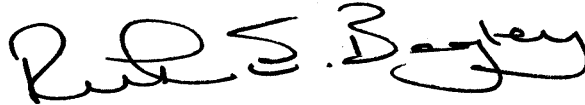


Date of issue: 18<sup>th</sup> July 2012

<b>MEETING</b>	<b>PLANNING COMMITTEE</b> (Councillors Carter (Chair), Dar, Hussain, O'Connor, Plenty, Rasib, Sharif, Smith and Swindlehurst)
<b>DATE AND TIME:</b>	THURSDAY, 26TH JULY, 2012 AT 6.30 PM
<b>VENUE:</b>	SAPPHIRE SUITE 5, THE CENTRE, FARNHAM ROAD, SLOUGH, SL1 4UT
<b>DEMOCRATIC SERVICES OFFICER: (for all enquiries)</b>	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.

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
<b>CONSTITUTIONAL MATTERS</b>			
1.	Declarations 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 Last Meeting held on 19th June 2012	1 - 4	
3.	Human Rights Act Statement	5 - 6	
<b>PLANNING APPLICATIONS IN THE WESTERN PART OF THE BOROUGH</b>			
4.	S-00004-010 - Montem Primary School, Chalvey Grove, Slough	7 - 16	Cippenham Meadows
5.	S/00685 - Land Adjacent 71 Weekes Drive, Slough	17 - 32	Cippenham Meadows
6.	Slough Accredited Planning Agents Scheme	33 - 40	All
<b>MATTERS FOR INFORMATION</b>			
7.	Appeal Decisions	41 - 44	
8.	Members Attendance Record	45 - 46	
9.	Date of Next Meeting - 5th September 2012	-	

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 Tuesday, 19th June, 2012.**

**Present:-** Councillors Carter (Chair), Dar, Hussain, O'Connor, Plenty, Rasib (Vice-Chair), Sharif (arrived 7pm), Smith and Swindlehurst (arrived 6.40pm)

Also present under rule 30 Councillors Wright and Strutton

**PART I**

**1. Declaration of Interest**

Councillor Smith declared that he was a resident of Daventy Close, numbers 1 to 11 of which had been notified of applications P/13310/014 and P/13310/015 – Unit 2, Colnbrook Industrial Estate, Colnbrook, Slough.

**2. Minutes of the Last Meeting held on 10th May 2012**

The minutes of the Planning Committee meeting held on 10<sup>th</sup> May 2012 were approved as a correct record.

**3. Human Rights Act Statement**

Noted.

**4. Amendment Sheet**

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated. Committee members were given the opportunity to read the amendment sheet.

Oral representations were made to the Committee by ward members prior to planning application P/00938/020, 342 Bath Road, Slough, being considered by the Committee.

**Resolved** – That the decision be taken in respect of the planning applications as set out in the amendment sheet tabled at the meeting and subject to any further amendment and conditions as agreed by the Committee.

**5. Order of Business**

With the agreement of the Committee, the order of the business was varied to ensure that the application where the local ward members had indicated a wish to address the committee were taken first: Agenda item six, P/00938/020 – 342 Bath Road, Slough, SL1 6JA.

## Planning Committee - 19.06.12

### 6. P-00938-020 - 342, Bath Road, Slough, SL1 6JA

<b>Application:</b>	<b>Decision:</b>
P/00938/020 – Change of use to incorporate jet car wash and erection of covered area.	Approved, with conditions.

(Councillors Sharif and Swindlehurst did not participate or vote on the above item)

### 7. P-13310-014 - Unit 2, Colnbrook Industrial Estate, Colnbrook, Slough

<b>Application:</b>	<b>Decision:</b>
P/13310/014 – Partial demolition of existing industrial building to create frontage servicing areas, sub division and refurbishment of refused sized building to create 3 No. Industrial units each with first floor ancillary offices and a change of use from go-karting centre (sui generis) to uses within class B1C, light industrial; B2, General Industrial and B8, warehousing and distribution, external alterations including new service doors, glazed personnel entrance doors replacement cladding and glazing.	Delegated to the Head of Planning Policy and Projects for approval, subject to conditions and the inclusion of an addition condition relating to junction improvements including lining and signage to the site.

### 8. P-13310-015 - Unit 2, Colnbrook Industrial Estate, Colnbrook, Slough

<b>Application:</b>	<b>Decision:</b>
Partial demolition of existing industrial building to create frontage servicing areas, refurbishment of reduced sized building with first floor ancillary offices and a change of use from go-karting (sui generis) to uses within classes B1C light industrial, B2 general industrial and B8 warehousing and distribution, external alterations including new service doors, glazed personnel entrance doors replacement cladding and glazing.	Delegated to the Head of Planning Policy and Projects for approval, subject to conditions and the inclusion of an addition condition relating to junction improvements including lining and signage to the site.

**9. National Planning Policy Framework - Implications for Slough**

Members were presented with a report which informed them of the implications for Slough arising from the National planning Policy Framework and the Localism Act. It was not proposed that existing plans be reviewed at this stage, but rather they would be republished in a 'consolidated' version. It was anticipated that this would highlight any gaps in the policy which would then be addressed as required.

**Resolved –**

- 1) That the implications of the National Planning Policy Framework be noted;
- 2) That the appropriate parts of the Core Strategy, Site Allocation DPD, 'saved' Local Plan and 'saved' Berkshire Minerals Plan be published as a "Consolidated version" of the Slough Local Plan;
- 3) That the "Consolidated Version" of the Slough Local Plan be subject to a self assessment and public comment in order to establish to what extent the individual policies and proposals continue to comply with the National Planning Policy Framework.
- 4) That the Council should actively engage in discussions with adjoining authorities on all planning matters in order to meet the new "duty to cooperate" in the Localism Act.

**10. Appeal Decisions**

**Resolved –** That the report be noted.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.45 pm)

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The Human Rights Act 1998 was brought into force in this country on 2<sup>nd</sup> 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

	<b>USE CLASSES – Principal uses</b>
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

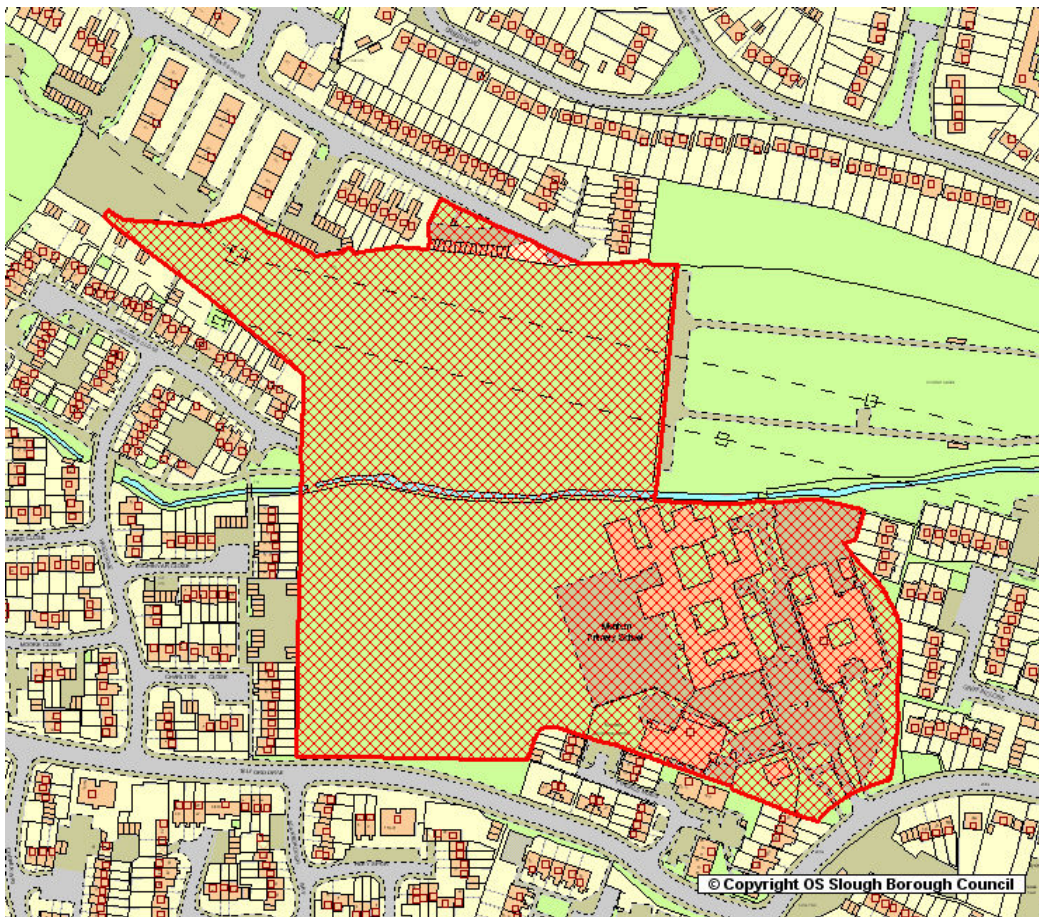
	<b>OFFICER ABBREVIATIONS</b>
WM	Wesley McCarthy
EW	Edward Wilson
HB	Hayley Butcher
CS	Chris Smyth
RK	Roger Kirkham
HA	Howard Albertini
IH	Ian Hann
AM	Ann Mead
FI	Fariba Ismat
PS	Paul Stimpson
JD	Jonathan Dymond
GB	Greg Bird

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Registration Date:	11-May-2012	Applic. No:	S/00004/010
Officer:	Mr. Albertini	Ward:	Cippenham Meadows
		Applic type:	13 week date:
Applicant:	Mr. James Craig, Slough Borough Council		
Agent:	Mr. Adam Taplin, Carless & Adams Partnership 6, Progress Business Centre, Whittle Parkway, Bath Road, Slough, Berkshire, SL1 6DQ		
Location:	Montem Primary School, Chalvey Grove, Slough, Berkshire, SL1 2TE		
Proposal:	NEW SCHOOL BUILDING (782 SQM.) WITH CAR PARK ACCESSED FROM WEEKES DRIVE.		

**Recommendation: Approve, with conditions.**



1.0 **SUMMARY OF RECOMMENDATION**

Approve

**PART A: BACKGROUND**

2.0 **Proposal**

- 2.1 A single storey modular building is proposed to contain 2 nursery and 4 reception class rooms as part of a wider scheme to change from a 3 form to a 4 form entry school.
- 2.2 The proposal includes a new parking area accessed off Weekes Drive together with a drop off area and pedestrian access for the existing school from the end of Weekes Drive. The site will be connected to the main school via a new path using a rebuilt bridge over a stream. 15 cycle stands are proposed.
- 2.3 The revised proposal includes 16 staff and 14 drop off/pick up parking places within the school grounds. The original scheme had all these spaces for staff. The access comprises separate 'in' and 'out' to form a short loop road for additional drop off space within the school grounds and clear of the public highway.
- 2.4 Adjacent to the site at the end of Weekes Drive 6 existing Council house garages will be cleared and the associated residents parking courtyard (9 spaces) and grass verge rearranged to create 16 parking places. In addition 2 new general parking spaces are proposed off the existing turning head. The original scheme showed no change to the garage/parking court other than the loss of 3 resident spaces to create the new school exit.
- 2.5 Overall the additional parking spaces available to all residents will comprise 3 new plus 6 former garage spaces. All will be communal spaces.
- 2.6 The building will be finished in off-white render with white window frames/fascias and blue doors.
- 2.7 Around the building will be a hard surfaced area with some timber decking and planting areas forming play areas. The access will involve at least 2 big trees being lost and a small one. Off site parking/highway works will involve loss of 5 small trees.
- 2.8 The application is supported by a transport assessment; a soil investigation, an ecology study and a flood risk assessment.

- 3.0 Application Site
- 3.1 The 0.73 ha site is part of Montem School's additional and less used playing field separated from the school buildings and main playing field by a tree lined stream. The level of the site was raised slightly by the former County Council in the late 1980s when the additional playing field was formed.
- 3.2 There are big trees to the east with allotments beyond. To the west is the remainder of the playing field area with an unused path to the west boundary linking to a rather hidden former garage site behind Weekes Drive. To the north the boundary is tree lined and beyond is a turning head for the end of Weekes Drive and a small residential garage/parking area containing 6 garages and about 9 spaces. The applicant has indicated only 2 garages are used.
- 3.3 The Weekes Drive homes nearest the site comprise 11 with no 'on plot' parking. Adjacent to the west are two terraces with parking on their frontage. Whilst all residents have access to the parking courtyard the extended turning head, next to homes with no on plot parking, is used for parking. Kerbside parking also takes place on parts of Weekes Drive.
- 4.0 **Site History**
- 4.1 Land raising and playing field extension approved 1987.  
Adjacent land - associated application for extensions to main school building and staff car park approved July 2012.
- 5.0 Neighbour Notification
- 5.1 Weekes Drive 155-213; 214 – 228.  
Jellicoe Close 14 – 22 evens
- 5.2 5 letters of objection received in connection with the original proposal.
- A petition has been received by the Council in relation to the Weekes Drive access but not specifically in connection with the planning application.
- 5.3 The following matters are raised in the letters the first 2 items being mentioned by all or several objectors :
- Inadequate parking for residents in Weekes Drive. (existing problem; will be worse in future)
  - Weekes Drive/Cippenham Lane junction – existing capacity problems (Surgery and community centre contribute to traffic)
  - Should look at alternative access from Chalvey Grove or

Telford Drive.

- Weekes Drive is lined with parked cars.
- Danger from extra vehicle movements Weekes Drive.
- Pollution from extra vehicle movements.
- Residents parking spaces will be used by parents.
- Emergency and service vehicle access will be affected
- Residents do not like parking out of sight of their home.
- No objection to principle of school expanding.

5.4 248 name petition received objecting to the use of Weekes Drive as access to the school extension on the following grounds :

- Road too narrow for increase in traffic.
- Increasing the danger to residents/elderly/young children.
- Increased pollution.
- Increased congestion
- Access for emergency vehicles.
- Weekes Drive is a cul de sac.
- Residents would like a traffic management scheme for the Cippenham Lane/Weekes Drive junction and parking bays made available for whole length of Weekes Drive.

5.5 Any comments on the revised plan will be reported on the Committee meeting amendment sheet.

## 6.0 **Consultation**

### 6.1 Highways & Transport.

Overall no objection subject to a new school travel plan to discourage car use; cycle parking, and opening up the Jellicoe Close pedestrian access on the west boundary of the playing field. (See below for more detail on transport matters)

### 6.2 Environmental Protection

No objection. Request condition re any unexpected contamination found and request gas protection measures under the building (due to a low risk of methane being given off by the former landraising).

### 6.3 Environment Agency

No objection subject to a condition regarding groundwater protection if any contamination found.

## **PART B: PLANNING APPRAISAL**

### **7.0 Policy Background**

7.1 The development is on green field land and involves the loss of some playing field. The Core Strategy and Local Plan OSC 2 seek to limit such developments however exceptions can be made. Regarding Core Strategy policy the space lost is modest and the development is for essential public infrastructure which is location specific such that there is no conflict with the broad aim of the strategy. Regarding Local Plan policy the proposal complies with the 'no loss of pitch' requirement. No replacement space or enhancement is proposed but this is acceptable in this case because of the size of the remaining playing fields. The main playing field to the south is not affected and two thirds of the additional north field will remain.

### **8.0 Transport Matters**

8.1 The proposal is likely to result in a small increase in staff and parent trips to the school site. The extra 16 staff parking places are needed to serve the new building.

8.2 Having a northern pedestrian/cycle access to the entire school site is beneficial as it will encourage pupils living north of the school to walk rather than be taken by car to the more distant Chalvey Grove entrance. Reducing car trips to the existing entrance will reduce congestion and improve road safety there.

8.3 Opening up the Jellicoe Close pedestrian access on the west boundary of the southern school site will also encourage walking to school from the west. A condition requires this access to be open at school opening and closing times.

8.4 The proportion of pupils arriving by car to the existing school is quite low compared to other schools. However a new Travel Plan is required to continue to encourage greater use of travel other than the car. Whilst it is Council policy to discourage school trips by car some such journeys will be made. A balanced view is needed allowing some additional parking to mitigate the impact of the development whilst not encouraging parents to drive to school. The proposed 14 parking space car park and the separate drop off loop road at the access provide for some car borne trips but with the formal drop off etc. located off the public highway.

8.5 Regarding the affect of the access on parking for existing residents the new exit will result in the loss of 4 existing parking places. As the revised layout provides alterations to the existing garage/parking court yard 1 extra space will be provided plus the 6 former garage spaces will be available to all residents. 2 new

general parking spaces will be created off the turning area. Existing residents will therefore have access to extra spaces particularly at peak parking demand times of evening and weekend.

- 8.6 At school opening and closing times some parents may use the residents parking courtyard areas. This may affect residents who return home at these times but any disruption will not last long and will not affect the evening and weekend times when residential parking demand is greatest.
- 8.7 The proposed 15 cycle stands should be increased to encourage cycling to school so a condition requesting 40 (for the whole school site) is proposed.
- 8.8 Regarding other concerns raised by residents the extra traffic in Weekes Drive will not be so great as to make a significant difference to emergency or service vehicle access, road safety, pollution or Cippenham Lane junction capacity.
- 8.9 Regarding alternative car access points the Chalvey Grove entrance is already very congested at school opening/closing time. Use of the former garage court south of Weekes Drive beyond the western playing field boundary would involve a long access road across the field and is too quite hidden to be a satisfactory drop off area.
- 9.0 **Other Matters**
- 9.1 The site is not in the flood plain the level having been raised in the past. The proposed drainage of surface water is to soakaway so the nearby stream will not take extra flow.
- 9.2 Tree loss is small compared to the number of trees on the boundaries. Weekes Drive verge trees lost for the parking alterations are small and the 2 replacements are acceptable.
- 9.3 There are no significant ecological implications.
- 9.4 The design of the building is acceptable
- 9.5 An internal Council Section 106 Planning Obligation is needed to cover the Travel Plan monitoring fee. If this obligation has not been signed by the date of Planning Committee the recommendation will change to 'delegate' to the Head of Planning for the completion of the obligation.

### **PART C: RECOMMENDATION**

Recommendation:  
Approve, with conditions.

## **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:

(a) Drawing No. A605 OS A Application site Received 30 April 2012

(b) Drawing No. A 605 01 Rev E Layout Received On 5th July 2012

(c) Drawing No. 7926 - 2 001 Rev C Floor Plan Received 30 April 2012

(d) Drawing No. 7926-2-005 B Elevations Received 30th April 2012

(e) Schedule of External Materials dated 25th April Ref 605 AJT Received 30th April 2012

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. The building shall not be occupied until the new car parking and turning areas shown on the approved layout plan have been laid out on site.

REASON In the interest of the free flow of traffic on the neighbouring highway.

4. The building shall not be occupied until cycle storage for 40 bikes has been provided on the school site (inclusive of both south and north site) in accordance with details that shall have first been submitted to and been approved in writing by the local planning authority.

REASON In the interest of promoting non-car modes of travel.

5. No more than three months shall pass from the date of the first occupation of the building before a Travel Plan has been submitted to the Local Planning Authority. The development

shall operate in accordance with the Travel Plan approved by the local planning authority. The Travel Plan shall specify initiatives to be adopted by the school and its governors to encourage access to the site by a variety of non car means. It shall set targets and shall specify a monitoring mechanism to ensure compliance with the Travel Plan objectives. The Plan shall identify the travel plan coordinator and outline their responsibilities in pursuing the objectives of the Travel Plan; it should also state who the Travel Plan Co-ordinator will report to. Should the targets within the Travel Plan not be met, the school and its governors should undertake whatsoever measures, as may first have been agreed in writing by the Local Planning Authority, as are necessary to cause a reduction in the number of car borne trips to ensure the targets are achieved. The Plan shall set out a five year plan with measures introduced within three months of receiving approval from the Local Planning Authority. The Plan shall be under constant review with further surveys every two years thereafter. An Annual Report providing a review of progress towards targets and of the implementation of the Travel Plan shall be sent to the Local Planning Authority.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway, to reduce travel by car in accordance with Policy 7 of the Local Development Framework Core Strategy 2006-2016 and to meet the objectives of the Slough Integrated Transport Strategy.

6. The building shall not be occupied until a landscape scheme has been submitted to and been approved by the local planning authority. The approved landscaping shall be implemented in the first available planting season following completion of the building. The scheme shall include details of special construction where the parking area (spaces 4 & 5 and the 2 new resident spaces) encroaches upon the area under the crown spread of existing trees.

REASON In the interest of visual amenity.

7. The building shall not be occupied until a surface water drainage scheme for the new development has been implemented in accordance with details that shall have first been submitted to and been approved in writing by the Local Planning Authority.

REASON In the interest of public safety and protection of property from flood damage.

8. If, during development, contamination not previously identified is found to be present at the site then no further development



(unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

REASON In the interest of protection groundwater from pollution. This site is on a flood plain and the groundwater is likely to be shallow. The geology that underlies the site is alluvium over gravels (both Secondary A Aquifers) over the Lambeth Group (Secondary A Aquifer). Should any visual or olfactory contamination be encountered during the excavation of soils for foundation construction, then it should be dealt with in an appropriate manner.

9. The building shall not be occupied until the gas protection measures identified in the GRM Site Appraisal dated April 2012 have been implemented in full and confirmation of satisfactory installation obtained in writing from a Building Control Regulator has been submitted to the Local Planning Authority.

REASON In the interest of protection of Public Health.

10. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved layout) have been submitted to and been approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

11. The building shall not be occupied until the new access, drop off area, on site parking, off site parking spaces and alterations to the highway shown on the approved layout have been implemented. The access from the public highway and works in the public highway shall be implemented in accordance with details that shall have first been submitted to and been approved in writing by the local planning authority.

REASON In the interest of the free flow of traffic and conditions of general safety on the public highway.

12. The building shall not be occupied until the Jellicoe Close pedestrian access to the site has been made available for use

at school opening and closing times. The access shall remain available for use at school opening and closing times thereafter.

REASON In the interest of encouraging modes of travel other than the car.

Informatives:

1. This decision has been taken having regard to (i) the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below (ii) Supplementary Planning Guidance and (iii) all relevant material considerations.

Policies:- EN1 EN3 OSC2 T2 of The Adopted Local Plan for Slough 2004 and Core Policy 2, 8, 9 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

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.

2. Prior to commencing works the applicant will need to enter into a Minor Highway Works Agreement with Slough Borough Council for the implementation of the works in the highway works schedule. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs.

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.

Highways works schedule

- Temporary access point
- Installation of crossover / junction
- Reconstruct the footway fronting the application site
- Installation of street lighting modifications
- Bollards as and where necessary in vicinity of new access / off-site parking
- Drainage connections
- Kerb alterations including double height kerbs to prevent hazardous parking on footways and verges
- Informal pedestrian crossing point with tactile paving.

# **PLANNING COMMITTEE**

## **26th July 2012**

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

## **AGENDA ITEM 4** **S/00004/010**

Revised application site boundary – see below

One resident has sent in a further letter and 4 further objection letters have been received raising similar issues to those raised by earlier letters but in addition :

- Concern about access to pick up and drop off elderly disabled residents at kerb outside there homes.
- Concern that residents comments disregarded.
- Loss of residents parking.
- Extra residents parking proposed is 200 yards from homes and out of sight.
- Has a traffic impact assessment been carried out ?.
- Affect on emergency vehicles and refuse collection.
- Want assurance that existing parking at end of Weekes Drive will not be re-designated.
- Explanation needed re junction of parking area access with new school exit.

Archaeology adviser seeks a condition to carry out an assessment for archaeology. However as the site has been raised construction works will take place in made ground no condition is proposed.

The planning obligation for payment of the travel plan fee has not been completed so the recommendation has been changed to 'delegate'.

### **CHANGE TO RECOMMENDATION**

**Delegate a decision to the Head of Planning Policy and Projects for the completion of a Council planning obligation undertaking.**

# Carless & Adams Partnership

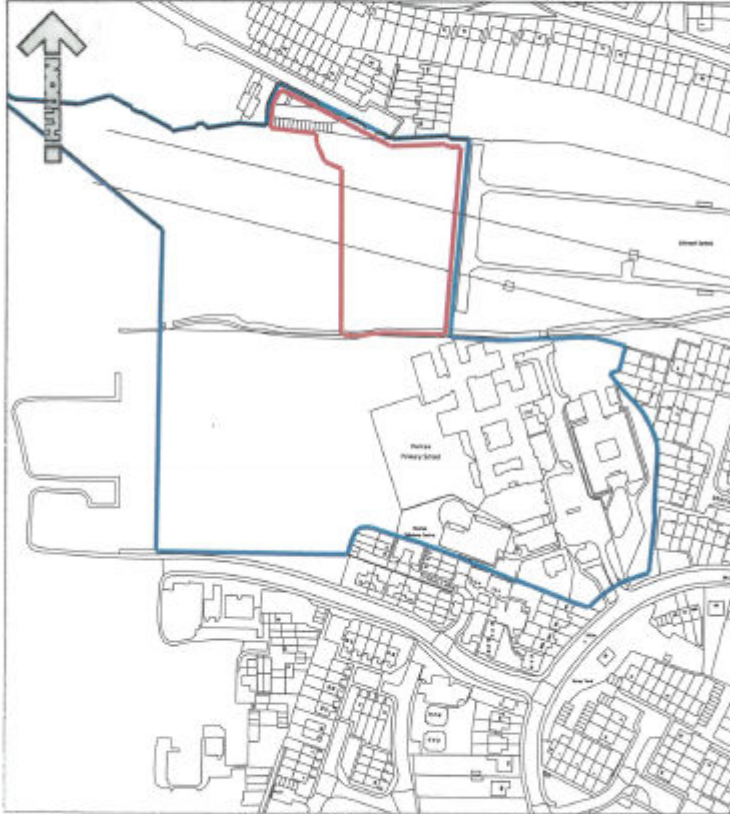
Architects, Building Surveyors, Quantity Surveyors  
Project Managers, Planning Supervisors



6 Progress Business Centre, Whittle Parkway,  
Bath Road, Slough, Berkshire SL1 6DQ

Tel: 01628 665131  
Fax: 01628 663327  
e-mail: cap@carless-adams.co.uk

Project: REDEVELOPMENT & EXTENSION	Job No: A-605
Location: MONTENA PRIMARY SCHOOL, CHALVEY	O.S. Map No:
Title: Location Plan	Drawn: A-605 OS-A1



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Date: 27 JUL 2012	Scale: 1:2500	Drawn by: CAP	Checked: J
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Form CAP-5.1

07/2002

## **AGENDA ITEM 6**

### **Slough Accredited Planning Agents Scheme**

**In order to provide greater clarity for the accredited agents, the following definition shall be included in the “Entry requirement for the Slough Accreditation Scheme (Terms and Conditions)” document.**

*Definition of “Significant Error”: One discrepancy or inaccuracy that would substantial influence the assessment of the application or failure to illustrate / provide more than 3 of the items listed on the Validation Checklist.*

**It has been decided to follow the more formal adoption process of the Validation Checklist. This would involve an 8-week consultation period, followed by another report to the Planning Committee in order to inform Members of the outcome of the consultation period. For this reason the recommendation has been changed.**

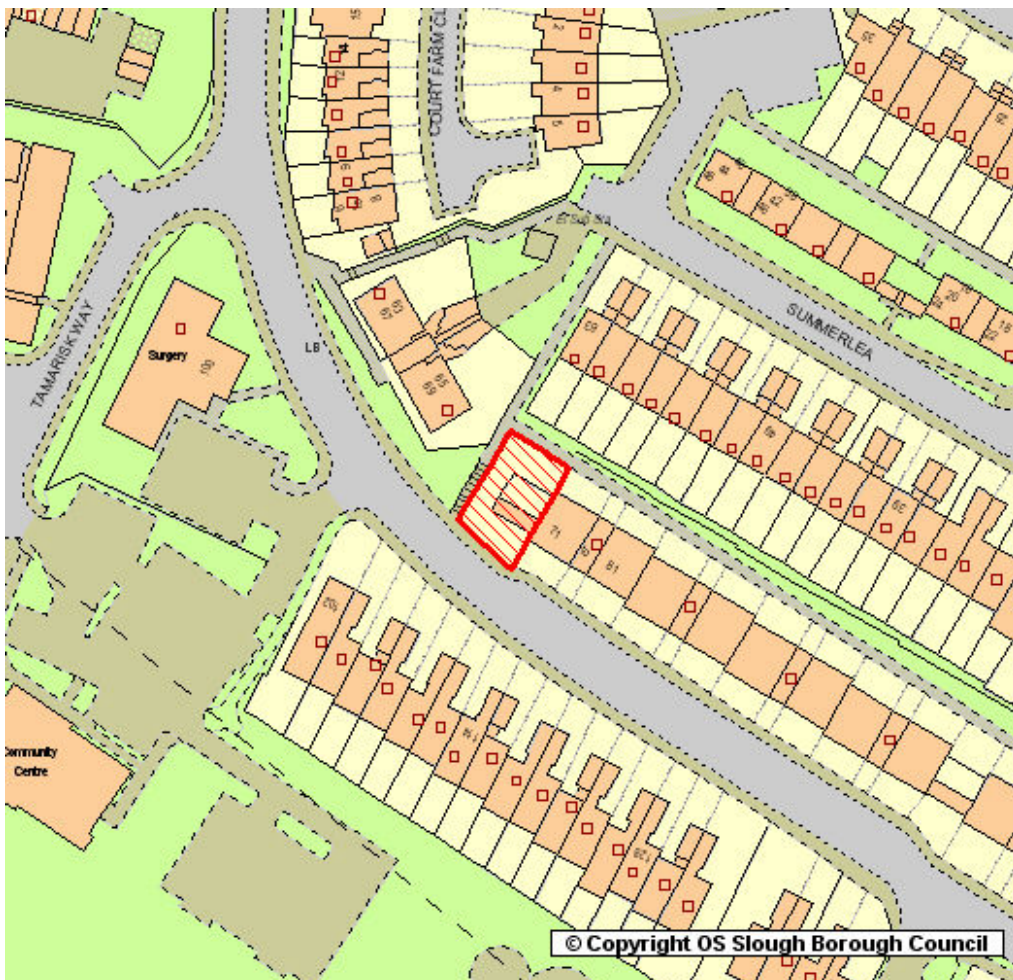
#### **CHANGE TO RECOMMENDATION**

Planning Committee is requested to:

- a) Authorise the Head of Planning Policy and Projects to publish the Validation Checklist: Householder Consents for public consultation for a period of 8 weeks as soon as is practicable;
- b) Report the results of the public consultation to Planning Committee and that the final document is then recommended for adoption;
- c) Authorise the Head of Planning and Pro to make minor drafting or typographical changes to the content of the document and list, if required
- d) Authorise the Head of Planning and Projects to commence an Agent Accreditation Scheme for householder applications

Registration Date:	29-Nov-2011	Applic. No:	S/00685/000
Officer:	Mr. J. Dymond	Ward:	Cippenham Meadows
		Applic type:	13 week date:
Applicant:	Slough Borough Council		
Agent:	Robinson Kenning & Gallagher Unit K, Lombard Business Park, 20 - 206, Purvey Way, Croydon, Surrey, CR0 3JP		
Location:	Land adj., 71, Weekes Drive, Slough, Berks, SL1 2YN		
Proposal:	DEMOLITION OF EXISTING COMMUNAL BIN STORE AND ERECTION OF THREE STOREY 5 NO. BEDROOM FAMILY HOME, PLUS EXTENSION OF EXISTING PARKING LAY-BY IN FRONT OF APPLICATION SITE		

**Recommendation: Approve, with conditions.**



## 1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the application has been made by Slough Borough Council Property Services and objections to the application have been received.

1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be approved with conditions.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

2.1 This is full planning application for the proposed erection of a five bedroom dwelling. The proposed dwelling would be for social rented housing. The proposed dwelling would be attached to the existing block of flats. Car parking would be provided to the side of the proposed property.

2.2 The proposed dwelling would be on the site of an existing bin store and yard area. The existing bin store would be demolished, and a replacement bin store is proposed adjacent to the site of the proposed dwelling. The existing footpath would be realigned.

### 3.0 **Application Site**

3.1 The site is located within a suburban residential area. There are a mixture of residential properties in the area, including three storey flats and two storey terrace properties. To the west of the site there is a surgery.

3.2 The site of the proposed dwelling is currently in use as a bin store and yard area. There is a footpath adjacent to the site. The site is surrounded by incidental green space.

### 4.0 **Site History**

4.1 Recent applications relating to the site are as follows:

P/14714/000 – DEMOLITION OF EXISTING COMMUNAL BIN STORE AND ERECTION OF A THREE STOREY FIVE BEDROOM DWELLING – Refuse 24-Dec-2009 for the following reasons:

1) The proposed development by virtue of its incongruous design would appear out of keeping with the established built form, in particular the external materials of the dwelling relate poorly to the



design and character of adjoining and surrounding buildings, therefore providing an incompatible and obtrusive addition to the streetscape. As such the proposed development is contrary to Policies H13 and EN1 of the Local Plan for Slough (2004), Core Policies 4 and 8 of the Slough Local Development Framework, Core Strategy 2006- 2026, Development Plan Document (December 2008) and Planning Policy Statement 3.

2) The development fails to provide car parking in accordance with Slough Borough Council standards, as the proposal for off-site parking does not result in the net gain of car parking spaces and if permitted is likely to lead to additional on street car parking stress and to the obstruction of access, to the detriment of highway safety and convenience. The development is contrary to Policy T2 of the Adopted Local Plan for Slough (2004) and Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006- 2026, Development Plan Document (December 2008).

## 5.0 **Neighbour Notification**

5.1 81, Weekes Drive, Slough, SL1 2YN, 104, Weekes Drive, Slough, SL1 2YP, 59, Summerlea, Slough, SL1 2YH, 112, Weekes Drive, Slough, SL1 2YP, 65, Weekes Drive, Slough, SL1 2YN, 69, Weekes Drive, Slough, SL1 2YN, 57, Summerlea, Slough, SL1 2YH, 106, Weekes Drive, Slough, SL1 2YP, 71, Weekes Drive, Slough, SL1 2YN, 63, Summerlea, Slough, SL1 2YH, 108, Weekes Drive, Slough, SL1 2YP, 55, Summerlea, Slough, SL1 2YH, 61, Summerlea, Slough, SL1 2YH, 79, Weekes Drive, Slough, SL1 2YN, 73, Weekes Drive, Slough, SL1 2YN, 75, Weekes Drive, Slough, SL1 2YN, 77, Weekes Drive, Slough, SL1 2YN, 110, Weekes Drive, Slough, SL1 2YP, 99, Weekes Drive, Slough, SL1 2YN, 102, Weekes Drive, Slough, SL1 2YP

5.2 Two letters of objection have been received. The concerns raised in these letters are summarised as follows:

5.3 Occupier of 99 Weekes Drive – Object for the following reasons in summary

- Planning application will have a detrimental affect on the residents and the environment.
- Appalled at how the planning department already allowed a building of flats located at the surgery end.
- Request that extra problems with parking, the design of the building, the redistribution of bin areas, the extra traffic generation and environmental factors are taken into consideration.

5.4 Occupier of 108 Weekes Drive – Object for the following reasons in summary

- Planning application is the same as application P/14714 which was lodged in 2009 and was refused.
- The bin store in its current position regularly fills and refuse makes its way outside. The proposed bin store will not be pleasant to prospective residents of the house and will be offensive to those living opposite.
- The proposal to cut away some of the pavement to make three extra car-parking spaces and the open air bin stores would be dangerous in driving visibility and offensive for residents living nearby.
- Proposal is not in keeping.

5.5 A petition has also been received, which has been signed by residents of Weekes Drive. The signatories object to the proposal on the following grounds in summary:

- The bin stores become full and they are used regularly by the flats. Should the bin stores be demolished, this would lead to an increase in the likelihood of rubbish being left outside.
- Bin store outside flats would become an eyesore, and residents would have to put up with bad smells.
- The planning application states that there will be a separate application for new communal bin stores.
- The enclosed land immediately behind the bin stores is used as drying space for residents and this space is incorporated into the title deeds of those flats that are independently owned.
- Weekes Drive is already heavily congested and the proposal would cause parking problems.
- The proposal would block the view of existing properties in Weekes Drive and Summer Lea. The height of the proposed building would cast a shadow and would result in a loss of privacy.
- The road already has properties of different appearances and having another which will look different again does not benefit the area.
- Many of the residents of Weekes Drive are young families – are you considering their needs?
- Weekes Drive is heavily populated and congested, and another property would add to this problem.
- Another property will not benefit the local community but will further draw on overstretched resources.
- Since the development of the Court Farm Estate, the properties have from time to time experienced a drop in water pressure – an additional development would add to this problem.
- There is no room to adequately accommodate a front and back garden for the proposed dwelling. The enclosed area will block the pathway.
- The planning application will lead to an increase in noise and pose a great disturbance on the lives of young families who have lived in the area.

5.6 During the course of the application, amended plans were received relating to the proposed dormer windows. A 14 day period of reconsultation was undertaken.

## 6.0 **Consultation**

### 6.1 Transport and Highways

Details of arrangements for the bin store are required. The proposed extension of the highway would require a Section 278 Agreement to dedicate the land as a public highway. The development needs to provide 3 no. car parking spaces which would be expected to be found within the curtilage.

### 6.2 Thames Water

Informatives recommended regarding waste water and surface water.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Policy Background**

The following policies are considered most relevant to the assessment of this application:

The National Planning Policy Framework and the Technical Guidance to The National Planning Policy Framework

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 4 – Type of Housing

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy H10 – Minimum Density

Policy H13 – Backland/Infill Development

Policy H14 – Amenity Space

Policy EN1 – Standard of Design

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

### Other relevant documents

Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)

Guidelines for Flat Conversions (April 1992)

Slough Borough Council Developer's Guide (Parts 1-4)

7.1 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Refuse storage arrangements;
- 4) Potential impact on neighbouring properties;
- 5) Amenity space for residents;
- 6) Transport, parking/highway safety.

### 8.0 **Principle of Development**

Core Policy 4 sets out the Council's approach to the consideration of proposed housing development within the Borough. This states that in the urban areas outside the town centre, new residential development will predominantly consist of family housing and be at a density related to the character of the surrounding area, the accessibility of the location, and the availability of existing and proposed local services, facilities and infrastructure.

8.1 Within existing suburban residential areas there will only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.

8.2 The definition of a family house is contained within The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, and is as follows:

“A fully self-contained dwelling (with a minimum floor area of 76 square metres) that has direct access to a private garden. Comprises a minimum of two bedrooms and may include detached and semi-detached dwellings and townhouses but not flats or maisonettes.”

8.3 Based on the submitted floor plans, it would appear that the proposal would comply with the above definition of family housing.

8.4 Policy H13 of The Adopted Local Plan for Slough 2004 relating to backland/infill development sets out that within existing suburban residential areas there will only be limited infilling which will consist of family houses that are designed to enhance the distinctive suburban character and identity of the area.

8.5 It is considered that the principle of a proposal to provide an infill

development for family housing in this location would be acceptable in principle.

#### 9.0 **Design and Impact on the Street Scene**

The thrust of Policy EN1 of The Adopted Local Plan for Slough 2004 and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, and policies EN1 and H13 of The Adopted Local Plan for Slough 2004, is that the design of proposed residential development should be of a high standard of design and reflect the character and appearance of the surrounding area. Attention should be paid to respecting the pattern of development and established building lines.

- 9.1 The proposed dwelling would be two stories in height and would have dormer windows in the rear roof slope to facilitate the use of the loft space for habitable accommodation.
- 9.2 The ridge line of the proposed dwelling would be set down by 1.5metres in relation to the height of ridge line of the existing flats. The width and depth of the proposed property is considered to be acceptable.
- 9.3 The proposed materials would comprise facing brickwork with a concrete tiles roof to match the existing flats. It will be noted that application P/14714/000 for the demolition of the existing communal bin store and the erection of a three storey five bedroom dwelling was refused on the grounds that the proposed development by virtue of its incongruous design would appear out of keeping with the established built form, and the external materials of the dwelling would relate poorly to the design and character of adjoining and surrounding buildings.
- 9.4 The proposal under consideration is considered to have addresses this issue as the proposed design is considered to better reflect the character of properties in the surrounding area, and the pallet of materials would also be in keeping with the materials used in the construction of surrounding development.
- 9.5 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

#### 10.0 **Refuse Storage Arrangements**

The proposal would involve the demolition of the existing bin store. This bin store is understood to be utilised by the occupiers of 18no.

adjacent units. A similar bin store is in situ to the east. This bin store is utilised by the occupiers of the adjacent flats of Weekes Drive.

- 10.1 The proposal would involve the erection of a new bin store. This bin store would be situated adjacent to the boundary of the proposed dwelling.
- 10.2 Whilst the distance of the bin store from the communal entrances would increase, this is not considered to be so significant as to warrant refusal of the application.
- 10.3 A condition is recommended requiring submission and approval of details.

#### 11.0 **Potential Impact on Neighbouring Properties**

- 11.1 The proposed dwelling would be two stories in height and would have bedrooms in the roofspace.
- 11.2 It is not considered that the proposed dwelling would give rise to unacceptable issues relating to overlooking, overshadowing or loss of privacy when considered in the context of the existing situation and relationship between properties.
- 11.3 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

#### 12.0 Amenity Space for Residents

The site is considered to be of a sufficient size for appropriate amenity space to meet the needs of future occupiers to be provided.

- 12.1 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy H14 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

#### 13.0 **Transport, Parking / Highway Safety**

Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development

is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

- 13.1 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 13.2 In the case of a property comprising four or more bedrooms, the adopted parking standards require that 3 no. parking spaces be provided on site.
- 13.3 The dimensions of parking spaces would be a minimum of 2.4 metres in width, by 4.8 metres in depth. The submitted site plan shows that 3 no. spaces would be provided for use by occupiers of the proposed dwelling.
- 13.4 It is considered that the submitted parking arrangement would be acceptable.
- 13.5 Whilst the submitted site plan shows a vehicular crossing of 7.5 metres in width, this would be required to be reduced to 3.6 metres to accord with the Council's standard.
- 13.6 The proposal is considered to comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy T2 of The Adopted Local Plan for Slough 2004, and the National Planning Policy Framework.

14.0 **Summary**

The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.

- 14.1 It is recommended that the application be approved with conditions.

**PART C: RECOMMENDATION**

- 15.0 Recommendation

Approve, with conditions.

## **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:

Drawing No. 11-3279-TP01 Rev A – Existing Site Plan and Site Location Plan, Dated Feb 2012, Recd On 21/02/2012

Drawing No. 11-3279-TP02B – Proposed Site Plan, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP03B – Proposed Floor Plans and Section, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP04B – Existing Elevations, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP05B – Proposed Elevations, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP06B – Existing and Proposed Site Sections, Dated Feb 2012, Recd On 28/06/2012

Drawing No. 11-3279-TP07C – Bin Store Relocation Strategy, Dated Dec 2011, Recd On 15/06/2012

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. 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 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 in accordance with Policy EN1 of The Local Plan for Slough 2004 and Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008..

4. Notwithstanding the details shown on the deposited plans, no development shall commence until details (to include siting,



design and external materials) have been submitted to the Local Planning Authority and approved in writing for the replacement of the existing bin store and the proposed bin storage arrangements.

The replacement bin store shall be erected and made available for use by residents prior to the demolition of the existing bin store and shall be carried out fully in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of ensuring that the replacement refuse storage arrangements to serve existing residents are satisfactory in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

5. Notwithstanding the details shown on the deposited plans, no development shall commence until details have been submitted to the Local Planning Authority and approved in writing for the realignment and construction of the footpath and steps adjacent to the proposed bin store.

The footpath and steps shall be realigned and construction and made available for use prior to the demolition of the existing bin store and shall be carried out fully in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of accessibility and the character of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

6. Notwithstanding the details shown on the deposited plans, no development shall commence until a layout plan has been submitted to the Local Planning Authority and approved in writing for the location of car parking spaces, amenity space, bin enclosures and other structures. The development hereby approved shall be carried out in accordance with the details to be approved and retained in that form thereafter.

REASON In the interests of providing satisfactory parking and amenity space in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

7. No development shall commence on site until 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.

The approved scheme shall be carried out no later than the first planting season following completion of the development. 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.

8. No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. Before the development hereby permitted is occupied, a suitable means of his boundary treatment shall be implemented on site prior to the first occupation of the development and retained at all time on the future.

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

9. No window, other than those hereby approved, shall be formed in the flank elevation 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.

10. Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 1995 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D, E & F, no extension to the house hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interests of design and amenity space in accordance with Policy H14 of The Adopted Local Plan for Slough 2004.

11. The parking spaces and turning area shown on the approved plan shall be provided on site prior to occupation of the development and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004.

12. No development shall commence until 2.4m by 2.4m pedestrian visibility splays have been provided behind the back of the footpath on each side of the access and these shall be retained permanently kept free of all obstructions exceeding 600mm in height.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

13. No development shall commence until details of the access have been submitted to and approved in writing by the Local Planning Authority and the access alterations shall be implemented in accordance with the details approved prior to occupation of the development.

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 with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

14. During the demolition and construction phases of the development hereby permitted, no work shall be carried out on 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 in accordance with the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

15. During the demolition stage of the development, a suitable continuous water supply shall be provided in order to minimise the formation and spread of dust and the perimeter of the site shall be screened to a sufficient height to prevent the spread of dust.

REASON To prevent the formation and spread of dust in the interests of air quality and to accord with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. 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 in accordance with the objectives of Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

#### INFORMATIVES:

1. The applicant is reminded of the following:

#### CONTROL OF NOISE ON CONSTRUCTION AND DEMOLITION SITES LEGISLATIVE CONTROLS

(a) Section 60 of the Control of Pollution Act 1974 enables this Authority to serve a Notice, detailing its requirements relating to the control of noise at a construction or demolition site, on the person carrying out the works and on such other persons responsible for, or having control over, the carrying out of the works.

(b) Section 61 of the Control of Pollution Act 1974 enables a contractor (or developer) to apply, if he so chooses, to this Authority for a prior consent which would define noise requirements relating to his proposals before construction commences.

2. As there is a need to protect persons living and working in the vicinity of the construction/demolition site from the effects of noise, the following conditions should be strictly adhered to:

1. All works and ancillary operations which are audible at the site boundary, which affect persons working and living in the locality shall only be carried out between the hours of 0800 hours and 1800 hours on Mondays to Fridays and 0800 and 1300 hours on Saturdays, and at no time on Sundays or Bank Holidays.

Works outside these hours only by written agreement with the Borough Environmental Health Officer.

Should complaints arise, this Authority will exercise its powers under Section 60 of the Control of Pollution Act 1974 to impose these times, or other times as considered appropriate.

2. Have regard to the basic information and procedures for noise control as it relates to the proposed construction and/or

demolition as laid out in BS:5228: Part 1: 1984 Noise Control on Construction Sites - Code of Practice for Basic Information and Procedures for Noise Control Vibration is not covered by this Standard, but it should be borne in mind vibration can be the cause of serious disturbance and inconvenience to anyone exposed to it.

3. If the proposal involves piling operations, have regard to BS 5228: Part 4 1986 - 'Noise Control on Construction and Demolition Sites - Code of Practice for Noise Control applicable to piling operations' and ensure details of the piling operations are forwarded to the Borough Environmental Health Officer no later than 28 days before piling is scheduled to commence. Information supplied should include method of piling, the anticipated maximum depth of piling and the predicted soil conditions, and the activity equivalent continuous sound pressure level at 10 metres for one piling cycle.

4. The best practicable means, as defined in Section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.

5. All plant and machinery in use shall be properly silenced and maintained in accordance with manufacturer's instructions.

3. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.
4. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

Policies:- H10, H13, H14, EN1, EN5, T2 and T8 of The Adopted Local Plan for Slough 2004 and Core Policies 1, 4, 7, 8, 11 and 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; The National Planning Policy Framework and the Technical Guidance to The National Planning Policy Framework.

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.

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# **PLANNING COMMITTEE**

## **26th July 2012**

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

## **AGENDA ITEM 4** **S/00004/010**

Revised application site boundary – see below

One resident has sent in a further letter and 4 further objection letters have been received raising similar issues to those raised by earlier letters but in addition :

- Concern about access to pick up and drop off elderly disabled residents at kerb outside there homes.
- Concern that residents comments disregarded.
- Loss of residents parking.
- Extra residents parking proposed is 200 yards from homes and out of sight.
- Has a traffic impact assessment been carried out ?.
- Affect on emergency vehicles and refuse collection.
- Want assurance that existing parking at end of Weekes Drive will not be re-designated.
- Explanation needed re junction of parking area access with new school exit.

Archaeology adviser seeks a condition to carry out an assessment for archaeology. However as the site has been raised construction works will take place in made ground no condition is proposed.

The planning obligation for payment of the travel plan fee has not been completed so the recommendation has been changed to 'delegate'.

### **CHANGE TO RECOMMENDATION**

**Delegate a decision to the Head of Planning Policy and Projects for the completion of a Council planning obligation undertaking.**



# Carless & Adams Partnership

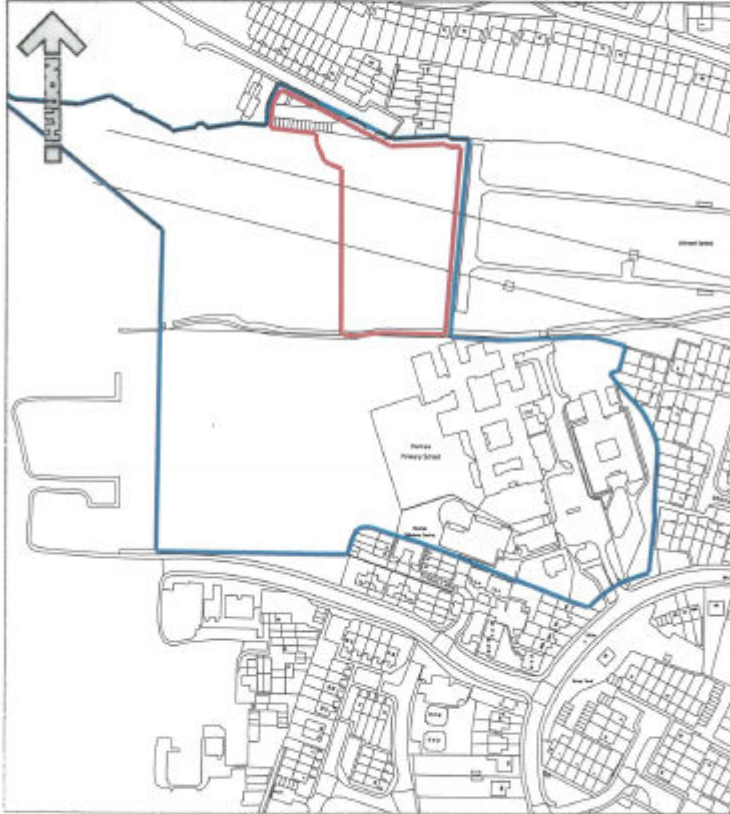
Architects, Building Surveyors, Quantity Surveyors  
Project Managers, Planning Supervisors



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Tel: 01628 665131  
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e-mail: cap@carless-adams.co.uk

Project: REDEVELOPMENT & EXTENSION	Job No: A-605
Location: KENTON PRIMARY SCHOOL, CHALVEY	O.S. Map No:
Title: Location Plan	Draw No: A-605 05-A1



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Date: 27 JUL 2012	Scale: 1:2500	Drawn by: CAP	Checked: J
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Form CAP-5.1

07/2002

## **AGENDA ITEM 6**

### **Slough Accredited Planning Agents Scheme**

**In order to provide greater clarity for the accredited agents, the following definition shall be included in the “Entry requirement for the Slough Accreditation Scheme (Terms and Conditions)” document.**

*Definition of “Significant Error”: One discrepancy or inaccuracy that would substantial influence the assessment of the application or failure to illustrate / provide more than 3 of the items listed on the Validation Checklist.*

**It has been decided to follow the more formal adoption process of the Validation Checklist. This would involve an 8-week consultation period, followed by another report to the Planning Committee in order to inform Members of the outcome of the consultation period. For this reason the recommendation has been changed.**

#### **CHANGE TO RECOMMENDATION**

Planning Committee is requested to:

- a) Authorise the Head of Planning Policy and Projects to publish the Validation Checklist: Householder Consents for public consultation for a period of 8 weeks as soon as is practicable;
- b) Report the results of the public consultation to Planning Committee and that the final document is then recommended for adoption;
- c) Authorise the Head of Planning and Pro to make minor drafting or typographical changes to the content of the document and list, if required
- d) Authorise the Head of Planning and Projects to commence an Agent Accreditation Scheme for householder applications

**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Planning Committee      **DATE:** 26<sup>th</sup> July 2012  
**CONTACT OFFICER:** Wesley Mc Carthy, Development Control Manager  
**(For all Enquiries)** (01753) 87 5832  
**WARD(S):** All

**PART I**  
**FOR DECISION**

**SLOUGH ACCREDITED PLANNING AGENTS SCHEME**

1. **Purpose of Report**

Members are requested to authorise the introduction of an accredited agent scheme, which would be linked to the existing '*Buy With Confidence*' scheme, operated by Trading Standards. The purpose of the scheme is to allow the planning applications of accredited agents to be 'fast-tracked' through the validation process. This scheme will only be applicable to householder consent applications and Members are therefore also requested to approve a 'Validation Checklist for Householder Consents'.

2. **Proposed Action**

- a) That the Head of Planning Policy and Projects proceed with the introduction of an Accredited Planning Agents Scheme, subject to not receiving substantive objections in response to the consultation with local agents.
- b) That a Validation Checklist for Householder Consents be adopted to validate householder consent applications only, subject to not receiving substantive objections in response to the consultation with local agents.

3. **Other Implications**

(a) **Financial**

Overall there will be some efficiency savings on the costs of delivering the Planning Service, assisting the Council to cope with the withdrawal of the Housing and Planning Delivery Grant.

(b) **Risk Management**

No risks.

(c) **Human Rights Act and Other Legal Implications**

The proposed scheme could result in more work for accredited agents and a reduction for others. However, the scheme does not prevent any agent from applying for accreditation and does therefore not discriminate against any agent. The purpose of the scheme is to provide all the residents of Slough with the option to select an agent to assist them with the planning process, which has undergone

the required accreditation tests. It should however be made clear that the accreditation only relates to the quality of the submitted application and does not relate to compliance with Adopted Policy or Guidelines.

## 5. **Supporting Information**

- 5.1. The main purpose of the accredited agent scheme is consumer satisfaction. There is presently no statutory regulation of planning agents and anyone can therefore submit a planning application. Unfortunately, some agents submit applications that do not include all the information and therefore results in an invalid application. Depending on the nature of the problem, the agents are either required to submit the additional information or the whole application is returned to the agent. The applications are processed in accordance with their submission date, which means that valid applications are held up, whilst officers are dealing with invalid applications that have already been submitted. It does therefore result in a 'bottle neck' and the aim of the agent accreditation would be to ensure that those agents who submit fully compliant applications are dealt with more efficiently and without delay. The applications received from the accredited agents would bypass the initial validation process and the LPA would then endeavour to determine the applications within 6 weeks, in stead of the statutory 8 weeks.
- 5.2. The accredited agents may use their accredited agent status and '*Buy With Confidence*' logo for the purpose of marketing. Agent Accreditation only certifies that the agent has been accredited and vetted by the Local Planning Authority (LPA) and Trading Standards as submitting good quality planning applications and that the agent understands and submits all of the information required for Slough Borough Council to make an accurate planning decision. Any marketing of the agent's accredited agent status should in no way imply that the Council has accredited the agent as giving good planning advice regarding applications or that the applications of an accredited agent would automatically be approved. The applications would still have to comply with the Council's adopted Policies and Guidelines in order to receive a positive decision.
- 5.3 In terms of the existing '*Buy With Confidence*' scheme, the Council's Trading Standards Service will evaluate the applications for membership. The following points give a general guide on requirements for '*Buy With Confidence*' membership. The company / individual must:
- Be committed to good customer service;
  - Have been operating for a minimum of 6 months;
  - Not cold call customers;
  - Comply with consumer protection legislation;
  - Have appropriate insurance;
  - Abide by the terms of membership of the scheme.
- 5.4. Householder consent applications make up the majority of applications submitted to the LPA and for this reason it is recommended that the scheme is only linked to these applications. Following publication of the Local Communities and Government Guidance on Information Requirements and Validation in March 2010, LPA's were encouraged to review their local validation lists. Slough Borough Council does not currently have any adopted checklists and the proposed list will be the first. The Government has 28 standard application forms and it is therefore possible to create a checklist to correspond with each application. However, as stated before, the proposed Accredited Agent Scheme is only aimed at householder consents, because that is where the scheme can make its biggest

impact. At this stage it is therefore not proposed to provide a checklist for every application type due to the work involved in preparing the lists and the fact that the Department for Communities and Local Government has recently published a consultation document on streamlining the validation process. The attached Validation Checklist is in line with the Government's National List, but has been scaled down for Householder Consent applications. The list will be used to validate all householder consent applications and during the accreditation process of the agents.

6. **Comments of Other Committees**

None

7. **Conclusion**

The proposed accreditation scheme has the following benefits:

- Increased customer satisfaction, due to quicker decisions for householder extensions;
- Time saved for validation officers (current staff can cope better with workload);
- Officers and Members would be able to point the public towards the list of accredited agents on our website;

In light of the above benefits, Members are requested to favourably consider the recommendation of this report.

8. **Appendices Attached**

'A' Validation Checklist for Householder Consents

'B' Entry Requirements

9. **Background Papers**

'1' Guidance of information requirements and validation (Communities and Local Government, March 2010)

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### VALIDATION CHECKLIST: HOUSEHOLDER CONSENTS

1.	<p><u>Standard Planning Application Form</u></p> <ul style="list-style-type: none"> <li>▪ Either the paper or electronic 1APP form in the circumstances described in paragraphs 2-16;</li> <li>▪ The current 1APP form should always be used; in reality this is very difficult to monitor so cannot be enforced rigidly. Only if a clearly old form is submitted should an application be invalidated on this basis.</li> <li>▪ Descriptions can be amended to improve accuracy and for consistency, if agreed with applicant.</li> </ul>
2.	<p><u>Location Plan</u></p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:1250 or 1:2500.</li> <li>▪ Application site must be clearly edged with a continuous red line and include all the land required to carry out the proposed development. Any other land within the control or ownership of the applicant that is adjacent or close to the application site should be edged with a blue line</li> <li>▪ Plan to identify “sufficient” roads and/or buildings on adjoining land for site identification.</li> </ul>
3.	<p><u>Block Plan</u></p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:200 or 1:500.</li> <li>▪ Require inclusion of a north arrow.</li> <li>▪ Require the proposed development to be shown in relation to the site boundaries and other existing buildings on the site.</li> <li>▪ Require buildings, roads and footpaths on land adjoining the site including access arrangements (unless they would not influence or be affected by the proposed development).</li> <li>▪ Require all public rights of way crossing or adjoining the site (unless they would not influence or be affected by the proposed development).</li> <li>▪ Require the position of all trees on the site and those on adjacent land (unless they would not influence or be affected by the proposed development).</li> <li>▪ Require extent and type of any hardstanding to be shown for change of use applications, garage conversions and for proposals increasing the number of bedrooms.</li> <li>▪ Require boundary treatments <i>if proposed</i>.</li> </ul>
4.	<p><u>Ownership Certificates</u></p> <ul style="list-style-type: none"> <li>▪ Require paper ownership certificates to be signed and for the original certificate to be included in the submission.</li> </ul>
5.	<p><u>Agricultural Certificates</u></p> <ul style="list-style-type: none"> <li>▪ Require paper certificates to be signed and for the original certificate to be included in the submission.</li> </ul>
6.	<p><u>Fee</u></p> <ul style="list-style-type: none"> <li>▪ Required for application to be validated.</li> </ul>

7.	<p><u>Design &amp; Access Statements</u></p> <ul style="list-style-type: none"> <li>▪ Only required for householder development in Conservation Areas.</li> </ul>
8.	<p><u>Existing and Proposed Elevations</u></p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:50 or 1:100, illustrating all relevant external sides of the proposal.</li> <li>▪ Existing elevations not required to be separate from proposed elevations, as long as existing and proposed can be seen <b>clearly</b>.</li> <li>▪ Not required for buildings to be demolished.</li> <li>▪ Blank elevations must be included; if only to show that this is in fact the case.</li> <li>▪ Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property.</li> </ul>
9.	<p><u>Existing and Proposed floor plans</u></p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:50 or 1:100 and should explain the proposal in detail.</li> <li>▪ Existing floor plans not required to be separate from proposed plans, as long as existing and proposed can be seen <b>clearly</b>.</li> <li>▪ Where existing buildings or walls are to be demolished, these should be clearly shown.</li> <li>▪ The proposed development should be shown in context with the site boundary and any existing adjacent buildings.</li> <li>▪ Where a proposed floor plan is in close proximity to an adjoining building, the drawings should clearly show the relationship between the buildings and the context with the site boundary</li> </ul>
10	<p><u>Sections and finished floor levels</u></p> <ul style="list-style-type: none"> <li>▪ Not required for registration in general.</li> <li>▪ In the case of a sloping site, it will be necessary to show how the proposal relates to existing ground levels or where ground levels outside the extension would be modified.</li> </ul>
11.	<p><u>Roof plans</u></p> <ul style="list-style-type: none"> <li>▪ Required for all applications involving proposed dormer windows, changes to the roof of existing buildings and complex two-storey extensions (except for flat to pitched).</li> </ul>
12.	<p><u>Retrospective applications</u></p> <ul style="list-style-type: none"> <li>▪ Dimensioned photographs may replace elevation plans for single storey extensions, fencing and access proposals, if the photograph is taken at right angles and straight. It should also be accompanied by a block plan to normal standards.</li> </ul>



## **Entry requirement for the Slough Accreditation Scheme (Terms and Conditions)**

### Accreditation Process

Any agents that want to join the Slough Accreditation Scheme will be expected to undergo the following accreditation process:

- five consecutive householder applications are to be submitted with plans and information that adhere to the requirements of the Council's validation checklist for Householder Consent Applications;
- each of these five applications will be validated in the normal way by the Council's validation team. If all five applications conform to the Council's validation checklist then the agent will be given accredited agent status and will be informed in writing of this achievement;
- vetting by Slough Borough Council Trading Standards in terms of the 'Buy With Confidence' scheme;
- on achieving accreditation, but before being accepted into the Scheme, the agent must agree in writing to the terms and conditions set out below.

### Successful accreditation

Having successfully undergone the accreditation process, any subsequent planning applications submitted under the scheme will be registered on the Council's planning application system and then sent directly to the Case Officer within 48 hours of receipt. Slough Borough Council will endeavour to determine these applications within six weeks, as long as they remain as a delegated application under the Council's approved scheme of delegation. With the agreement with the applicant, a longer period may be agreed in order to resolve objections to the proposed development.

### Terms and conditions

- Each householder application that is submitted under the Agent Accreditation Scheme must be accompanied by a copy of the Certificate of Accreditation. The purpose of this requirement is to notify the Council's Validation Team that the application does not need to be formally validated.
- If significant errors are found by officers in an application following registration the case officer will contact the agent to advise them of the errors. The application will be invalidated until such time as the agent rectifies the errors.

### Removal of accreditation

Accreditation will be removed if:

- on three occasions within any one year the applications submitted by an agent under the terms of the scheme are found to have significant errors in them in relation to the validation checklist;
- the accredited agent ceases to trade or operate;
- the accredited agent is deemed to have brought the Agent Accreditation Scheme into disrepute.

The decision to remove accreditation shall be taken by the Development Control Manager.

If accreditation is to be removed, the agent will be informed in writing. The correspondence shall clearly indicate why accreditation has been removed and the date from which this takes effect. Once accreditation has been removed the agent must not make any references to having Accredited Agent status in their marketing activities.

Marketing of Accredited Agent Status

The accredited agent may use their accredited agent status for the purpose of marketing.

Agent Accreditation only certifies that the agent has been accredited as submitting good quality planning applications and that the agent understands and submits all of the information required for Slough Borough Council to make an accurate planning decision.

Any marketing of the agent's accredited agent status should in no way imply that the Council has accredited the agent as giving good advice regarding planning applications or that accreditation guarantees that the application will be approved.

The accredited agent will not do anything to prejudice or to endanger the value or validity of the Slough Agent Accreditation Scheme.

***By signing this acknowledgment, you agree to abide by the terms and conditions set out above for so long as you are recognised as an accredited agent under the Slough Agent Accreditation Scheme.***

Signed: ..... Company: .....

Date: .....

# **PLANNING COMMITTEE**

## **26th July 2012**

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

## **AGENDA ITEM 4** **S/00004/010**

Revised application site boundary – see below

One resident has sent in a further letter and 4 further objection letters have been received raising similar issues to those raised by earlier letters but in addition :

- Concern about access to pick up and drop off elderly disabled residents at kerb outside there homes.
- Concern that residents comments disregarded.
- Loss of residents parking.
- Extra residents parking proposed is 200 yards from homes and out of sight.
- Has a traffic impact assessment been carried out ?.
- Affect on emergency vehicles and refuse collection.
- Want assurance that existing parking at end of Weekes Drive will not be re-designated.
- Explanation needed re junction of parking area access with new school exit.

Archaeology adviser seeks a condition to carry out an assessment for archaeology. However as the site has been raised construction works will take place in made ground no condition is proposed.

The planning obligation for payment of the travel plan fee has not been completed so the recommendation has been changed to 'delegate'.

### **CHANGE TO RECOMMENDATION**

**Delegate a decision to the Head of Planning Policy and Projects for the completion of a Council planning obligation undertaking.**

# Carless & Adams Partnership

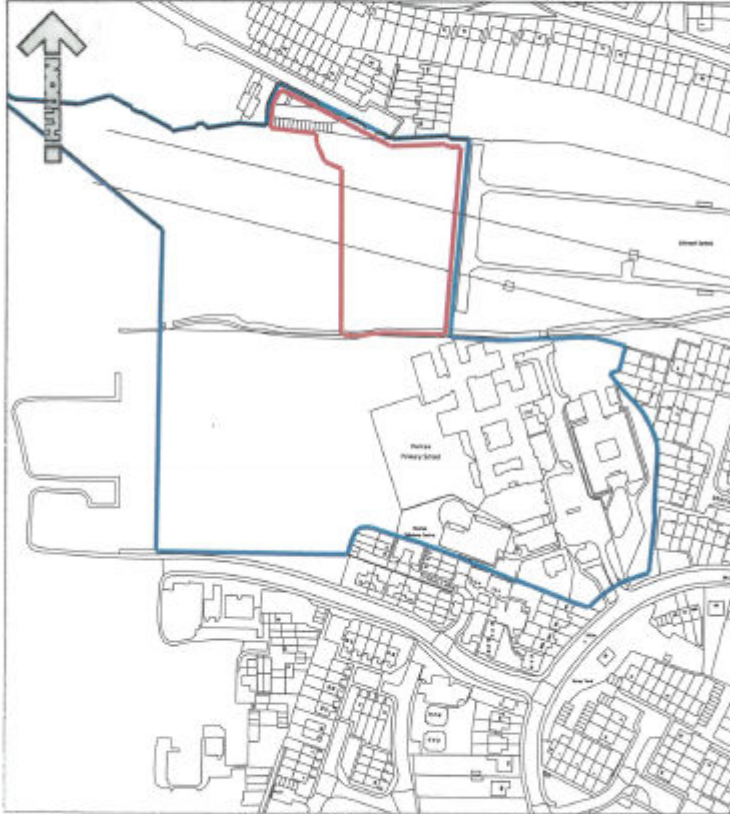
Architects, Building Surveyors, Quantity Surveyors  
Project Managers, Planning Supervisors



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Project: REDEVELOPMENT & EXTENSION	Job No: A-605
Location: KENTON PRIMARY SCHOOL, CHALVEY	O.S. Map No:
Title: Location Plan	Draw No: A-605 05-A1



Reproduced only for the purpose of identifying the location of the site based upon the Ordnance Survey with the permission of Her Majesty's Stationery Office. Crown Copyright reserved Licence No. AR 2306955

Date: 27 JUL 2012	Scale: 1:2500	Drawn by: CAP	Checked: J
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Form CAP-5.1

07/2002

## **AGENDA ITEM 6**

### **Slough Accredited Planning Agents Scheme**

**In order to provide greater clarity for the accredited agents, the following definition shall be included in the “Entry requirement for the Slough Accreditation Scheme (Terms and Conditions)” document.**

*Definition of “Significant Error”: One discrepancy or inaccuracy that would substantial influence the assessment of the application or failure to illustrate / provide more than 3 of the items listed on the Validation Checklist.*

**It has been decided to follow the more formal adoption process of the Validation Checklist. This would involve an 8-week consultation period, followed by another report to the Planning Committee in order to inform Members of the outcome of the consultation period. For this reason the recommendation has been changed.**

#### **CHANGE TO RECOMMENDATION**

Planning Committee is requested to:

- a) Authorise the Head of Planning Policy and Projects to publish the Validation Checklist: Householder Consents for public consultation for a period of 8 weeks as soon as is practicable;
- b) Report the results of the public consultation to Planning Committee and that the final document is then recommended for adoption;
- c) Authorise the Head of Planning and Pro to make minor drafting or typographical changes to the content of the document and list, if required
- d) Authorise the Head of Planning and Projects to commence an Agent Accreditation Scheme for householder applications

## VALIDATION CHECKLIST: HOUSEHOLDER CONSENTS

1.	<p><u>Standard Planning Application Form</u></p> <ul style="list-style-type: none"> <li>▪ Either the paper or electronic 1APP form.</li> <li>▪ Descriptions can be amended to improve accuracy and for consistency, if agreed with applicant.</li> </ul>
2.	<p><u>Location Plan</u></p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:1250 or 1:2500.</li> <li>▪ Application site must be clearly edged with a continuous red line and include all the land required to carry out the proposed development. Any other land within the control or ownership of the applicant that is adjacent or close to the application site should be edged with a blue line</li> <li>▪ Plan to identify “sufficient” roads and/or buildings on adjoining land for site identification.</li> </ul>
3.	<p><u>Block Plan</u></p> <p>The block plan should illustrate the following:</p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:200 or 1:500.</li> <li>▪ North arrow.</li> <li>▪ The proposed development in relation to the site boundaries and other existing buildings on the site.</li> <li>▪ Buildings, roads and footpaths on land adjoining the site including access arrangements (unless they would not influence or be affected by the proposed development).</li> <li>▪ All public rights of way crossing or adjoining the site (unless they would not influence or be affected by the proposed development).</li> <li>▪ The position of all trees on the site and those on adjacent land (unless they would not influence or be affected by the proposed development).</li> <li>▪ The extent and type of any hardstanding for garage conversions and for proposals increasing the number of bedrooms.</li> <li>▪ Require boundary treatments <i>if proposed</i>.</li> </ul>
4.	<p><u>Ownership Certificates</u></p> <ul style="list-style-type: none"> <li>▪ Require paper ownership certificates to be signed and for the original certificate to be included in the submission.</li> </ul>
5.	<p><u>Agricultural Certificates</u></p> <ul style="list-style-type: none"> <li>▪ Require paper certificates to be signed and for the original certificate to be included in the submission.</li> </ul>
6.	<p><u>Fee</u></p> <ul style="list-style-type: none"> <li>▪ Required for application to be validated.</li> </ul>
7.	<p><u>Design &amp; Access Statements</u></p> <ul style="list-style-type: none"> <li>▪ Only required for householder development in Conservation Areas.</li> </ul>

## VALIDATION CHECKLIST: HOUSEHOLDER CONSENTS

8.	<p><u>Existing and Proposed Elevations</u></p> <p>The plan should illustrate the following:</p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:50 or 1:100, with all relevant external sides of the proposal.</li> <li>▪ Existing elevations not required to be separate from proposed elevations, as long as existing and proposed can be seen clearly.</li> <li>▪ Not required for buildings to be demolished.</li> <li>▪ Blank elevations must be included; if only to show that this is in fact the case.</li> <li>▪ Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings and detail the positions of the openings on each property.</li> <li>▪ <b>Key dimensions must be included (maximum height, width and depth).</b></li> <li>▪ <b>Eaves details to match existing roof for all side extensions close to boundaries.</b></li> </ul>
9.	<p><u>Existing and Proposed floor plans</u></p> <p>The plan should illustrate the following:</p> <ul style="list-style-type: none"> <li>▪ Metric scale of typically 1:50 or 1:100 and should explain the proposal in detail.</li> <li>▪ Existing floor plans not required to be separate from proposed plans, as long as existing and proposed can be seen clearly.</li> <li>▪ Where existing buildings or walls are to be demolished, these should be clearly shown.</li> <li>▪ Where a proposed floor plan is in close proximity to an adjoining building, the drawings should clearly show the relationship between the buildings and the context with the site boundary</li> <li>▪ <b>45 degree horizontal lines as measured from the closest edge of the nearest first floor habitable windows.</b></li> <li>▪ <b>Key dimensions must be included (maximum width and depth).</b></li> </ul>
10	<p><u>Sections and finished floor levels</u></p> <ul style="list-style-type: none"> <li>▪ Not required for registration in general.</li> <li>▪ In the case of a sloping site, it will be necessary to show how the proposal relates to existing ground levels or where ground levels outside the extension would be modified.</li> </ul>
11.	<p><u>Roof plans</u></p> <ul style="list-style-type: none"> <li>▪ Required for all applications involving proposed dormer windows, changes to the roof of existing buildings and complex two-storey extensions (except for flat to pitched roofs).</li> </ul>
12.	<p><b><u>Flood Zones 2 &amp;3</u></b></p> <ul style="list-style-type: none"> <li>▪ <b>Completed ‘Householder and other minor extensions in Flood Zones 2 &amp; 3’ form, for all extensions in Flood zones 2 &amp; 3.</b></li> <li>▪ <b>Please see ‘Areas liable to flood’ on: <a href="http://static.slough.gov.uk/downloads/Proposals_Map_Complete.pdf">http://static.slough.gov.uk/downloads/Proposals_Map_Complete.pdf</a></b></li> </ul>
13	<p><u>Retrospective applications</u></p> <ul style="list-style-type: none"> <li>▪ Dimensioned photographs may replace elevation plans for single storey extensions, fencing and access proposals, if the photograph is taken at right angles and straight. It should also be accompanied by a</li> </ul>



**VALIDATION CHECKLIST: HOUSEHOLDER CONSENTS**

	block plan to normal standards.
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**SLOUGH BOROUGH COUNCIL**

**REPORT TO:** Planning Committee

**DATE:** 26<sup>th</sup> July 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 Democratic Services on request. These decisions are also monitored in the Quarterly Performance Report and Annual Review.

**WARD(S)**

**ALL**

<b>Ref</b>	<b>Appeal</b>	<b>Decision</b>
P/15219/000	<p>241 Long Furlong Drive</p> <p>ERECTION OF A TWO STOREY SIDE AND PART TWO STOREY REAR, PART SINGLE STOREY REAR EXTENSIONS WITH PITCHED ROOFS AND FRONT PORCH WITH PITCHED ROOF.</p> <p><i>Reason for refusal:</i> <i>The proposed two storey side and first floor rear extension by reason of there overall width and scale are not subordinate to or in proportion to the original house. As such, the proposal is considered to be contrary to Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies DP3 of the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, January 2010, Policies H15, EN1 &amp; EN2 of the Adopted Local Plan for Slough: 2004.</i></p> <p>The inspector agreed that the proposal would be fairly bold in terms of scale and mass and would not follow the subordinate approach but in this instance felt the sizeable plot of the end terrace could take an additional mass and not look unduly cramped. The inspector concluded that the proposed development would not lead to visual detriment to the host property or wider area.</p> <p>The inspector also noted that the guidance was note so firm on the question of subordination when the case revolves around an end terrace property.</p>	<p><b>Appeal allowed subject to conditions</b></p> <p><b>14<sup>th</sup> June 2012</b></p>
P/15223/000	<p>6 Dariel Close</p> <p>CONVERSION OF ATTACHED GARAGE INTO A HABITABLE ROOM AND INSERTION OF A WINDOW AT THE FRONT</p> <p><i>Reason for refusal:</i> <i>The loss of the garage fails to provide adequate off street car</i></p>	<p><b>Appeal Allowed subject to conditions</b></p> <p><b>14<sup>th</sup> June 2012</b></p>

	<p><i>parking in accordance with the adopted Slough Borough Council standards and if permitted is likely to lead to additional on street parking or to the obstruction of the footway/access to the detriment of highway safety and convenience. The development is contrary to Policies H17 and T2 of the adopted Local Plan for Slough, 2004; Core Policies 7 and 8 of the Local Development Framework Core Strategy 2006-2026 Development Plan Document, December 2008; the Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010; and PPS1 and PPG13.</i></p> <p>The Inspector did not sense that the parking provision was stressed given the on-site, street and courtyard parking within the small cluster of homes in this particular part of the estate and as such concluded that the proposed development would not lead to problems of highway safety or convenience.</p> <p>The Inspector also underlined that this decision should not be read as a precedent for conversions of garages on this estate. In this particular instance given the physical form of the property and its immediate surroundings, he was satisfied with the proposal in its own right.</p>	
P/15123/001	<p>47 Gilmore Close</p> <p>ERECTION OF A SINGLE STOREY FRONT EXTENSION WITH MONO PITCHED ROOF.</p>	<p>Appeal Dismissed</p> <p>15<sup>th</sup> June 2012</p>
P/14916/002	<p>67 Salisbury Avenue</p> <p>ERECTION OF A SINGLE STOREY REAR, PART TWO STOREY REAR EXTENSION, SINGLE STOREY ATTACHED GARAGE AT THE SIDE AND PART FIRST FLOOR SIDE EXTENSION WITH PITCHED ROOFS.</p>	<p>Appeal Dismissed</p> <p>15<sup>th</sup> June 2012</p>
P/04213/005	<p>202 Burnham Lane</p> <p>ERECTION OF FIRST FLOOR AND SINGLE STOREY REAR EXTENSIONS WITH PITCHED ROOFS</p> <p><i>Reason for refusal :</i>  <i>The proposal results in an unacceptable combined bulk and mass of extensions which would have a detrimental impact on the wider character of the Residential Area of Exceptional Character in which the property is located. In addition the extensions create an irregularly shaped Master Bedroom which is indicative of poor design and is out of character with the original dwelling. The proposal is therefore contrary to Policies: H12, H15, EN1 and EN2 of The Adopted Local Plan for Slough 2004; Core Policies 1, 8 and 9 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document December 2008; The Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010; and PPS1.</i></p>	<p><b>Appeal Allowed subject to conditions</b></p> <p><b>15<sup>th</sup> June 2012</b></p>

	<p>The Inspector thought the property has already been substantially altered by reason of the two storey side, single storey rear extensions and the conservatory, as he already judged the string of development to exceed the SPD Guidelines in terms of width, depth and design of roof form, however the Inspector thought that the front of the property does contribute to the street scene. The decision under Ref: P/04213/004 includes extensions at first floor and ground floor level, this application P/04213/005 would design out the flats and shallow pitched roofs, with all being replaced by pitched roofs, with pitched roofs being more in keeping with the character and appearance of the property leading to a higher quality of design. Because of the design and massing of the appeal scheme and the additions to the original property, particularly to the rear, the Inspector thought the proposed development would be in character with the property retaining the appearance of a large detached dwelling, thereby allowing the appeal.</p>	
P/02702/013	<p>Land to the r/o 10-18 Chalvey Road West</p> <p>DEMOLITION OF STORAGE UNIT AND ERECTION OF 1 NO. ONE BEDROOM TERRACE AND 2 NO. THREE BEDROOM TERRACES</p>	<p>Appeal Dismissed</p> <p>21<sup>st</sup> June 2012</p>
P/07477/002	<p>149 Bader Gardens</p> <p>ERECTION OF TWO STOREY SIDE AND REAR EXTENSIONS</p>	<p>Appeal Dismissed</p> <p>3<sup>rd</sup> July 2012</p>
P/13898/002	<p>38 Downs Road</p> <p>ERECTION OF A TWO STOREY SIDE EXTENSION WITH GABLE ROOF INCORPORATING A FRONT DORMER WINDOW WITH GABLE ROOF AND CONVERSION OF THE INTEGRAL GARAGE INTO A HABITABLE ROOM. ERECTION OF A PART SINGLE STOREY / PART TWO STOREY REAR EXTENSION WITH HIPPED AND PITCHED ROOF, THE SINGLE STOREY ELEMENT WITH MONO PITCHED ROOF INCORPORATING A SKY LIGHT</p>	<p>Appeal Dismissed</p> <p>3<sup>rd</sup> July 2012</p>
P/15097/001	<p>11 Olivia Drive</p> <p>EXTENSION TO EXISTING GARAGE AND CONVERSION OF EXISTING GARAGE TO HABITABLE ACCOMMODATION. ERECTION OF A SINGLE STOREY GLAZED LINK WITH PITCHED ROOF CONNECTING THE EXTENDED GARAGE TO THE REAR OF THE MAIN HOUSE.</p> <p><i>Reasons for refusal:</i>  <i>The proposed rear extension will reduce the area of the retained rear amenity space to a level which would not provide sufficient rear amenity space to meet the requirements for a 4 bedroom house contrary to Planning Policy Statement 1, Core Policy 8 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</i></p>	<p><b>Appeal allowed subject to conditions</b></p> <p><b>3<sup>rd</sup> July 2012</b></p>

*Slough, 2004 and The Slough Local Development Framework, Residential Extensions Guidelines, Supplementary Planning Document, Adopted January 2010.*

*The applicant has failed to demonstrate that the site is capable of providing on site car parking in accordance with the Council's car parking standards (3 car parking spaces). A failure to provide the necessary car parking on site is likely to lead to additional on street car parking or to the obstruction of the access to the detriment of highway safety and convenience contrary to Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, Policies H17 and T2 of The Adopted Local Plan for Slough, 2004 and The Adopted Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, 2010.*

Both parties agree that originally the house was built as a 3 bed roomed house, with the applicant stating the 3<sup>rd</sup> bedroom had a floor area of 4sqm, so was integrated into another bedroom, therefore the proposal would give the property 3 good sized bedrooms. The local authority argued that it would be a 4 bed roomed property and that adequate amenity space and car parking spaces with the loss of the garage could not be accommodated on site. However the Inspector acknowledged that the amenity space is small; below that accepted in the guidelines for a 3 bed roomed dwelling. However he believes the space available is of good quality planting with an attractive patio area and is capable of providing day to day needs of the occupiers of the property. Regarding the lack of sufficient car parking spaces; the Inspector stated that standards are contained in the SPD Guidelines, however these can be relaxed if the street is capable of taking 'on street' car parking. The Inspector thought that 2 off street car parking space could be achieved in the existing driveway and the street was capable of taking any shortfall, thereby allowing the appeal.

**MEMBERS' ATTENDANCE RECORD 2012/13**  
**PLANNING COMMITTEE**

COUNCILLOR	19/06/12	26/07/12	05/09/12	17/10/12	29/11/12	09/01/13	21/02/13	04/04/13	08/05/13
Carter	P								
Rasib	P								
Dar	P								
Hussain	P								
O'Connor	P								
Plenty	P								
Sharif	P* (from 7pm)								
Smith	P								
Swindlehurst	P* (from 6.39pm)								

P = Present for whole meeting  
 Ap = Apologies given

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

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