from the Council to park on the public highway within the local controlled parking zone or any such subsequent zone.

Reason: In order to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on-street parking stress in the area in accordance with residential properties in accordance with Core Policy 7 of the Slough LDF 2006-2026.

3. The development shall not begin until details of the disposal of surface water from the highway have been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

Reason: To minimise danger and inconvenience to highway users.

4. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this

purpose.

Reason: To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Local Plan for Slough 2004, and to meet the objectives of the Slough Local Transport Plan.

Suggested Informatives

1. The applicant will need to apply to the Council's Land Charges Department for numbering of the units.
2. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
3. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
4. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
5. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

6.2 Conservation and Listed Building Advisor

Following adverse comments made in previous discussions took place and a revised approach was submitted for further pre-application advice which retained the mansard storey but set it well back beyond the parapets to reduce considerably its impact on views within the High Street. I indicated that this approach would be acceptable.

Accordingly there are no objections to the formally submitted scheme.

6.3 Thames Water

Waste Comments

Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water.

Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 National guidance

- Planning Policy Statement 1 (Creating Sustainable Communities)
- Planning Policy Statement 3 (Housing)
- Planning Policy Statement 4 (Economic Growth)
- Planning Policy Statement 5 (Planning for the Historic Environment)

Local Development Framework, Core Strategy, Submission Document

- Core Policy 1 (Spatial Vision and Strategic Objectives for Slough)
- Core Policy 4 (Type of Housing)
- Core Policy 5 (Employment)
- Core Policy 6 (Retail, Leisure and Community Facilities)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability & the Environment)
- Core Policy 9 (Natural and Built Environment)

- Core Policy 10 (Infrastructure)

Adopted Local Plan for Slough

- H7 (Town Centre Housing)
- H14 (Amenity Space)
- EN1 (Standard of Design)
- T2 (Parking Restraint)

7.2 The planning considerations for this proposal are:

- Principle of use
- Design and impact on street scene and character of area and Listed Building
- Impact to neighbouring residential properties / relationships to neighbouring buildings
- Standard of accommodation for future residential occupiers
- Amenity Space
- Parking / Highway Safety

8.0 **Principle of use**

8.1 The principle of a mixed use scheme and would comply with PPS1, PPS3 in principle as it is a brownfield site and makes efficient use of a underutilised site and could be supported subject to the resolution of some fundamental issues such as scale, bulk and height of the development, design and environmental impacts that are considered in detail below.

8.2 Core Policy 6 of the Council's Core Strategy encourages retail uses within the existing Town Centre and the new remodelled retail units that form a part of this scheme would be in keeping with this policy and would continue to provide retail units within the Town Centre.

8.2 Core Policy 4 of the Council's Core Strategy supports high density flatted development, such as that proposed within the Town Centre. Being a high density scheme in the town centre it will comply with Core Policies 1 and 4 of the Core Strategy. The proposals which represent a mixed use retail and housing scheme, comply with the principles of Policy H7 of the Adopted Local Plan which supports the principle of such schemes within the Town Centre Commercial Core Area.

8.3 This site is not a site that has been identified in the Councils Land Allocations Document. Although this in itself does not stop it from being developed it should be noted that the Council has overachieved the amount of housing required by 17% and therefore any proposals that come forward have to be in accordance with the Councils approved and adopted policies.

9.0 **Design and impact on street scene and character of area and Listed Building**

- 9.1 Design and external appearance is assessed against PPS1, Core Policy 8 and Local Plan Policy EN1.
- 9.2 Planning Policy Statement 1 (Delivering Sustainable Development) advises that *‘Good design should contribute positively to making places better for people. Design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted’*.
- 9.3 Planning Policy Statement 5 (Planning for the Historic Environment) advises that *‘historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.’*
- 9.4 Core Policy 8 of the Local Development Framework, Core Strategy, states that: *“All development in the Borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change.”* Part 2 to that policy covers design and in sub section b) it states: *“all development will respect its location and surroundings”*.
- 9.5 Core Policy 9 of the Local Development Framework, Core Strategy, states that: *“Development will not be permitted unless it enhances and protects the historic environment ... respects the character and distinctiveness of existing buildings, townscapes and landscapes and their local designation.”*
- 9.6 Policy EN1 of the Adopted Local Plan states that *“all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”*, in accordance with the criteria set out in that policy.
- 9.7 While the properties neighbouring the application site have residential units above commercial units are generally three stories in height the proposed building has a new top floor set back from the front elevation by 1.2m and set behind an existing parapet wall. This results in the top floor not being highly visible from street level and giving the building an appearance of a three storey building and therefore more in keeping with the neighbouring attached building. The bulk of the building will be increased when viewed from the access road at the rear of the site. However the visible area of the bulk will again be in keeping with the attached building that has been extended in a similar manner and will not have a detrimental impact upon this service road or from the limited views of it from Wexham Road to the east. The proposed building is therefore considered to be in keeping with the character of the area in terms of its height and bulk.
- 9.8 The proposed building has been designed as a four storey / mansard roof building when viewed from the access road with the top floor stepped back from the front as detailed above, so that it is not visible from High Street. This design of building will be in keeping with the flat roofed buildings to which the applicant building is attached, when viewed from High Street. The appearance facing High Street will not alter, apart from the change in window design, and will not have a detrimental impact upon the character of the area.

The limited changes to the front elevation and with the additional floor shielded from view of the High Street will ensure that the proposals will not have a detrimental impact upon the appearance of the Locally Listed Building. The design of the building will match the neighbouring property when viewed from the rear access road and will not have a detrimental impact upon the character of the area. The proposal will therefore incorporate an acceptable form of design within the street scene and the character of the area.

- 9.9 The building has been designed in a modern style using clean lines. The proposed fenestration will break up the mass of the building. The apartments facing out to the rear of the building will have glass Juliette balconies. The design is considered to be acceptable and not dissimilar to other schemes approved in the town centre. A condition can be attached to any permission to ensure that some degree of control is maintained when it comes to selecting final materials.
- 9.10 The design and appearance is considered to be acceptable and is not considered to have a detrimental impact on the street scene or the character of the area of the existing Listed Building.
- 10.0 **Impact to neighbouring residential properties / relationships to neighbouring buildings**
- 10.1 The impact on adjacent residential properties is assessed against Core Policy 8 and Local Plan Policy EN1.
- 10.2 Core Policy 8 of the Local Development Framework, Core Strategy, states that the design of all development within existing residential areas should respect its location and surroundings.
- 10.3 Policy EN1 of the Adopted Local Plan states that *“all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”*, in accordance with the criteria set out in that policy.
- 10.4 The proposed extension will be positioned so that it will be the same depth as the recently redeveloped property at No. 315 and with obscured windows facing onto the application site the proposals will not result in a loss of light or loss of privacy to this property. The neighbouring property at No. 307-309 has side facing windows that look onto the application site. However a recent planning permission allowed the conversion of the first floor of this building to an office use and there would therefore be no impact upon the amenity of the occupiers of the building. Furthermore the last floor plans for the neighbouring property in residential use shows that the side windows serve non habitable rooms or are secondary windows to habitable windows and the therefore are no afforded the protection that primary windows would have. It is therefore considered that the neighbouring property will not be affected in terms of overbearingness or loss of light. The proposed extension has high level side facing windows and will not result in a loss of privacy to the neighbouring properties.

- 10.5 The proposed building will be sited directly opposite the residential and commercial properties over the opposite side of High Street and these proposals would not have a detrimental impact on these properties with no real changes in the front elevation and the generous separation distance between the properties.
- 10.6 Opposite the rear of the site is the royal mail sorting office and telephone exchange and the proposals will not have any detrimental impact on these sites.
- 10.7 It is therefore considered that the proposals would not have a detrimental impact on the living conditions of the existing occupants of the adjoining residential properties in accordance with PPS1, PPS3, Core Policy 8 and Local Plan Policy EN1.
- 11.0 **Standard of accommodation for future residential occupiers**
- 11.1 The Council's approved Guidelines for Provision for flat conversions, 1992 requires a minimum room size for the type of development proposed. Although these guidelines relate to conversions of flats they do provide a guide for new build development, such as proposed in this application. The guidelines state that living areas (sitting and dining) for 1 bed room flats requires an area of 14.86m², kitchen areas require 5.57m and bedrooms require 11.14m² and for 2 bedroom flats living areas require an area of 16.72m², kitchen areas require 5.57m and bedrooms require 11.14m² and 6.5m². The rooms for the proposed buildings comply with the guidelines apart, therefore ensuring that the rooms are of suitable size for the proposed uses.
- 11.2 The lounge / kitchen areas face out from the front and the rear of the building will obtain a good degree of daylight and out look. The main bedroom for the flats have windows facing to the rear of the site but have angled bays thereby providing a form of outlook and will allow a day light to enter the room and will not have a detrimental impact upon the amenities of the occupiers of these flats. The second bedrooms have side facing high level windows that will not provide any form of out look and restrict the amount of light that will enter these habitable rooms. This issue however can be overcome with a redesign of the proposals to change the internal orientation of the flats to overcome these issues. Discussions are ongoing with the applicant and any changes to the scheme will be reported on the amendment sheet.
- 11.3 The layout of the proposed development is acceptable in the form that the commercial elements of the building will benefit from a separate entrance to the residential elements of the building.
- 11.4 The development will allow for a satisfactory standard of living conditions for the future.
- 12.0 **Amenity Space**

- 12.1 Amenity space criteria are assessed against Local Plan Policy H14.
- 12.2 Policy H14 of the Adopted Local Plan states that development will only be allowed with the provision of the appropriate amount of private amenity space with due consideration given for type and size of the dwelling, quality of the proposed amenity space, character of the surrounding area in terms of type and size of amenity space and the proximity to existing public open space and play facilities. This policy goes further to say that in smaller schemes, such as one bedroom flats, demand for real gardens is not so strong.
- 12.3 This scheme proposes flats with no real usable amenity area. Although not ideal it would not form a basis for refusal of the application as the site is within a Town Centre location where there is very limited private amenity space and is in close reach to publicly accessible amenity areas, such as at the High Street / Yew Tree Road junction or Upton Park slightly further afield.
- 12.4 The proposal is considered to be in accordance with guidance given in PPS1, and Policy H14 of the Adopted Local Plan in terms of amenity space requirements.
- 13.0 **Traffic and Highways**
- 13.1 The relevant policies in terms of assessing traffic and highway impacts are Core Policy 7, Local Plan Policy T2 and the adopted parking standards.
- 13.2 Core Policy 7 requires that development proposals will have to make appropriate provisions for reducing the need to travel, widening travel choices and making travel by sustainable means of transport more attractive than the private car, improving road safety, improving air quality and reducing the impact of travel upon the environment.
- 13.3 Local Plan Policy T2 requires residential development to provide a level of parking appropriate to its location and overcome road safety problems while protecting the amenities of adjoining residents and the visual amenities of the area.
- 13.4 The applicant is not required to provide any parking spaces for this development, which is consistent with Policy T2 in the Slough Local Plan. As the development is located in a sustainable location in close proximity to the railway station, bus station and other facilities, including 24 hour car parks, there is no objection in principle to the development providing no parking. An informative can be added to any permission to tell the applicant that future residents would not be able to obtain parking permits, to ensure that the development is car free and the appropriate Council department will also be informed of the restriction.
- 13.5 With this development a car free development, it is vital to ensure that high quality cycle parking provision is included. The application proposes an area accessed from the rear of the building for the storage of bicycles relating the

residential element of the property and this are should store a minimum of 12 cycles and can be secured via condition to meet the Council's Cycle Parking Standards as set out in the Developer's Guide Part 3, Section 7.

13.6 Amended plans have been submitted in response to the comments that has been received from the Council's highways consultant and any additional comments will be reported on the amendment sheet.

13.7 The proposal is considered to comply with Core Policy 7 of the Local Development Framework Core Strategy and Policy T2 of the Adopted Local Plan.

14.0 **Summary and Conclusions**

14.1 Having considered the policy background and the comments from neighbours and consultees it is recommended that the proposals are considered acceptable in principle, subject to some detailed changes to the internal layout to achieve a design which reduces the potential for the direct overlooking of neighbouring land from some of the flats. It is therefore recommended that the application be delegated to the Head of Planning Policy and Projects for resolution of outstanding design matters, finalising conditions and final determination.

15.0 **PART C: RECOMMENDATION**

15.1 Delegate to the Head of Planning Policy and Projects for resolution of outstanding design matters, finalising conditions and final determination.

PART D: LIST OF CONDITIONS AND INFORMATIVES

CONDITIONS

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

To be advised

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 Local Plan for Slough 2004.

3. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site. The development shall be implemented in accordance with the approved details.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality.

4. Notwithstanding the window details shown on the approved drawings, the applicant shall submit details of the windows to be positioned on the flank elevations. This shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development and shall be implemented in accordance with the approved revised plan.

REASON To ensure a satisfactory level of light into the living rooms of each of these flats, in the interests of the living conditions of the future occupiers.

5. No window(s), other than those hereby approved including those to be agreed under conditions above, shall be formed in the flank elevations of the development as shown on the deposited plans hereby approved without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties.

6. Samples of external materials to be used in the construction of the access road, pathways and communal areas within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality.

7. No part of the development shall then be occupied until the secure cycle store, incorporating storage for 12 cycles, for use of the residential has been laid out and constructed in accordance with the details as approved in writing by the Local Planning Authority prior to the commencement of the scheme and maintained thereafter.

REASON To provide sufficient infrastructure to allow convenient and accessible cycle parking to be provided on site to comply with the requirements of the Local Plan.

8. No development shall commence until details of the refuse and recycling storage and collection facilities for the development (to include bin sizes and location, and access arrangements including access gates and crossovers)

have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site.

9. Prior to commencement of the development, the applicant shall submit to and have approved in writing by the Local Planning Authority full details of the surface water disposal design and calculation from the building, access road and car parking area. No dwelling shall be occupied until the approved scheme has been implemented in accordance with the approved details and shall be maintained thereafter.

REASON To prevent the risk of flooding.

10. Vehicle wheel cleaning facilities shall be provided and used at the site exit for the duration of the demolition and construction period in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works on site.

REASON In the interests of amenity of nearby residents and highway safety.

11. Prior to the commencement of works on site a strategy for the management of construction traffic to and from the site together with details of parking/ waiting for demolition/ construction site staff and for delivery vehicles shall be submitted to and approved in writing by the Local Planning Authority.

REASON In the interests of amenity of nearby residents and so as not to prejudice the free flow of traffic along the neighbouring highway or in surrounding residential streets.

12. For the duration of demolition and construction works measures shall be taken to prevent the formation and spread of dust in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority.

REASON To safeguard the amenities of neighbouring occupiers.

13. For the period of demolition and construction, works which are audible at the site boundary shall only be carried out between the hours of 8.00 and 18.00 Monday to Friday, on Saturdays between the hours of 8.00 and 13.00 and at no time on Sundays or Bank Holidays.

REASON To safeguard the amenities of neighbouring occupiers.

14. During the construction phase of the development hereby permitted, there shall be no deliveries to the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site.

15. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction and demolition working hours, hours during the construction and demolition phase, when delivery vehicles taking materials are allowed to enter or leave the site.

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area.

16. No development shall take place until details in respect of measures to:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner;
- (d) Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON In the interests of the amenities of the area.

17. No development shall take place until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, Submission Document, November 2007.

18. There shall be no access to the roof other than for maintenance purposes at any time.

REASON In the interests of local residential amenity.

19. The scheme for manoeuvring and the loading and unloading of vehicles shown on the submitted plans shall be laid out prior to the initial occupation of

the development hereby permitted and that area shall not thereafter be used for any other purpose.

REASON: To enable vehicles to draw off, park, load/unload and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

20. The development shall not begin until a scheme for acoustic treatment between floors has been submitted to and approved in writing by the Local Planning Authority. All works that form part of the scheme shall be completed before the flats are occupied.

REASON To ensure adequate internal noise levels are achieved in accordance with guidance given in PPG 24.

INFORMATIVES

1. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
2. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
3. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
5. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.
6. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
7. The applicant is advised that no occupier of the residential development hereby approved shall be entitled to a car parking permit from the Council to park on the public highway within the local controlled parking zone or any such subsequent zone.
8. With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable

sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

9. Recent legal changes under The Water Industry (Scheme for the Adoption of private sewers) Regulations 2011 mean that the sections of pipes you share with your neighbours, or are situated outside of your property boundary which connect to a public sewer are likely to have transferred to Thames Water's ownership. Should your proposed building work fall within 3 metres of these pipes we recommend you contact Thames Water to discuss their status in more detail and to determine if a building over / near to agreement is required. You can contact Thames Water on 0845 850 2777 or for more information please visit our website at www.thameswater.co.uk
10. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
11. The decision to grant planning permission has been taken having regard to the policies and proposals in the Slough Local Development Framework, Core Strategy 2006-2026 (Submission Document, Nov 2007), the Local Plan for Slough 2004, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

National guidance

- Planning Policy Statement 1 (Creating Sustainable Communities)
- Planning Policy Statement 3 (Housing)
- Planning Policy Statement 4 (Economic Growth)
- Planning Policy Statement 5 (Planning for the Historic Environment)

Local Development Framework, Core Strategy, Submission Document

- Core Policy 1 (Spatial Vision and Strategic Objectives for Slough)
- Core Policy 4 (Type of Housing)
- Core Policy 5 (Employment)
- Core Policy 6 (Retail, Leisure and Community Facilities)
- Core Policy 7 (Transport)
- Core Policy 8 (Sustainability & the Environment)
- Core Policy 9 (Natural and Built Environment)
- Core Policy 10 (Infrastructure)

Adopted Local Plan for Slough

- H7 (Town Centre Housing)
- H14 (Amenity Space)
- EN1 (Standard of Design)
- T2 (Parking Restraint)

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.

Informative

The applicant is hereby informed that commencing development without first having complied with the pre-commencement conditions as set out in this decision notice may mean that the decision notice will expire and render the development to be unlawful.

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

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PLANNING COMMITTEE

28th March 2012

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

NATIONAL PLANING POLICY FRAMEWORK

The National Planning Policy Framework was published yesterday and came into immediate effect. It has a number of implications for planning in Slough which will be reported to a future meeting of this Committee once we have had the opportunity to study it in detail.

The key point is that the new Framework does not alter the consideration of the planning applications on this agenda.

The new Guidance reiterates the fact that under planning law all applications must be determined in accordance with the development plan unless material considerations indicate otherwise. It states that proposals that accord with an up to date Local Plan should be approved and proposals that conflict should be refused unless material considerations indicate otherwise.

The Guidance makes it clear that for plans such as our Core Strategy, which was adopted after 2004, decision makers may continue to give full weight to relevant policies for 12 months from the day of publication of the NPPF even if there is a limited degree of conflict with the Framework.

Other policies, such as the saved policies in our Local Plan, should be given due weight according to their degree of consistency with the new Framework.

In this respect it should be noted that although there is a new “presumption in favour of sustainable development”, the new Framework makes it clear that, for example, permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

The new policy framework has also not changed Green Belt policy.

AGENDA ITEM 4

P/08911/006281, High Street, Slough, SL1 1BD, Slough

Members are advised that negotiations have been on going to seek to achieve a satisfactory internal layout which does not rely on habitable rooms requiring principle windows within either of the flank wall elevations. It is confirmed that an alternative layout has been agreed in principle, which results in some change to the mix of units but not to the overall number. However, at this stage the submitted drawings are in sketch form only and the final drawings are being prepared.

On this basis there is no change to the recommendation.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 5

P/02230/001 – Land off Market Lane and to North of, Parlaunt Road, Langley, Slough, Berks, SL3 8AY

A petition has been received which has been signed by 20 residents in Parlaunt Road and Market Lane raising the following objections:

The land is Green Belt and should remain so unless extenuating circumstances deem it to be changed.

RESPONSE: This issue is considered in Section 8 of the officers report.

The applicant is applying for continued (currently unauthorised) use of 50 car parking spaces. No request for light good or HGV vehicles that currently attend the weekly meetings. Are these 50 car spaces extras well as the HGV's or if the application incorrect.

RESPONSE: The issue of car parking is considered in paragraph 10.5 of the officers report. Lorry and HGV parking would also be undertaken in these spaces and parking for all vehicles are considered appropriate for the type of use which is being undertaken.

There is a concern over the request for additional long fair meetings. On previous occasions there has been disturbing and anti social behavior during these events.

RESPONSE: This application relates solely to the bunded area for weekly horse fairs. The additional fairs are not controlled under this application as outlined in paragraph 12.1 of the officers report.

Is any effluent being generated during all events disposed of in an environmental manner? There are portable toilets but no sign of a tanker to take it away, where is it being disposed.

RESPONSE: This issue is considered in paragraph 12.2 and 12.3 of the officers report.

General waste being generated during current events appears to be burnt on site and not removed. What controls are in place to ensure none of this is creating toxic smoke and is this even legal?

RESPONSE: This issue is considered in paragraph 12.3 of the officers report.

Exit of the site means that when weather is inclement mud is causing a hazard on the public road falling off the lorry tyres. Also when several vehicles arrive at the same time they queue into Parlaunt Road causing hold ups for regular commuting traffic.

RESPONSE: Issues with regards to mud on the highway is an issue which is controlled via highway legislation and such issues should be enforced by the highways department. The issue with regards to queuing on the highway will be resolved with the moving of the payment booth as required by condition 8.

As an observation the applicant claims the existing bund has been there for some 15 years. When it appeared there was concern raised with the council and it was widely reported in the local papers. This was no more than 4 years ago.

RESPONSE: It is accepted that the bund has been in existence for more than 4 years and therefore is immune from enforcement action.

The storage of skips and shipping containers doesn't seem to fit the remit for horse feed storage. There is concern that they are used for an undisclosed commercial use and also in breach of green belt regulations.

RESPONSE: The view of officers is that the use of storage containers would be appropriate and with the appropriate landscaping, as required via condition 9, they would not be overly visible beyond the bunded land they would be contained within and would not have a detrimental impact on the character of the area. The use of the containers would be controlled via condition 6 so that they are used purely in connection with the horse fair and no other uses.

The 28 day permitted development rule is already exceeded not just by weekly horse fairs but the fairground and Light and Life Mission caravan rally.

RESPONSE: The grant of planning permission would not impact upon the 28 day allowance to allow the grazing land. Which is not included under this planning permission, to be used for other uses which is the applicant can do under permitted development. This issue is considered in paragraph 12.1 of the officers report.

It is widely feared by most local residents that extending the permission beyond what is already permitted under green belt use will just be the thin end of the wedge. The owner of this land has already shown disregard to existing planning rules by storing skips, shipping containers, caravans and used it as a business for storing cars.

RESPONSE: This application would regularise the existing horse fairs and would allow the council a degree of control over the use to ensure that the use does not adversely impact the character of the area. Should the horse fairs not be carried out in accordance to the conditions that have been imposed or other activities are undertaken they would be subject to enforcement action or further planning applications.

Comments on some of the suggested conditions have been submitted by the applicant as follows:

5 - Seems odd requiring gates to be closed and locked when fairs are not being held for clearly Mr Smith has the right to access his land at any time and surely does not have to lock the gates when on the site for other reasons.

RESPONSE: The purpose of the condition is to ensure that the use does not prejudice the free flow of traffic and does not restrict the applicant from entering his land from the Parlaunt Road access at any time.

9 - I would ask that condition 9 gives us 3 not 2 months to comply

RESPONSE: Condition 9 should be reworded as follows :

Within 3 months from the date of this permission a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs and including appropriate landscaping along the access road.

The approved scheme shall be carried out no later than the first planting season following its approval. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

10 - I think this is unreasonable just because it looks in poor condition. My photos suggest it is intact. I think the informative is a more helpful approach -as already added.

RESPONSE: This condition is considered to be necessary to help maintain the amenities of the area and also to help stop horses escaping and causing a nuisance on the highway. The condition should be reworded as follows :

The fencing along the southern boundary of the site with Parlaunt Road shall be repaired or repalced and additional fencing shall be placed along the northern and western edge of the access road within 1 month of the date of this permission.

REASON: In order protect the amenities of the area, the Green Belt and for highway safety to comply with Core Policies 2, 7 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

11 - Can we be clear what you mean by resurface. I presume topping up potholes with cold planings is not an issue but some may view that as resurfacing whereas to me that is repair and maintenance. Perhaps any change in the type of surface would be better.

RESPONSE: The purpose of the condition is to ensure that the surface is not increased or replaced to contain the area that hardstanding is laid to, it would not restrict repairs.

The condition should be reworded as follows :

The area of hard surfacing currently used in the yard area and the access way shall not be increased or replaced without the written consent of the Local Planning Authority.

REASON: In order protect the amenities of the area and the Green Belt to comply and to ensure that any archaeological remains are properly recorded to comply with Core Policies 2, 8 and 9 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

12 - I am just unclear how we are to deal with oil spills given the type of surfacing of the yard area - this is not sealed so any spill can not be contained - it all drains to a general soakaway under the surface. What precisely do you expect us to do? I am at a bit of a loss - especially as we can not resurface with a sealed surface which could help contain any spills by draining to a sump.

RESPONSE: Details will need to be submitted to and agreed with the Local Planning Authority as to what steps will be taken to clear up spills should they occur so that they do not soak through the surface into the land below. This needs to be a plan of action rather than works that needs to be done. The condition should be reworded as follows :

Full details of the surface water disposal from the access road and yard area, including details of how oil / petrol spills will be cleaned up shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON To prevent the risk of flooding and ground pollution in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.

13 - Is the waste just litter? If so can the condition refer to the fact it is concerned with litter collection.

RESPONSE: This condition relates to the collection of litter. The condition should be reworded as follows:

Full details of a waste management plan for the collection of litter on the site shall be submitted to and agreed in writing by the Local Planning Authority within 1 month from the date of this permission.

REASON *In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.*

Condition 6 should be reworded so that the use of the remaining storage containers are controlled. The condition shall be reworded as follows:

A maximum of three storage containers shall be kept on the land for the storage of feed and other items ancillary to the horse fair and shall be permanently stationed within the bunded area of the site and screened from the publicly accessible areas.

REASON: *In order to protect the amenities of the area and the Green Belt to comply with Core Policies 2 and 8 of The Slough Local Development Framework, Core Strategy 2006-2026 Development Plan Document.*

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 6

P/08911/006 – 311-313, High Street, Slough, Berkshire, SL1 1BD

Amended plans have been received but further negotiations are required with regards to the configuration of the third floor flats

NO CHANGE TO RECOMMENDATION

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE** 28th March 2012

CONTACT OFFICER: Paul Stimpson
Head of Planning Policy & Projects
01753 87 5820

WARD(S): All

PART I
FOR INFORMATION

FUTURE PLANNING MONITORING

1 Purpose of Report

The purpose of the report is to consult Members on the way in which they would like to see monitoring carried out in the future.

2 Recommendation(s)/Proposed Action

The Committee is requested to note the future arrangements for planning monitoring in Slough.

3 Community Strategy Priorities

3.1 The Local Development Framework is an important spatial element of the Community Strategy and will help to contribute to the following emerging priorities:

- **A Cleaner, Greener place to Live, Work and Play**
- **Prosperity for All**

4 Other Implications

(a) Risk Management

There are no specific issues directly arising from this report

(b) Human Rights Act and Other Legal Implications

It is considered that there are unlikely to be any significant implications in relation to the Human Rights Act.

(c) Equalities Impact Assessment

An Equalities Impact Assessment is not necessary as it is not a policy document it is for general information only.

(d) Workforce

There are no workforce issues arising from this report.

5 Supporting Information

Introduction

- 5.1 At Planning Committee on 1st December 2011, it was resolved that the potential reporting options to produce and publish future monitoring reports be presented at a future Planning Committee.
- 5.2 Members may recall from the previous committee report that as result of the Localism Act there is no longer a requirement to submit an Annual Monitoring Report (AMR) to the Secretary of State, but there is still a statutory duty to produce reports and make them available on the website for members of the community.
- 5.3 As a result the Council now has more flexibility to decide what it monitors, taking into account what will be of most useful to Members and what is likely to be of most interest to the public.
- 5.4 There is, however, still a statutory requirement to monitor a number of indicators which are published on a “Single Data List” of returns that have to be made to the government.

The Single Data List Requirements

- 5.5 The Single Data List is a catalogue of all the data that local councils have to submit to central government in a given year. This contains many things that are not related to planning.
- 5.6 The main reason for creating the Single Data List was to make it easier for local authorities to know what needs to be monitored and what information has to be gathered.
- 5.7 The current list was published in July for the 2011-12 period. A new version will be produced this year which may include minor changes and additional indicators relating to things like Neighbourhood Planning and the Community Infrastructure Levy in future years.
- 5.8 In appendix A there is a list of all the indicators that are currently required to be monitored from the single data list produced by the government. Although the Council will have to monitor all of these items, it does not have to include them all in the new Monitoring Report, as explained below.

Annual Monitoring Report

- 5.9 The Planning and Compulsory Purchase Act (2004) required all Councils to prepare an Annual Monitoring Report (AMR) at the end of each financial year and submit it to the Secretary of State for approval the following December. The Localism Act removes this statutory requirement. There is still a statutory duty to prepare a Monitoring Report for local people but they don't have to be submitted to the Secretary of State. As a result the Council now has the flexibility to decide what goes into the report which would be published on the website.

- 5.10 Under the old system AMRs covered the financial year but were not submitted until the following December. This meant that the information within them could be out of date. In the previous report to Planning Committee it was suggested that it be decided that the Monitoring report be published much earlier in August/September instead of December. The remaining indicators that are not monitored in the AMR will be published in a separate technical report which will monitor the indicators contained in the adopted Core Strategy Development Plan Document (DPD).
- 5.11 It is also proposed that the report should be more focused to what the community would be interested in and those issues that are particularly relevant to Slough.
- 5.12 The following topics and indicators have therefore been suggested for inclusion in future reports.

Housing

- 5.13 Housing is a key topic and one that the local community would be interested in. Key issues include how many houses are being built, how many of them were affordable and whether we have a continuing supply of houses for the next 5 to 15 years.
- 5.14 As a result it is proposed that the following items should be included in the Monitoring Report:
- Total number of housing completions
 - Number of affordable homes
 - Percentage of flats and houses built
 - Density of new housing development
 - 5 year housing supply (including housing trajectory)

Commercial

- 5.15 The monitoring will include offices but retail, industrial and leisure uses. The key issues with these are not just the amount of new development that has taken place but also the extent to which the existing floorspace is being occupied. As a result it is proposed that the following items should be included in the Monitoring Report:
- Completed employment floorspace including retail, offices, industrial leisure.
 - Percentage of office vacancies.
 - Loss of employment land.

Local Services

- Number of existing community facilities lost
- Amount in hectares of public open space lost to built development
- Percentage of Retail vacancies

Progress on the implementation of plans

- 5.16 Slough Site Allocations DPD was adopted in 2010. This includes the key sites that are needed to implement the Core Strategy. As a result it would be useful to update on annual basis the progress of the proposed sites in Slough in particular some of the important regeneration sites such as the Heart of Slough and the Britwell Regeneration.

Development Control Statistics

- 5.17 The monitoring report can also be used to show how well the Council is performing as a Local Planning Authority. It is therefore proposed to report on the total number of application received, the proportion approved and the speed at which the applications were processed.

Appeal Decisions

- 5.18 The number of appeals lodged within a year and the decisions made by Inspectors also provide an indication of how successful Slough Planning policies have been. As a result they will continue to be monitored in future AMR's.

Enforcement

- 5.19 The present format of updates on planning enforcement in 2 reports (known as report 1 and 2) has been removed from planning committee. The purpose is to review and report to members on information more appropriate and further keeping enforcement matters as up to date and factual as possible. At a recent planning committee Members agreed with the Team Leader of Planning Enforcement recommendation to review and improve the way we report enforcement. Those reviews are presently being formatted, with the likelihood of a single report identifying the number of enforcement notices served in relevant periods with any successful actions taken reported. For example an enforcement case which results of the cessation of unauthorised use or a prosecution results in court. This would be reported in public to assist and enhance the council's reputation for taking appropriate action and is seen as an arm of improving the enforcement system.

Minerals and Waste Planning

- 5.20 Minerals and Waste indicators will now be incorporated into our Annual Monitoring Reports. Prior to this monitoring of Minerals and Waste was carried out by the Joint Strategic Planning Unit which has now closed as a result of the budget saving process.

6 Conclusion

Members note the arrangements for planning monitoring and the indicators to be included in future AMR's.

7 Background Papers

- '1' Slough Annual Monitoring Report 2010/2011
- '2' Planning Committee Report 01/12/2011

Appendix A- List of indicators from the Single Data List

Indicator	Description	Frequency	Report in future AMR
House Building Return (P2)	Number of new dwellings started, split into private enterprise, RSL, LA tenures	Quarterly	No
Housing Flows Reconciliation Form (HFR)	Net supply of housing	Annual	No
Housing Flows Reconciliation Form (HFR)	House building completions by tenure	Annual	No
Housing Flows Reconciliation Form (HFR)	Conversions by tenure	Annual	No
Housing Flows Reconciliation Form (HFR)	Changes of use by tenure	Annual	No
Housing Flows Reconciliation Form (HFR)	Demolitions by tenure	Annual	No
Count of gypsy and traveller caravans	Pitches by whether residential or transit - socially rented sites only	Every 6 months	No
Count of gypsy and traveller caravans	Caravan capacity - socially rented sites only	Every 6 months	No
Annual Green Belt (AGB1) return	Area of Green Belt land in each local authority area	Annual	No
General Development Control statistical returns	Planning applications	Quarterly	Yes
General Development Control statistical returns	Number of planning decisions, broken down by type of development	Quarterly	No

General Development Control statistical returns	Applications granted	Quarterly	Yes
General Development Control statistical returns	Speed of applications	Quarterly	Yes
General Development Control statistical returns	Residential applications	Quarterly	No
General Development Control statistical returns	Applications for Gypsy and Traveller pitches	Quarterly	No
General Development Control statistical returns	Householder developments	Quarterly	Yes
General Development Control statistical returns	Enforcement action	Quarterly	Yes
General Development Control statistical returns	Regulation 3 and 4 consents	Quarterly	No
General Development Control statistical returns	Applications for determination	Quarterly	No
General Development Control statistical returns	Delegated applications	Quarterly	No
General Development Control statistical returns	Planning fees collected	Quarterly	No
Annual Monitoring Reports (AMR)	Information on local plans	Annual	Yes
National land use database of previously-developed brownfield land (NLUD-PDL)	Part 1: site identification information	Annual	No
National land use database of previously-developed brownfield land (NLUD-PDL)	Part 2: site location	Annual	No
National land use database of previously-developed brownfield land (NLUD-PDL)	Part 3: site area and brownfield land type	Annual	No

National land use database of previously-developed brownfield land (NLUD-PDL)	Part 4: planning attributes: past, present and future uses and planning status	Annual	No
Flood and coastal erosion risk management and sustainable drainage systems	Reporting in relation to implementating the Flood and Water Management Act (FWMA)	Annual	Possible inclusion in future AMR
Flood and coastal erosion risk management and sustainable drainage systems	Number of local authority investigations carried out and published under S19	Annual	Possible inclusion in future AMR
Flood and coastal erosion risk management and sustainable drainage systems	Number of applications made to the SAB and number of approved applications.	Annual	Possible inclusion in future AMR
Flood and coastal erosion risk management and sustainable drainage systems	The number of properties for each approved SuDS application.	Annual	Possible inclusion in future AMR
Flood and coastal erosion risk management and sustainable drainage systems	The number of SuDS approved by the SAB, which have been designated under Schedule 1 but are not adopted, by property type	Annual	Possible inclusion in future AMR
Flood and coastal erosion risk management and sustainable drainage systems	The number of SuDS adopted by the SAB, which have been designated under Schedule 1, by property type	Annual	Possible inclusion in future AMR

Flood and coastal erosion risk management and sustainable drainage systems	The number of SuDS adopted by the SAB, which are located on public land (and therefore not designated under Schedule 1), for each type	Annual	Possible inclusion in future AMR
Developments in flood risk areas	Number of developments in flood risk areas against Environment Agency advice (number of units)	Annual	No
Local nature conservation/biodiversity	Proportion of Local Sites where positive conservation management is being achieved.	Annual	No
Strategic Overview of Flood and Coastal Erosion risk	Number of properties estimated to be at risk from local flooding sources.	Annual	Yes
Strategic Overview of Flood and Coastal Erosion risk	Number of properties where flood risk has been reduced/managed	Annual	Possible inclusion in future AMR

SLOUGH BOROUGH COUNCIL**REPORT TO: PLANNING COMMITTEE****DATE: 28th March 2012****PART 1**
FOR INFORMATION**Planning Appeal Decisions**

Set out below are summaries of the appeal decisions received recently from the Planning Inspectorate on appeals against the Council's decisions. Copies of the full decision letters are available from the Members Support Section on request. These decisions are also monitored in the Quarterly Performance Report and Annual Review.

WARD(S)**ALL**

Ref	Appeal	<u>Decision</u>
P/06883/002	<p>2 The Link</p> <p>ERECTION OF AN ATTACHED TWO STOREY THREE BEDROOM HOUSE TOGETHER WITH PARKING FOR BOTH EXISTING AND PROPOSED DWELLING</p> <p>The Appeal Inspector identified the main issue to be the effect of the proposal on the character and appearance of the surrounding area.</p> <p>The Appeal Inspector referred to an earlier appeal decision which was dismissed but was material to this case, but noting that, the previous scheme had a greater mass than that currently proposed, and was of a significantly different form and design.</p> <p>In conclusion, the Inspector decided that on balance he considered that the revised scheme had successfully addressed the previous Inspector's concerns on the issues of local character, appearance and openness. Additionally, the removal of the unsightly garage on the site represented a significant visual benefit.</p>	<p>Appeal Allowed subject to conditions</p> <p>5th January 2012</p>
P/05952/004	<p>188 Burnham Lane</p> <p>ERECTION OF FIRST FLOOR SIDE EXTENSION, A PART TWO STOREY REAR EXTENSION AND A SINGLE STOREY REAR EXTENSION ALL WITH PITCHED ROOFS</p> <p>The Inspector allowed the appeal and thought that the 2 storey side extension was in keeping and subordinate to the host dwelling more so than the existing single storey side extension. There is sufficient gap between the dwellings not to cause visual terracing. The two storey rear extension and single storey rear extension would correspond with the main dwelling and not be visible from the street scene. The Inspector also thought the design of the extensions was sensitively designed to be subordinate and harmonize with the style and appearance of the house even though they did not comply with guidelines and policy given the application site falls within a Residential Area of Exceptional Character.</p>	<p>Appeal Allowed subject to conditions</p> <p>19th January 2012</p>

<p>P/15135/000</p>	<p>60a Upton Park</p> <p>ERECTION OF FRONT PORCH WITH HIPPED ROOF, FRONT EXTENSION WITH MONO-PITCHED ROOF, CIRCULAR BAY WINDOW AND SINGLE STOREY REAR EXTENSION WITH MONO PITCHED ROOF. INSERTION OF GROUND FLOOR FLANK WINDOW AND CONVERSION OF GARAGE TO HABITABLE ROOM</p> <p>Planning permission was refused on the following grounds:</p> <ol style="list-style-type: none"> 1- The proposed front extension when combined with the existing forward projection with full width mono-pitched roof by virtue of its design, scale, bulk and visual dominance represents an overly dominant feature which detracts from the character and appearance of the original house and that of the general street scene and would create a negative impact on the conservation area across Upton Park contrary to Core Policies 8 and 9 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough, 2004; Council's Residential Extensions Guidelines, Supplementary Planning Document, 2010. <p>The Inspector allowed the appeal and concluded that the main issue was:</p> <p>The effect of the proposed alterations and extensions on the character and appearance of the host property and its setting in the street scene, including views from the Conservation Area around Upton Park opposite the site.</p> <p>And the reasons for supporting the appeal are as follow:</p> <p>Reasons:</p> <ol style="list-style-type: none"> 1. The site is a detached house in a frontage of similar two storey properties of different designs. Immediately opposite the site is Upton Park and a more substantial form of buildings in a gothic style. 2. The single storey extension proposed at the rear of the property is not objected to by the Council and the appeal officer agree. 3. The proposed changes to the front elevation are seen in the context of the design of the house itself. The gable roof of the house is believed to be in contrast with most of the neighbouring houses. The neighbouring houses also are believed to have architectural embellishments in the form of projecting bay windows and/or porches. This results in the front elevation of the appeal site property being relatively bland. 4. The proposal would introduce a more elaborate front porch in the centre of the frontage and ground floor bay windows 	<p>Appeal allowed subject to conditions</p> <p>31st January 2012</p>
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	<p>either side of the doorway. Although the Council's Supplementary Planning Document (SPD) "Residential Extensions Guidelines" generally advises against a mono pitch roof across the full width of a house, as a matter of judgement, I consider that, in this case, the proposal would help add visual interest to the frontage, be an architectural improvement to the property and would aid its contribution to the street scene rather than harm it. The work would also improve the aspect of the property when viewed from the Conservation Area.</p> <p>5. Out of the 4 conditions recommended by the Council, condition No.1 is considered reasonable and necessary and is amended to disallow addition of any additional doors too. Conditions 2, 3 and 4 are not imposed as the appeal officer did not deem them necessary.</p>	
P/07211/003	<p>31 The Green</p> <p>RETROSPECTIVE APPLICATION FOR CONVERSION OF PROPERTY INTO SEPARATE DWELLINGS</p> <p>Planning permission was refused on grounds that:</p> <p>1. The dwelling created by the subdivision was unacceptable in principle as it did not create a family sized dwelling within an existing suburban residential area in line with Core Policy 4 of the Slough Local Development Framework, Core Strategy 2006-2026.</p> <p>2. The floor space and private rear amenity space of the proposed dwelling were below Council Planning Policy minimum standards.</p> <p>The Inspector concluded with respect to reason 1 for refusal that:</p> <p><i>"The new house is smaller than the minimum size for a family home defined in the Council's core strategy. Core policy 4 of the core strategy seeks to ensure a wide choice and mix of housing to meet local needs and reduce overcrowding by addressing the current shortage of family housing. As part of this approach, only limited infilling consisting of family houses is allowed in suburban residential area. Whilst the proposal would not meet this requirement, it would not decrease the number of family homes, or lead to the loss of development land suitable for an additional family home due to the restricted size and position of the site. In this particular case, therefore, the proposal would not be contrary to the objectives of core policy 4, but would make a positive, albeit modest, contribution to the supply of homes in the area."</i></p> <p>With respect to reason 2 for refusal the Inspector concluded:</p> <p><i>The Council has not referred to any minimum internal space standard for non family dwellings that it expects to be achieved....Whilst room sizes would be relatively small, all habitable rooms would have external windows and there would</i></p>	<p>Appeal allowed subject to conditions</p> <p>17th February 2012</p>

	<p><i>be appropriate internal circulation space.</i></p> <p><i>The size of the back gardens would be restricted...the area usable as a garden would fall somewhat short of the council's minimum standards. However, this in itself would not cause living conditions to be unacceptable, particularly as this dwelling would be unlikely to be occupied by a family."</i></p>	
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MEMBERS' ATTENDANCE RECORD 2011/12
PLANNING COMMITTEE

COUNCILLOR	20/06/2011	02/08/2011	08/09/11	25/10/2011	01/12/2011	11/01/12	27/02/12	28/03/12	10/05/12
Bains	P	P	P	P	P	P	P		
Carter	P	P	Ap	P	P	P	P		
Dale-Gough	P	P	P	Ap	P	P	Ap		
Dodds	Ap	P	P	P	P	P	P		
O'Connor	P	P	Ap	Ap	P	P	P		
Plimmer	P	P	P	P	P	P	P		
Rasib	P	P	Ap	P	P	P	P		
Strutton	P	P	P	P*	P*	P	P		
Swindlehurst	P	P*	P	P	P*	P	P*		

P = Present for whole meeting
Ap = Apologies given

P* = Present for part of meeting
Ab = Absent, no apologies given

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