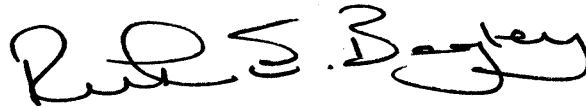


Date of issue: 22nd March, 2013

MEETING	PLANNING COMMITTEE (Councillors Carter (Chair), Dar, Hussain, O'Connor, Plenty, Rasib, Sharif, Smith and Swindlehurst)
DATE AND TIME:	THURSDAY, 4TH APRIL, 2013 AT 6.30 PM
VENUE:	FLEXI HALL, THE CENTRE, FARNHAM ROAD, SLOUGH, SL1 4UT
DEMOCRATIC SERVICES OFFICER: (for all enquiries)	TERESA CLARK 01753 875018

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

<u>AGENDA</u> <u>ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
1.	Apologies for Absence		
	CONSTITUTIONAL MATTERS		
2.	Declarations of Interest		

All Members who believe they have a Disclosable Pecuniary or other Pecuniary or non pecuniary Interest in any matter to be considered at the meeting must declare that interest and,

AGENDA
ITEM

REPORT TITLE

PAGE

WARD

having regard to the circumstances described in Section 3 paragraphs 3.25 – 3.27 of the Councillors' Code of Conduct, leave the meeting while the matter is discussed, save for exercising any right to speak in accordance with Paragraph 3.28 of the Code.

The Chair will ask Members to confirm that they do not have a declarable interest.

All Members making a declaration will be required to complete a Declaration of Interests at Meetings form detailing the nature of their interest.

- | | | | |
|----|---|-------|--|
| 3. | Guidance on Predetermination/ Predisposition - To Note | 1 - 2 | |
| 4. | Minutes of the Last Meeting held on 21st February, 2013 | 3 - 6 | |
| 5. | Human Rights Act Statement - To Note | 7 - 8 | |

PLANNING APPLICATIONS IN THE WESTERN PART OF THE BOROUGH

- | | | | |
|----|--|---------|---------|
| 6. | P/10549/006 - Unit, 731, Bath Road, Slough, Berks | 9 - 28 | Haymill |
| 7. | S/00695/000 - Haymill Centre, 112, Burnham Lane, Slough, SL1 6LZ | 29 - 40 | Haymill |
| 8. | S/00700/000 - Land opposite, 65-71, Buttermere Avenue, Slough | 41 - 54 | Haymill |

MATTERS FOR INFORMATION

- | | | | |
|-----|--|---------|--|
| 9. | Planning Appeal Decisions | 55 - 58 | |
| 10. | Members Attendance Record | 59 - 60 | |
| 11. | Date of Next Meeting- Wednesday 8 th May 2013 | - | |

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.



PREDETERMINATION/ PREDISPOSITION - GUIDANCE

The Council often has to make controversial decisions that affect people adversely and this can place individual members in a difficult position. They are expected to represent the interests of their constituents and political party and have strong views but it is also a well established legal principle that members who make these decisions must not be biased nor must they have pre-determined the outcome of the decision. This is especially so in “quasi judicial” decisions in planning and licensing committees. This Note seeks to provide guidance on what is legally permissible and when members may participate in decisions. It should be read alongside the Code of Conduct.

Predisposition

Predisposition is lawful. Members may have strong views on a proposed decision, and may have expressed those views in public, and still participate in a decision. This will include political views and manifesto commitments. The key issue is that the member ensures that their predisposition does not prevent them from consideration of all the other factors that are relevant to a decision, such as committee reports, supporting documents and the views of objectors. In other words, the member retains an “open mind”.

Section 25 of the Localism Act 2011 confirms this position by providing that a decision will not be unlawful because of an allegation of bias or pre-determination “just because” a member has done anything that would indicate what view they may take in relation to a matter relevant to a decision. However, if a member has done something more than indicate a view on a decision, this may be unlawful bias or predetermination so it is important that advice is sought where this may be the case.

Pre-determination / Bias

Pre-determination and bias are unlawful and can make a decision unlawful. Predetermination means having a “closed mind”. In other words, a member has made his/her mind up on a decision before considering or hearing all the relevant evidence. Bias can also arise from a member’s relationships or interests, as well as their state of mind. The Code of Conduct’s requirement to declare interests and withdraw from meetings prevents most obvious forms of bias, e.g. not deciding your own planning application. However, members may also consider that a “non-pecuniary interest” under the Code also gives rise to a risk of what is called apparent bias. The legal test is: “whether the fair-minded and informed observer, having considered the facts, would conclude that there was a real possibility that the Committee was biased”. A fair minded observer takes an objective and balanced view of the situation but Members who think that they have a relationship or interest that may raise a possibility of bias, should seek advice.

This is a complex area and this note should be read as general guidance only. Members who need advice on individual decisions, should contact the Monitoring Officer.

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Planning Committee – Meeting held on Thursday, 21st February, 2013.

Present:- Councillors Carter (Chair), Dar, O'Connor, Plenty and Swindlehurst

Apologies for Absence:- Councillors Hussain, Rasib, Sharif and Smith

PART I

60. Declarations of Interest

Agenda item 8, P/01425/012 Land Rear of 2-78 Castleview Road, Part of Upton Court Park, and Part of 36 Blenheim Road, Upton Court Road, Slough, Berkshire – Members declared as follows:

Councillor Plenty declared a personal and prejudicial interest in that that he lived in Blenheim Road, Slough, and withdrew from the meeting for the duration of the agenda item.

Councillor Swindlehurst declared that he had received a telephone call regarding the application but declined to enter into a conversation with the caller.

Councillor O'Connor declared that she had received an email regarding the application but did not respond.

Councillor Dar declared that he had received a telephone call regarding the application but declined to enter into a conversation with the caller.

Councillor Carter declared that he had received an email regarding the application but had not responded.

61. Minutes of the Last Meeting held on Wednesday 9th January, 2013

The minutes of the last Meeting of the Planning Committee held on 9th January, 2013 were approved as a correct record.

62. Human Rights Act Statement

Noted.

63. Amendment Sheet and Public Speaking

An amendment sheet was tabled, detailing alterations and amendments received to applications since the agenda was circulated. The Committee adjourned to allow members the opportunity to read the amendment sheet.

With the agreement of the Chair the order of business was varied to ensure that applications where objectors/applicants and/or local Members had indicated a wish to address the Committee were taken first.

Planning Committee - 21.02.13

Oral representations were made to the Committee by two Objectors and the Applicant with regard to P/11425/012 – Land Rear of 2-78 Castlevue Road, Part of Upton Court Road, and Part of 36 Blenheim Road, Upton Court Road, Slough, Berkshire.

64. P/11425/012 - Land Rear of 2-78 Castlevue Road, Part Of Upton Court Park, & Part Of 36 Blenheim Road, Upton Court Road, Slough, Berkshire

Councillor Plenty left the meeting at 6:40pm.

Application	Decision
Residential development for 300 dwellings with access from Upton Court Road; emergency/pedestrian/cycle access from Blenheim Road and associated highways, public open space and landscaping.	Delegated to the Head of Planning Policy and Projects, for the signing of a satisfactory Section 106 Agreement, drafting of conditions, to agree any minor amendments to the planning application, draft conditions list and Section 106 planning obligation matters, satisfactory resolution of any outstanding matters regarding highway layout, identification of trees on drawing and drainage strategy.

65. P/05597/012 - 10, Stoke Gardens, Slough, SL1 3QQ

Councillor Plenty returned to the meeting at 7:30pm.

Application	Decision
Alterations to elevations and change of use of building from offices (class B1) to 14 no. flats (Class C3) comprising 11 no. one bedroom and 3 no. two bedroom, incorporating conversion of ground floor car park to residential and provision of cycle store and bin store, car parking to basement level.	Approved, subject to conditions.

Planning Committee - 21.02.13

66. P/08770/072 - Land South of Eltham Avenue, & West of Grimsby Road, Cippenham, Slough, Berkshire

Application	Decision
Construction of 20 no. dwellings with associated access, car parking and landscaping.	Delegated to the Head of Planning Policy and Projects for the signing of a satisfactory Section 106 Agreement. To agree any minor amendments to the planning application, draft conditions list and Section 106 planning obligation matters.

67. P/01433/014 - 165, High Street, Slough, Berks, SL1 1DS

Application	Decision
Erection of a two storey extension to create 2 no. floors of residential accommodation on top of the existing building and change of use of first and second floors of the existing building from class A2 office use to class C3 residential to create 6 no. one bedroom and 6 no. two bedroom flats with pedestrian access from High Street. Change of use of ground floor from class A1 retail to class A1 retail, class A3 restaurant/café or class A5 hot food takeaway.	Delegated to the Head of Planning Policy and Projects for resolution of outstanding matters relating to the siting and nature of cycle parking and the layout and design of flats 2 and 4, no substantive objections being received, finalising conditions and final determination. In the event that the outstanding matters have not been resolved by the 13 week determination target date that the Head of Planning Policy and Projects reserves the right to refuse planning permission on the following grounds: Poor layout and internal day lighting in relation to proposed flats 2 and 4 as shown the deposited plan would result in poor living conditions for its future occupants and the siting and nature of proposed cycle parking to serve all future occupants is neither convenient nor attractive to use, therefore the development does not achieve good quality housing in relation to the National Planning Policy Framework nor Policy H11 of the Adopted local Plan for Slough 2004.

Planning Committee - 21.02.13

68. Planning Appeal Decisions

Noted.

69. Members Attendance Record

Noted.

Chair

(Note: The Meeting opened at 6.34 pm and closed at 8.25 pm)

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

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

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

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

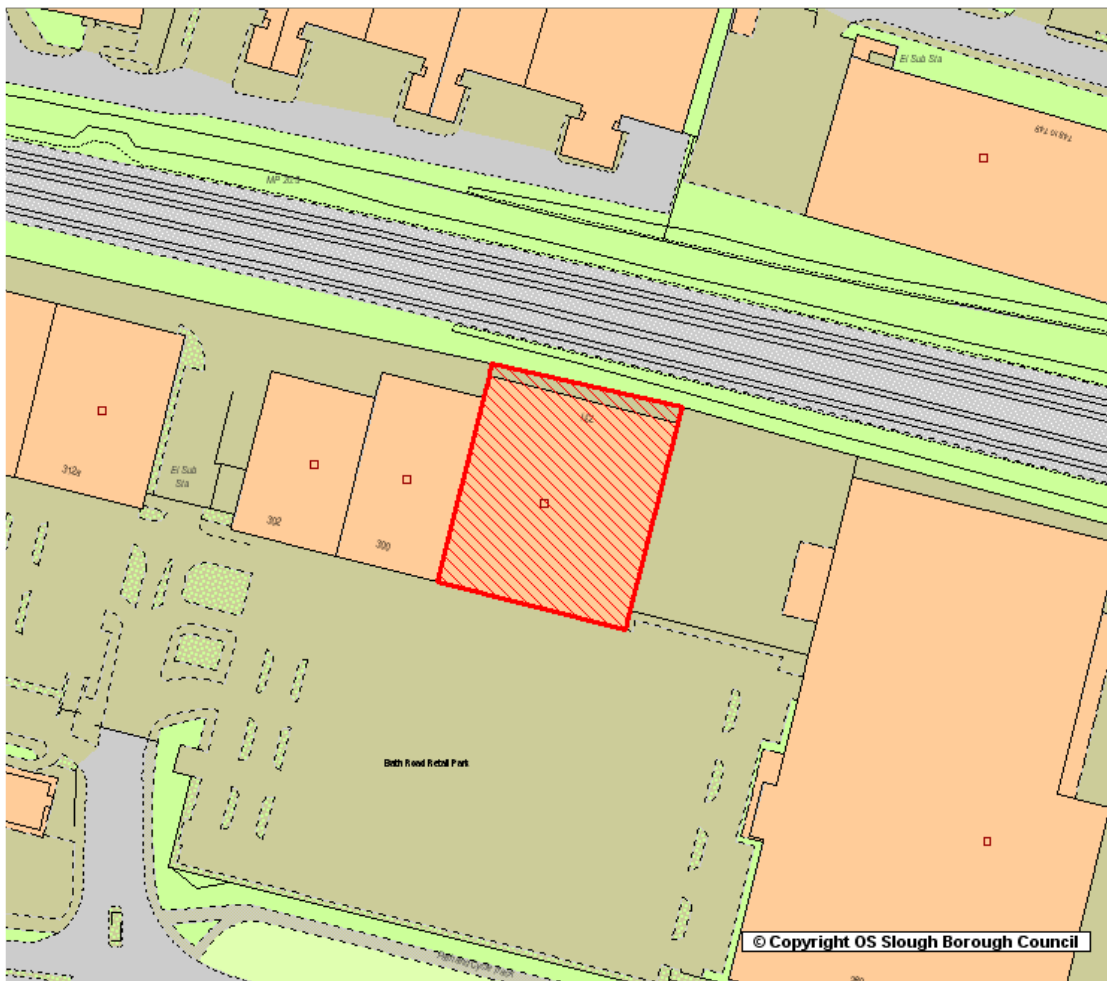
	USE CLASSES – Principal uses
A1	Retail Shop
A2	Financial & Professional Services
A3	Restaurants & Cafes
A4	Drinking Establishments
A5	Hot Food Takeaways
B1 (a)	Offices
B1 (b)	Research & Development
B1 (c)	Light Industrial
B2	General Industrial
B8	Warehouse, Storage & Distribution
C1	Hotel, Guest House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

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

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Registration Date:	29-Jan-2013	Applic. No:	P/10549/006
Officer:	Mr. J. Dymond	Ward:	Haymill
		Applic type:	
		13 week date:	
Applicant:	The Crown Estate		
Agent:	Mr. Grant Stevenson, Barton Willmore Regent House, Prince's Gate, 4, Homer Road, Solihull, West Midlands, B91 3QQ		
Location:	Unit, 731, Bath Road, Slough, Berks		
Proposal:	VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/10549/003 DATED 10/09/2012 FOR ALTERATIONS TO FRONT AND REAR ELEVATIONS TO FACILITATE INTERNAL SUBDIVISION OF THE UNIT INTO TWO SEPARATE UNITS, PLUS THE INSERTION OF A MEZZANINE FLOOR OF 836M2 FOR DISPLAY ONLY WITH NO RETAIL SALES TO ALLOW UP TO 5% OF THE GROSS FLOOR SPACE OF UNIT 731B TO BE USED FOR THE SALE OF FOOD OR FOOD PRODUCTS.		

Recommendation: Refuse



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application is being reported to the Planning Committee at the request of Councillor Brooker on the following grounds:

- 1.2
- Two large empty shops currently at the retail park;
 - Empty shops attract vandalism;
 - The new boots will create 30-40 jobs, which will be lost to another town;
 - Boots are prepared to give a legal commitment to keep the town centre Boots open for 5 years;
 - Large white goods are now ordered on the internet;
 - A survey supporting the use has been carried out;
 - Boots will boost trade at the retail park and would be good for the Slough economy.

1.3 Having considered the proposal against the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be refused.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This application seeks to vary Condition 7 in relation to Unit 731B (the western half of the subdivided existing Unit 731) only, in order to allow up to 5% of the gross floorspace of Unit 731B to be used for the sale of food or food products.

2.2 The condition the subject of this application is as follows:

7. There shall be no retail sales of food or food products within the retail warehouses.

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic 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.

2.3 The floorspace configuration permitted under planning application P/10549/003 would be as follows:

	Unit 731 Comet
--	----------------

Existing	Ground Floor	1,853 square metres	
	Mezzanine	594 square metres	
	Total	2,447 square metres	
		Unit 731B Boots	Unit 731A Comet
Proposed	Ground Floor	916 square metres	930 square metres
	Mezzanine	0	836 square metres
	Sub Total	916 square metres	1,766 square metres
	Total	2,682 square metres	
	Difference	+ 235 square metres	

2.4 Alterations to the front elevation of the existing unit are also proposed in conjunction with the proposed sub-division to form two separate retail units and these works form part of the previous approval under planning application P/10549/003.

2.5 Based on the above, the use of 5% of the gross floor area of unit 731B (915.7 square metres) would appear to equate to 46 square metres.

2.6 Pre-application discussions were undertaken prior to the submission of planning application P/10549/003 and the matter of the sale of food from the unit was discussed at that time; however, no further formal advice has been sought prior to the submission of this application.

3.0 **Application Site**

3.1 The application site comprises the retail premises known as 'Unit 731' at Bath Road Retail Park.

3.2 The floor area of the unit as existing is 1853 square metres at ground floor level with a mezzanine floor (approved under application P/02407/060 dated 1st April 1999) of 594 square metres. The existing mezzanine floor is used for storage purposes in association with the retail use. The unit was formerly occupied by Comet, however it is understood that Comet have been placed into administration by their owners and have ceased trading. The store has now closed.

3.3 The unit is situated towards the eastern end of the Retail Park. The Retail Park comprises nine separate retail units in total, and there is a fast food restaurant situated adjacent to the entrance to the Retail Park. The total area of the Retail Park is 4.86 hectares.

3.4 The site is bounded to the south by Bath Road and the railway to the north. Burnham Lane is to the west and Dover Road is to the east.

3.5 The site is accessed off Bath Road. Works in respect of the provision of a third exit lane from the car park (approved under planning application

P/02407/085 dated 30th June 2011) have recently been undertaken. There is a service only access to the B&Q unit off Dover Road.

- 3.6 Bath Road Retail Park is located on the south western edge of the Slough Trading Estate and is within the Existing Business Area. It falls within the boundary of the Simplified Planning Zone.
- 3.7 The surrounding area is therefore predominantly commercial in nature. The nearest residential properties are situated on the opposite side of Bath Road, adjacent to the entrance to the Retail Park.
- 3.8 Bath Road Retail Park is located approximately 2.1 miles to the west of Slough Town Centre and 1.6 miles to the South West of Farnham Road District Centre. As such, it is considered that the site is an out of centre location, in accordance with the definition of out of centre contained within the National Planning Policy Framework.
- 3.9 Policy S1 of The Adopted Local Plan for Slough 2004 sets out a strategy for shopping in Slough. A retail hierarchy is defined. Slough town centre functions as a sub-regional centre and Farnham Road functions as a district centre. The supplementary text sets out that the main strategy for Farnham Road will be to retain its food and convenience goods shopping function.

4.0 **Site History**

- 4.1 Recent applications relating to the unit to which this application relates are as follows:

P/10549/005 - VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/10549/003 DATED 10/09/2012 FOR ALTERATIONS TO FRONT AND REAR ELEVATIONS TO FACILITATE INTERNAL SUBDIVISION OF THE UNIT INTO TWO SEPARATE UNITS, PLUS THE INSERTION OF A MEZZANINE FLOOR OF 836M² FOR DISPLAY ONLY WITH NO RETAIL SALES TO ALLOW UP TO 5% OF THE GROSS FLOOR SPACE OF UNIT 731B TO BE USED FOR THE SALE OF FOOD OR FOOD PRODUCTS. – Withdrawn 18-Jan-2013

P/10549/004 - LAWFUL DEVELOPMENT CERTIFICATE FOR A PROPOSED USE OF UP TO 5% OF THE GROSS FLOOR AREA OF UNIT 731A FOR THE SALE OF FOOD OR FOOD PRODUCTS. – Withdrawn 01-Aug-2012

P/10549/003 - ALTERATIONS TO FRONT AND REAR ELEVATIONS TO FACILITATE INTERNAL SUBDIVISION OF THE UNIT INTO TWO SEPARATE UNITS, PLUS THE INSERTION OF A MEZZANINE FLOOR OF 836M² FOR DISPLAY ONLY WITH NO RETAIL SALES. – Approved with Conditions 10-Sep-2012 subject to the following conditions of note:

7. *There shall be no retail sales of food or food products within the retail warehouses.*

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004

and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic 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.

10. *No floor space created by internal sub-division, mezzanine floor, or external extension shall take place to the retail warehouse without the prior written approval of the Local Planning Authority.*

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking space within the site in the interests of road safety and the free flow of traffic 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.

11. *The retail floor space of the mezzanine hereby approved shall be used as a showroom solely for the display of items with no retail sales.*

REASON To protect the vitality and viability of existing shopping centres within the Borough and to comply with Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

P/10549/002 - INSTALLATION OF X2 ILLUMINATED FASCIA SIGNS TO FRONTAGE AND X5 POSTERBOARDS. X1 ILLUMINATED FASCIA SIGNAGE TO REAR, AND X1 SIGN TO FLANK OF BUILDING – Approved with Conditions 20-Jan-2003

P/10549/001 - PROPOSED ALTERATIONS TO FRONT ELEVATION – Approved with Conditions 20-Jan-2003

P/10549/000 - INSTALLATION OF TWO FASCIA SIGNS. (AMENDED PLANS RECEIVED 29/05/98) – Approved with Conditions 15-Jun-1998

Selected recent relevant applications relating to the Retail Park are as follows:

P/02407/031 - PART DEMOLITION OF AND PART EXTENSION TO EXISTING BUILDINGS AND ERECTION OF FOUR RETAIL WAREHOUSE UNITS AND GARDEN CENTRE WITH ANCILLARY CAR PARK. (AMENDED PLANS 09.03.93 AND 12.03.93.) – Approved with Conditions 15-Mar-1993

P/02407/040 - DEMOLITION OF EXISTING WAREHOUSES AND ERECTION OF RETAIL WAREHOUSES AND DRIVE THRU RESTAURANT (AMENDED PLANS RECEIVED) – Approved with Conditions 19-Oct-1995

P/02407/060 - NEW RAISED STORAGE PLATFORM TO ELECTRICAL RETAIL OUTLET – Approved with Conditions 01-Apr-1999 subject to the following condition of note:

3. The storage platform hereby approved should be used for storage purposes alone and should not be used as additional sales space.

Reason: To ensure adequate parking is available to serve the development.

P/02407/063 - RELAXATION OF CONDITION 10 ON P/02407/031 TO ALLOW MEZZANINE FLOOR TO BE INSERTED AND RELAXATION OF CONDITION 8 ON P/02407/040 TO ALLOW SALE OF NON BULKY GOODS INCLUDING ELECTRICAL GOODS. – Approved with Conditions 03-Sep-2001 subject to the following condition of note:

3. Notwithstanding the provisions of Class A1 of the schedule of the Town & Country Planning use Classes Order, unit 731 Bath Road Retail Park shall be used for bulky non-food retail warehouse use only. Any other use shall be the subject of a separate application for planning permission. Particularly the premises hereby permitted shall not be used for the sale of food, drink, clothing, fashion accessories (including footwear), toys, books and stationary, jewellery, goods normally retailed from a chemists premises and electrical equipment

REASON To safeguard the future viability of established shopping centres, to comply with the Councils' policies in this respect and to ensure the adequate provision of parking spaces within this site in the interests of road safety and the free flow of traffic along the neighbouring highway

P/02407/065 - SUBDIVISION OF EXISTING NON FOOD RETAIL UNIT TO CREATE TWO UNITS, EXTENSION OF EXISTING, MEZZANINE FLOOR BY 622M/2 & ALTERATIONS TO FRONT AND REAR – Approved with Conditions 18-Mar-2003

P/02407/072 - CERTIFICATE OF LAWFULNESS OF PROPOSED USE OF STORE OPEN CLASS A1 (RETAIL). – Approved with Conditions 03-Aug-2005

P/02407/074 - APPLICATION TO VARY CONDITION 10 OF PLANNING PERMISSION P/02407/031 DATED 15/03/93 TO PERMIT A STORAGE MEZZANINE FLOOR. – Refused 17-Apr-2007 for the following reason:

The variation of condition 10 would result in the creation of 922 sq. metres additional floor space in an out of town centre location. As a result the proposed development could individually and cumulatively affect the vitality and viability of the Farnham Road and Town Centre shopping centres further to this the applicant fails to demonstrate a need for additional floor space. As such the proposed development is contrary to Local Plan Policies S1 and S3, Emerging Core Strategy Policies, Planning Policy Statement 6 'Planning for Town Centres.

P/02407/076 - CONFIGURATION OF MINI ROUNDABOUT, ALTERATIONS TO ACCESS ROAD, RECONFIGURATION OF CAR

PARK, INCREASED GLAZING TO FRONT OF RETAIL UNITS, SIGNAGE BOXES, TOTEM POLE, ATM'S, LANDSCAPING, BICYCLE PARKING AND 2 NO. RETAIL UNITS (CLASS A1/A3) – Approved with Conditions 15-Jul-2009

The red line application site area covered the retail units, car park and fast food restaurant. It is understood that this permission was not implemented and was amended by application P/02407/081 below.

P/02407/078 - VARIATION OF CONDITION 10 OF APPLICATION NO. P/02407/031 TO ALLOW AN ANCILLARY STORAGE MEZZANINE WITH A GROSS INTERNAL AREA OF 830 SQ.M. WITH BUILDING 302, UNIT 733 – Approved with Conditions 10-Aug-2009

P/02407/079 - VARIATION OF CONDITION 10 OF APPLICATION NO. P/02407/040 TO EXTEND OPENING HOURS, TO 6:00AM TO MIDNIGHT MONDAY-SUNDAY – Approved with Conditions 21-Sep-2009

The operative permission:

P/02407/081 - VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/02407/076 FOR THE CONFIGURATION OF MINI ROUNDABOUT, ALTERATIONS TO ACCESS ROAD, RECONFIGURATION OF CAR PARK, INCREASED GLAZING TO FRONT RETAIL UNITS, SIGNAGE BOXES, TOTEM POLE, ATM'S, LANDSCAPING, BICYCLE PARKING AND 2 NO. RETAIL UNITS (CLASS A1/A3) TO INCORPORATE ADDITIONAL GLAZING IN THE FRONT ELEVATION OF UNIT 734A, BATH ROAD RETAIL PARK (FORMER ALLIED CARPETS) – Approved with Conditions 16-Jun-2010

The red line application site area covered the retail units, car park and fast food restaurant. The permission was subject to a Section 106 Agreement in relation to highway works.

Subject to the following conditions of note:

13. There shall be no retail sales of food or food products within the retail warehouses which perimeters are shaded in black on the approved site plan (Drawing Number 8627-01 Rev A received 16th April 2009).

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic 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.

16. No floor space created by internal sub-division, mezzanine floor, or external extension shall take place to the retail warehouses which perimeters are shaded in black on the approved site plan (Drawing Number 8627-01 Rev A received 16th April 2009) without the prior written

approval of the Local Planning Authority.

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking space within the site in the interests of road safety and the free flow of traffic 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.

P/02407/083 - CONSTRUCTION OF A FULL COVER STORAGE MEZZANINE FLOOR (833 SQ.M.GROSS INTERNAL) AND INSERTION OF A FIRE DOOR TO WEST ELEVATION – Approved with Conditions 28-Sep-2010

This permission related to Building 302, Unit 733 only.

The permission was subject to the following conditions of note:

6. There shall be no retail sales of food or food products within the retail warehouses which perimeters are shaded in black on the approved site plan (Drawing Number 8627-01 Rev A received 16th April 2009).

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic 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.

8. No floor space created by internal sub-division, mezzanine floor, or extension shall take place to the subject building, without the prior written approval of the Local Planning Authority

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking space within the site in the interests of road safety and the free flow of traffic 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.

P/02407/085 - WIDENING OF MAIN SITE ACCESS TO PROVIDE A THIRD EXIT LANE FROM THE SITE ON TO BATH ROAD, TO INCLUDE ALTERATIONS TO EXISTING SPLITTER ISLANDS AND ROAD

MARKINGS AND PROVISION OF A TOUCAN CROSSING – Approved with Conditions 30-Jun-2011

P/02407/086 - ADVERTISEMENT CONSENT FOR THE DISPLAY OF 3 NO. INTERNALLY ILLUMINATED FREE STANDING TOTEM SIGNS FOR INFORMATION / DIRECTION AND TENANT DIRECTORY. – Split Decision (Approve and Refuse) 27-Dec-2012

5.0 **Neighbour Notification**

5.1 280, BATH ROAD, RETAIL PARK, SLOUGH, BERKSHIRE, SL1 4DX, 300, Bath Road, Slough, Berkshire, SL1 4DX, Building 302, Unit 733, Bath Road Retail Park, Bath Road, Slough, Berkshire, SL1 4DX

5.2 No representations received.

6.0 **Consultation**

6.1 Planning Policy

Comments provided, the following points in summary are considered to be most relevant:

We do not agree in principle to the variation of Condition 7 of planning permission (P/10549/003) of allowing 5% of gross floorspace for the sale of food or food products.

We support the commitment of Boots to continue to trade in the town centre for a further five years. However this does not change the potential adverse impact on other centres in Slough of allowing 5% of the gross floorspace for the sale of food or food products in an out of centre location.

Granting permission for this proposal could set a precedent and further applications from other occupiers on the retail park. The cumulative impact over time could mean that this out of town Retail Park becomes an out of town shopping centre. The nature of the Bath Road retail park has changed over the years. There has been subdivision of units and new mezzanine floors which has impacted on the Retail Park. The vision for this Retail Park in this out of centre location was for large units selling Bulky goods only not for small units selling convenience goods.

6.2 **Transport and Highways**

No highway objection. The impact is likely to be negligible. It has been commented that the provision of a pharmacy would draw trips to the retail park that would otherwise not be made and the sandwich offering is likely to also draw trips during the lunch time peak.

7.0 **Policy Background**

7.1 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

Local Plan for Slough March 2004

EN1 – Standard of Design
EN5 – Design and Crime Prevention
T2 – Parking Restraint
T8 – Cycling Network and Facilities
S1 – Retail Hierarchy
S6 – Food Superstores
S8 – Primary and Secondary Frontages
S17 – New Shop Fronts
EMP7 – Slough Trading Estate

These policies have been saved by way of direction dated 25th September 2007 from the Secretary of State under the provisions of paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004.

Slough Local Development Framework Core Strategy 2006-2026

Development Plan Document

Core Policy 1 – Spatial Strategy
Core Policy 5 – Employment
Core Policy 6 – Retail, Leisure and Community Facilities
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 12 – Community Safety

Other Relevant Documents

Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist, February 2013
Slough Retail Assessment, Colliers CRE, February 2007
Planning for Town Centres - Practice guidance on need, impact and the sequential approach, CLG, 2009

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that after a 12 month period from the day of publication of the National Planning Policy Framework (as of 27th March 2013), due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist. Comments on the Self Assessment Checklist are being accepted up to 6pm on Friday 29th March

It was agreed at Planning Committee on 17th October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted

Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough.

The detailed Self Assessment undertaken identifies that Core Policy 6 of the Core Strategy, which relates to retail development and is considered relevant to the assessment of this application requires developers to demonstrate the need for out of centre retail development – this is considered to be not fully compatible with the National Planning Policy Framework.

- 7.2 There are a number of material considerations to be taken into account in the assessment of this planning application.

The main planning considerations are considered to be in relation to:

- Principle of the Proposal
- Design and Impact on the Street Scene
- Impacts to the Surrounding Area
- Parking and Transport

8.0 **Principle of the Proposal**

8.1 **Policy Context**

- 8.2 The site is considered to be an out of centre location. Core Policy 6 of the Core Strategy relates to proposals for retail, leisure and community facilities. The policy sets out that:

- 8.3 "All new major retail, leisure and community developments will be located in the shopping area of the Slough town centre in order to improve the town's image and to assist in enhancing its attractiveness as a Primary-Regional Shopping Centre.

- 8.4 Out-of-centre and edge-of-centre retail developments will be subject to the sequential test. Developers will be required to demonstrate that:

- There is a need for the development;
- It is of an appropriate scale;
- There are no sequentially preferable sites in designated centres;
- The development would not have a detrimental impact on the vitality and viability of existing centres; and
- The site is accessible by a variety of a means of transport."

- 8.5 Paragraph 7.120 of the supplementary implementation text to this policy is considered to be of great significance to this case, as it states: "There should be no further expansion or intensification of the out of town centre retail parks or individual retail warehouses, which should continue to provide for bulky goods only."

- 8.6 Core Policy 5 of the Core Strategy relating to employment is also considered to be of relevance. The explanatory text to Core Policy 5 recognises that retailing, leisure, education, health and other service industries are an important source of jobs. As a result they are all classed as "employment" uses for the purposes of this policy.

8.7 The Applicant's Case

8.8 The applicant has submitted a Planning and Retail Statement in support of their application. The key aspects of the applicant's case are considered to be as follows:

- The JJB unit is currently vacant and Comet has also recently closed. Combined these closures are likely to result in the loss of 50-60 local jobs;
- The applicant had been working hard with Comet to retain a presence at the Retail Park. Planning permission for the works necessary to facilitate this move was granted subject to conditions on 10th September 2012 (reference P/10549/003). The works will result in the creation of two smaller units, one of which would have been occupied by Comet;
- Boots is interested in occupying the remaining unit (Unit 731B) to operate one of its edge of town format stores. It is proposed that this store would complement the existing town centre store which would continue to trade from its current location on High Street. In order to trade from the unit however Boots require the ability to sell a small range of food and food products, hence the application to vary the condition to allow for up to 5% food to be sold from the unit. The nature of the food products would comprise a lunchtime range of sandwiches, salads, snacks and drinks; baby food and dietary food.

8.9 The intention is that Boots will continue to trade from its Town Centre store and a draft Section 106 Agreement has been submitted with this planning application which seeks to provide a commitment from Boots' that they will continue to trade from their existing town centre store for a period of at least 5 years.

8.10 It is stated that securing an occupier for Unit 731B is of critical importance not only to reduce vacancies at the retail park but to assist in protecting the long term vitality and viability of the shopping destination. The proposal would provide jobs at a time when a number of existing jobs have been lost from JJB and Comet.

8.11 The proposal would assist in delivering economic growth and up to 35 full time equivalent jobs plus training opportunities. Consumer choice would be enhanced.

8.12 The proposal does not propose any net increase in retail floorspace and as Boots do not operate a standalone convenience store, the undertaking of a sequential test has not been considered appropriate. However, an assessment has confirmed that less than 1% trade diversion from Farnham Road and Slough Town Centre would take place.

8.13 A number of benefits are also to be delivered, including:

- The 35 full time equivalent jobs to be created would be for local people. A small number may transfer from the town centre however the majority of staff would be new. The combined effect of store closures is likely to result in the loss of 50-60 full time equivalent jobs

at the Retail Park;

- Boots operate a detailed training and induction programme;
- Boots would compliment existing retailers such as Mothercare in providing additional customer choice in the baby care sector;
- A pharmacy license has been granted to Boots to operate a pharmacy service from the retail park this supports the case that there is a need for a pharmacy at the Retail Park;
- The recent grant of permission for the redevelopment of the Bishop Centre in Taplow presents a threat. Boots has been offered terms on a lease for one of the new units at the Bishop Centre, however its preference would be to locate at the Retail Park;
- Reducing carbon emissions has been an established part of the practices of Boots for a number of years.

8.14 The applicant has also submitted a Statement of Community Consultation. This summarises the results of a recent survey of local residents living in the area around the Retail Park.

8.15 The key points of the consultation exercise are considered to be as follows:

- A questionnaire was sent to 2000 local homes within a half a mile radius of the Retail Park. Copies of the questionnaire were sent to Ward Councillors;
- 158 responses were received – this constitutes a response rate of 9.25%;
- The responses to the questions asked are set out in the document on file; however of note are the number of responses received to the question “Would you support the idea of a new Boots store at the retail park?” These responses were as follows: Yes – 161, No – 11.

8.16 Assessment

8.17 The principle of the subdivision and addition of a mezzanine floor for display and ‘no food’ purposes has been accepted under planning application P/10549/005 and the key issue is therefore the acceptability of the variation of the condition prohibiting the sale of food.

8.18 As noted above, the applicant has identified the future occupier of the unit as Boots and it is proposed that Boots will operate one of its edge of town format stores. Boots already operate a town centre store which is located on the High Street. It is proposed that Boots would continue to trade from their town centre store. The applicant has submitted a Section 106 Agreement with the application which provides a commitment to their town centre store for a period of 5 years.

8.19 The reason for applying the ‘no food’ condition under planning application

P/10549/003 was in the interest of safeguarding the future viability and vitality of the central shopping area within Slough and the surrounding district centres and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic along the neighbouring highway. Parking and highway matters are assessed below.

- 8.20 The key policy conflict with the proposed variation of the condition is that the proposed introduction of the sale of food in this out of centre location, even if it is on an ancillary basis, would have the affect of introducing the sale of convenience food goods within an out of centre retail park which was intended for retail warehouses/bulky goods only.
- 8.21 Whilst the submitted information suggests that the potential impact of the proposal on the town centre and Farnham Road district centre could be considered minor in isolation, it is acknowledged that the proposal would divert trade from existing centres.
- 8.22 Whilst the National Planning Policy Framework requires there to be evidence of a significant adverse impact on the town centre, the Planning for Town Centres: Practice guidance advises that what is judged to be significant will vary from one case to another and should be examined within the context of the existing conditions and health of the centre in question.
- 8.23 Slough town centre is recognised as a Regional Shopping Centre. The Slough Retail Assessment (2007) concluded that Slough town centre would fall 25 places in the GB ranking based on comparison goods expenditure (or turnover) by 2011. Between 2011 and 2016, it was expected that further slippage in the ranking would occur, as centres elsewhere continue to improve their shopping offers, unless there are significant improvements to its attractiveness.
- 8.24 Whilst the Art@the Centre and Heart of Slough schemes have certainly had a significant positive impact on the regeneration of the town centre, Slough's recently published Annual Monitoring Report for 2011/12 included a retail vacancy survey which confirmed that the total retail vacancy rate for Slough Town Centre was 8%. Early indications from the retail vacancy survey undertaken in February 2013 suggest that this situation generally hasn't improved.
- 8.25 Core Policy 6 of the Core Strategy requires that all major retail development be located in Slough town centre as it is the most accessible and sustainable location and it will also maximise the opportunities for improving the environment and the overall image of the town. Of specific relevance to this application is paragraph 7.120 of the supporting text, which states: "There should be no further expansion or intensification of the out of town centre retail parks or individual retail warehouses, which should continue to provide for bulky goods only."
- 8.26 By reason of the food products proposed to be sold, the proposal is considered to involve the intensification of this retail park insofar as it would involve the expansion into new convenience food goods in an out of centre location.

- 8.27 The applicant submits that Boots require the ability to sell a small range of food and food products in order to trade from the unit. This statement would appear to indicate that the importance of food sales from the unit, far from being merely ancillary, would be of critical importance to the operator. It could therefore be concluded that a significant proportion of shoppers might be drawn to the store at peak times to buy food, even though this would account for a comparatively modest area of the total floorspace. The extent to which the proposal would be of a scale which is genuinely ancillary to its wider offer is therefore unclear.
- 8.28 Furthermore, it should be noted that if the proposal were to be permitted, it would likely make subsequent future applications to increase the percentage of food sales floorspace at the site harder to resist; as well as making other similar proposals at the Retail Park and other comparable locations within the Borough harder to resist. This weakened position would likely have further knock on adverse impacts in terms of the vitality and viability of the town centre. In turn, it is considered that this would potentially undermine the Council's efforts to improve the image of the town centre and would likely adversely impact jobs in the town centre.
- 8.29 Whilst Boots' proposed undertaking to keep their town centre store open would be welcomed, this is not considered to be sufficient to overcome the fundamental objection to the proposed development in planning policy terms.
- 8.30 It is considered that the 'no food' condition continues to meet an important planning policy objective and should not be diluted.
- 8.31 Employment
- 8.32 The applicant submits that the occupation of the Unit by Boots would assist in creating up to 35 full time equivalent jobs for local people.
- 8.33 Whilst Core Policy 5 of the Core Strategy is considered to relate principally to new employment development and loss of the defined Existing Business Areas to non-employment generating uses, one of the main aims of the Core Strategy is to ensure that Slough continues to fulfil its regional role in maintaining a competitive, sustainable and buoyant economy, whilst at the same time providing a diverse range of jobs for local people.
- 8.34 Core Policy 5 recognises that retailing, leisure, education, health and other service industries are an important source of jobs. As a result they are all classed as "employment" uses for the purposes of this policy. Core Policy 5 generally seeks to encourage all major employment development to take place in the town centre, facilitate the regeneration of Slough Trading Estate and allow for the gradual renewal of the other Existing Business Areas over the plan period.
- 8.35 Whilst Comet being placed into administration and ceasing trading is considered to be highly regrettable, it is considered that insufficient information has been submitted to demonstrate that an alternative occupier could not be found for the unit operating in its current configuration or operating in accordance with the terms of planning permission P/10549/003. In the absence of such information, it is not

clear as to whether these jobs have been lost in the long term, or whether appropriate marketing efforts could result in a suitable occupier for the Unit being found without the proposed variation of condition to accommodate a specific retailer, in this instance Boots.

8.36 As noted above, if the proposal were to be permitted, it would likely make subsequent future similar applications harder to resist. This weakened position would likely have further knock-on adverse impacts in terms of the vitality and viability of the town centre. In turn, this would undermine the Council's efforts to improve the image of the town centre and would likely adversely impact town centre jobs.

8.37 Weighing up the immediate employment implications of Comet's recent closure against the potential longer term undermining of the retail hierarchy and town centre focused approach, it is considered that employment matters would not be sufficient to overcome the fundamental planning objections identified above.

8.38 Consultation

8.39 It is noted that the applicant has undertaken consultations with residents living within a half a mile radius of the Retail Park. Whilst the concluding remarks regarding the support for the introduction of a Boots store are noted, it is considered somewhat inevitable that responses would be received from residents supporting improved convenience. The key and overriding issue is the acceptability of this in planning terms, and as assessed above, there is considered to be a fundamental issue with the proposal in planning terms. It is noted that the survey has not addresses residents' views with respect to the Farnham Road district centre (which should provide food and convenience goods shopping function) which is situated within closer proximity to the site than the town centre.

8.40 Conditions

8.41 It should be noted that all possible planning conditions to make the development acceptable have been considered. Whilst not suggested by the applicant, it should be noted that an occupancy condition to make the use of the unit personal to Boots would not be considered to be acceptable. It is considered that an occupancy condition for a personal permission would be inappropriate and conflict with the advice of Circular 11/95 as such a condition would be unreasonable. The reasons for this are that the reasons for doing so would not be based on exceptional, strong compassionate grounds. In addition, the occupier is a company as opposed to an individual.

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

9.1 Changes to the front elevation of the unit were proposed in conjunction with its proposed subdivision.

9.2 The proposed changes comprised the removal of the existing glazed entrance feature, canopy and signage, and brick panels. Glazed curtain walling would be proposed along with entrance features.

9.3 The design and appearance of the proposed changes were considered to

be acceptable. The appearance of the units would be in keeping with the character and appearance of the Retail Park. The proposed variation of condition would not impact on the appearance of the unit.

- 9.4 The proposed design and impact on the street scene would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN1 of The Adopted Local Plan for Slough 2004.

10.0 **Impacts to the Surrounding Area**

- 10.1 There are considered to be no potential adverse impact to the surrounding area arising from the proposed development. Conditions have been imposed previously relating to opening hours and deliveries, loading and unloading. It is considered that similar conditions could be reapplied.

- 10.2 In terms of the potential traffic increase, it is not considered that this would be detrimental in amenity terms when considered against existing traffic levels.

- 10.3 There are considered to be no adverse impacts to the surrounding area resulting from the proposed development and as such the proposal would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

11.0 **Parking and Transport**

- 11.1 The site is reasonably well served by a variety of means of transport. There are bus stops located in close proximity to the site. Routes 65, 75 and 76 stop at these bus stops.

- 11.2 Burnham train station is located to the north west of the site. The most direct walking route from Burnham train station to the site is 0.5 of a mile which would take around 10 minutes.

- 11.3 There is also cycle lane on the Bath Road footway.

- 11.4 The site is considered to be accessible by a variety of means of transport.

- 11.5 Access to the site is off the A4 Bath Road. Works in respect of the provision of a third exit lane from the car park (approved under planning application P/02407/085 dated 30th June 2011) have recently been completed. There is a service only access to the B&Q unit off Dover Road.

- 11.6 The applicant has submitted a Transport Statement in support of their application. The Borough Council's transport consultant has been consulted.

- 11.7 A financial contribution for highway works was requested in connection with the previously approved application, however due to the "display only" condition imposed, it was not considered that this was necessary as the proposal would have involved a nominal increase in trips generation

and a financial contribution would not be required.

11.8 Whilst it has been commented that the provision of a pharmacy would draw trips to the retail park that would otherwise not be made and the sandwich offering is likely to also draw trips during the lunch time peak; the potential impact of the proposal in transport terms is considered to be negligible.

11.9 No objections are raised to the proposal from a parking and transport perspective.

12.0 **Process**

12.1 Whilst the applicant had sought pre-application advice in relation to the site in connection with the subdivision and installation of mezzanine in one half of Unit 731 (which was provided on 13th February 2012) and discussions have been ongoing in the context of subsequent applications, no formal advice was sought specifically in relation to this proposed variation of condition prior to its submission.

12.2 Given the circumstances of the case, it is considered that the Local Planning Authority has sought to work with the applicant positively and proactively, despite the in principle policy conflict identified.

13.0 **Summary**

13.1 Having considered the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be refused for the reason set out below.

PART C: RECOMMENDATION

14.0 **Recommendation**

14.1 **Refuse**

PART D: REASON FOR REFUSAL

REASON:

1. The proposed variation of condition 7 of planning permission P/10549/003 dated 10/09/2012 to allow for up to 5% of the gross floor space of Unit 731B to be used for the sale of food or food products would allow for the introduction of the sale of convenience goods at this out of centre retail park which should continue to provide for non-food and generally bulky goods only. As such, the proposed variation of condition 7 would constitute an expansion of the product range available at the Retail Park and an intensification which would undermine the Council's retail hierarchy thus adversely affecting the vitality and viability of existing centres. The proposal would likely make similar proposals harder to resist and this would not assist in improving the image of Slough town centre or enhancing its attractiveness as a Primary-

Regional Shopping Centre. As such, the proposed development would be contrary to Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and the National Planning Policy Framework.

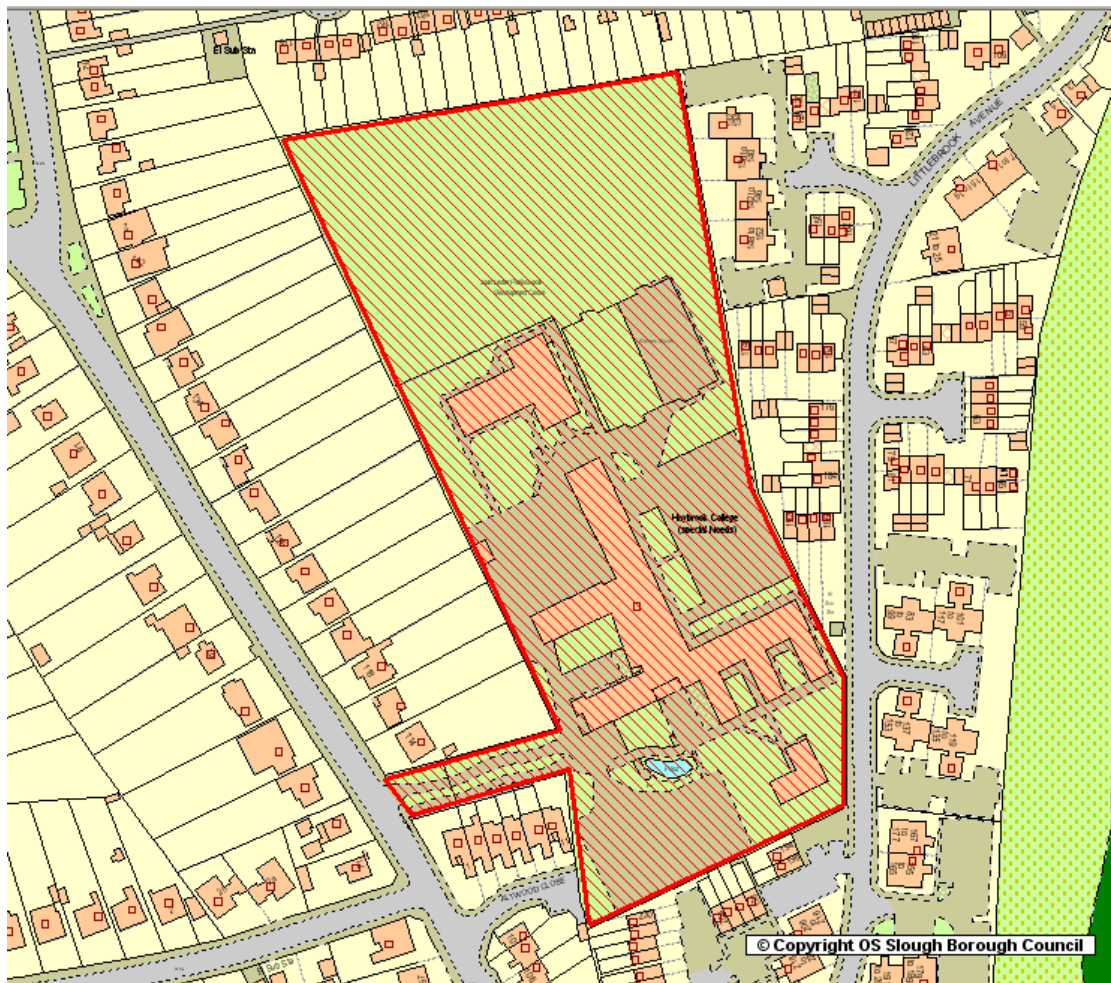
INFORMATIVE:

1. It is the view of the Local Planning Authority that the proposed development does not improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

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Registration Date:	14-Jan-2013	Applic. No:	S/00695/000
Officer:	Mr. Albertini	Ward:	Haymill
		Applic type:	Major
		13 week date:	15th
Applicant:	Mr. James Craig, Property Services		
Agent:	Mr. Alan Munro, Carless & Adams Partnership 6, Progress Business Centre, Whittle Parkway, Slough, SL1 6DQ		
Location:	Haymill Centre, 112, Burnham Lane, Slough, SL1 6LZ		
Proposal:	REPROVISION OF HAYBROOK COLLEGE COMPRISING EXTENSION OF THE EXISTING MILLSIDE SCHOOL, CONSTRUCTION OF NEW SCHOOL BUILDINGS FOR SPRINGBOARD AND SHARED ACCOMMODATION, VIRTUAL SCHOOL AND NEW 4 COURT SPORTS HALL.		

Recommendation: Approve, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

Approve.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 2 new buildings are proposed. One is a single storey extension on the east side of the existing Millside School. The other is a two storey building with attached sports hall all to the north of Millside School. The total floorspace proposed is 2288 square metres. The existing Millside building is 598 square metres. The new sports hall will be 576 square metres.
- 2.2 The buildings will be part of Haybrook College which provides special education services for pupils aged 11 – 16 years of age. It operates from several sites in the town but is centred on the Haymill Road site making use of Millside; part of the Haymill community centre building and some adjacent temporary buildings. It includes Springboard (a pupil referral unit) and a Virtual School and it is those that will operate from the new two storey building.
- 2.3 The new buildings will allow the College to meet increasing demand and vacate the deteriorating Haymill Centre and temporary buildings. The Council intend to demolish those buildings and redevelop the site for residential development in the future but the current planning application does not include that site.
- 2.4 The sports hall can accommodate either 4 badminton courts or a 5 a side football or basketball court. An outside Multi Use Games Area will be located on the site of the existing outdoor court near the eastside of the site. All the sports facilities will be available for community use.
- 2.5 The proposal includes extension of the Millside access drive to the west of the building for minibus turning and entry to 47 car parking and 4 minibus spaces extending along the west side of the playing fields. The new buildings will be on part of the existing playing field but space will remain for a small pitch.
- 2.6 The larger building will be 9.6 metres high. The teaching part will be rendered with a pitched metal roof. The sports hall will have 3 colour horizontal cladding panels at lower level with grey flat aluminium cladding panels above and a barrel vaulted roof. The extension to Millside will be slightly lower than the existing building that is 5.8 metres high. The extension will be in brick with a low pitched roof similar to existing.
- 2.7 The existing site access off Burnham Lane is shared with the community centre. The current school access branches left along the west side of the Haymill site. The expanded school will use this access.
- 2.8 The applicant has submitted supporting information regarding drainage, transport and trees. A statement to cover the applicant's community consultation has been submitted but it should be noted that the current layout is different to that presented to the community.

3.0 **Application Site**

- 3.1 This 1.36 hectare site forms the northern part of the wider 2.5 hectare Haymill Centre site. The northern part of the application site is playing field the remainder contains the single storey Millside School with floodlit multi use games area to the east. The rest of the Haymill Centre site lies to the south comprising buildings for mixed community and education use, a small gym (1 badminton court) and parking area.
- 3.2 To the west are rear gardens of Burnham Lane homes with various trees or shrubs on the boundary. Rear gardens of Blumfield Crescent lie next to the playing field to the north. Houses and flats off Littlebrook Ave lie close to the east boundary with limited boundary planting. The application site excludes the existing parking area for Millside School.
- 3.3 The existing access is shared with the community centre and runs between homes on Burnham Lane. It is tree lined and cars can only pass each other if they run over the grass verge. The site is near Burnham Station and is served by a regular bus service.
- 3.4 There are big trees on or near the west boundary. One will be lost by the new car park along with scrub in the corner of the playing field. Some tree root areas will be affected by driveway works.

4.0 **Site History**

- 4.1 New synthetic surface sports pitch with floodlights approved May 1995. (Ref P/04628/028)
- 4.2 High fence at ends of football pitch approved 1990 (Ref P/04628/026).
- 4.3 Special Day School building approved 1988 (Ref. P/04628/011).

5.0 **Neighbour Notification**

- 5.1 Burnham Lane 106-110, 114 – 142 even
Haymill Rd 2 – 8 even
Blumfield Cr. 141 – 175 Odd
Littlebrook Ave. 132 – 152 even; 170 – 192, 194-232 even.
Altwood Close 1 – 11 odd

- 5.2 5 letters of objection received raising issues of :

Noise and disturbance : from uses in the new buildings (music can be heard from the existing community centre uses and school will be closer to homes); from activity around the new parking area – affect peace and tranquillity of rear gardens; from games area – shouting and balls over/against fence (Littlebrook Ave.)

Loss of privacy/overlooking: activity from new uses; new car park next to gardens; need better fence/boundary planting.

Security: new car park activity next to rear gardens – need better fence.

Mature trees: may be affected by new access work.

Visual bulk: sports hall close to Burnham Lane property boundaries and much higher than existing building and about 6 foot higher than adjoining homes. Will be overbearing, out of keeping. Burnham Lane residents will see the full length of the long elevation. Building will disproportionately impact Burnham Lane properties. Sports hall height should be reduced if it cannot be moved.

Materials: of sports hall should not make it look like an industrial building. Prefer neutral colour.

New building should be on the site of the existing community centre.

Object to housing on the site of the existing community centre building.

6.0 **Consultation**

6.1 Traffic /Highways

No objection subject to entrance being widened to create a passing place and removal of entrance raised paving jutting out with proper kerb. Submit a travel plan and pay travel plan monitoring fee. Turning area for drop off needs clarifying. Cycle storage needs changing.

6.2 Tree Officer

Seeks confirmation about construction method of car park access over roots of a big tree or alteration of the alignment.

6.3 Environment Agency

No objection

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 Local Plan policy OSC 17 restricts developments that involve the loss of community facilities unless they are replaced or re provided. The Council propose to demolish the Haymill community centre building. The sports facilities will be replaced and enhanced as part of the new development. The Council say users of other community facility space – hall and meeting room – can be use other local facilities. Whilst it is unclear how suitable this will be for existing users the planning application does not cover demolition of the Haymill community centre itself so it is difficult to apply the policy to this school application.

7.2 Local Plan policy OSC 2 requires protection of school playing fields unless certain exception criteria can be met. The new two storey building, sports hall and car park will involve loss of about 40 % of the playing field. However space remains for a small pitch and the new sports hall and refurbished outdoor court will provide enhanced sports facilities. Consequently the policy exception criteria are satisfied. The above principles also apply to Core Strategy policy 6.

- 7.3 The site is not allocated for development in the Local Plan.
- 7.4 Regarding the adjacent community centre site and residents concern about redevelopment for housing and their suggestion it be used for school expansion these are noted but these matters should not influence a decision on this application.

8.0 **Access and Transport**

- 8.1 The existing access arrangement will be sufficient for the limited extra traffic expected. However the applicant has been asked to carry out localised widening on the narrow access to create a proper passing place and for the current raised and jagged paving at the entrance to be replaced with a normal kerb. A travel plan will be required to help limit car trips.
- 8.2 The internal access and parking arrangement is broadly acceptable. Minor changes have been requested.

9.0 **Design**

- 9.1 The single storey and teaching block of the two storey buildings are acceptable in terms of layout and design. The two storey building is 39 metres from the nearest 3 storey flats in Littlebrook Avenue.
- 9.2 The 9.6 metre high sports hall is quite big for its location near the site boundary and near 4 homes on Burnham Lane. It will be 24 metres from the boundary and 74 metres from the homes. There will be no windows in the sports hall elevation facing the homes so overlooking is not a problem but it will dominate the view from those homes being higher than the houses.
- 9.3 This relationship is not ideal for a suburban area. A previous scheme had less impact on the existing homes but took up more green space. The height of the building is linked to badminton court dimensions. Furthermore the College have some particular operational needs in terms of building and entrance locations to keep different groups of pupils separate but also allow for some joint use of space. Consequently the proposal is broadly acceptable in terms of location and size but the applicant has been asked to review the height if possible.
- 9.4 In terms of the appearance of the sports hall the coloured panels at low level are suitable as they provide some interest to the otherwise plain elevation next to the car park. For the cladding above there is a desire to avoid an industrial building appearance it being so close to residential property but it will also be wise not to make the finish, in terms of colour or pattern too striking being in view of homes. The applicant has been asked to review the current flat aluminium panels proposed.
- 9.5 Existing boundary trees will help soften the appearance of the big building when viewed from adjacent homes. Some new tree planting will assist and a revised scheme has been requested.
- 9.6 Limiting damage to existing boundary tree roots can be covered by condition re the extended access road.

- 9.7 The new parking area near rear gardens of Burnham Lane homes will create more activity and noise than at present. By condition a better boundary fence can be put in place to limit overlooking and lessen noise. A CCTV system is also proposed.
- 9.8 The multi use games area on the east side is quite close to existing Littlebrook Avenue homes. It will replace an existing games court. Additional boundary planting will be asked for by condition along with boundary wall treatment that reduces noise from ball contact.
- 9.9 The adjacent homes in Burnham Lane are in a 'residential area of exceptional character' zoning on the Local Plan proposals map. This policy is intended to control development within that area rather than adjacent to it. So the policy has no implications for this application. .
- 9.10 Overall the proposal, subject to the changes referred to and conditions complies with Local Plan and Core Strategy design and environment policies.
- 10.0 **Conclusion**
- 10.1 Overall the proposal is acceptable in principle subject to satisfactory resolution of the outstanding matters referred to above namely access, turning area, tree root protection, tree planting, and sports hall appearance. In addition a travel plan monitoring fee is payable. This is normally a Section 106 requirement, but such agreements cannot be applied to Council developments, so a payment is required before any permission is granted. The recommendation of approve is dependent upon the above matters being resolved, prior to the Committee meeting.

PART C: RECOMMENDATION

- 11 **Recommendation**
- Approve, subject to conditions.

PART D: LIST OF CONDITIONS.

1. The development shall be carried out in within three years from the date of this permission in accordance with detailed plans showing the siting, design and external appearance of any buildings to be erected, the means of access to the site, the landscaping of the site, road and footpath design, vehicular parking and turning provision, hereinafter collectively referred to as 'the reserved matters' which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON To ensure that the proposed development does not prejudice the amenity of the site.

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. A-624/01B site location plan
- (b) Drawing No. A-624/19B site block plan
- (c) Drawing No. A-624/23B site plan TO BE REVISED
- (d) Drawing No. A-624/25B elevations PRU TO BE REVISED
- (e) Drawing No A-624/26B elevations Millside
- (f) Drawing No A-624/27B elevations contextual
- (g) Drawing No A-624/28B floor plan PRU ground floor
- (h) Drawing No A-624/29B floor plan PRU first floor
- (j) Drawing No A-624/33B floor plan Millside
- (k) Drawing No A-624/34A external stores

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. Details 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 Adopted Local Plan for Slough 2004.

4. No development shall commence until details of the proposed bin store (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

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

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

6. 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. It shall

include new trees near the west boundary and new shrub planting on the east boundary.

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.

7. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been submitted to and 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. The measures shall include any 'no dig' construction under the crown spread of trees near the west boundary.

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.

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. The details shall include treatment of the wall of the multi use games area to reduce ball impact noise. Before the development hereby permitted is occupied the approved boundary treatment shall be implemented on site 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 development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development. The details shall include localised widening of the entrance road and replacement of entrance radii raised paving with normal kerbs.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

10. No development shall be occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. Once agreed, the development shall operate in accordance with the agreed Travel Plan. The Travel Plan shall specify initiatives to be adopted by the operators of the site 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 operator 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 T15 of the Slough Local Plan 2004, policy 7 of the Core Strategy and to meet the objectives of the Slough Integrated Transport Strategy.

11. The development shall not begin until details of on site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. The buildings shall not be occupied until the approved details have been implemented.

REASON In the interest of flood prevention.

12. The multi use games area and the sports hall shall not be used outside the hours of 9 am to 10 pm.

REASON In the interest of protecting the living conditions of adjacent residents.

13. The multi use games area and the sports hall shall be made available for local community use during the evenings, weekends and school holidays in accordance with a community use agreement that shall have first been submitted to and been approved by the local planning authority prior to the first occupation of the new buildings.

REASON In the interest of providing local recreation facilities for the community and in particular re-providing sports facilities lost on the adjoining community centre site.

14. To design and construct the buildings such that they achieve a BREEAM rating of 'Very Good'. The buildings shall not be occupied until evidence (certificate from a BRE accredited person) of achieving the design stage rating has been submitted to the local planning

authority.

REASON In the interest of reducing carbon emissions and reducing the affects of climate change.

15. Low or zero carbon energy

Construction of the building shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority. The scheme shall include details of energy to be generated on the site from low or zero carbon sources equivalent to 10% of the developments estimated carbon emissions. The scheme shall be implemented as approved and no building shall be occupied until its associated energy generating equipment has been installed and is operational.

REASON In the interest of sustainable development in particular reducing carbon emissions.

INFORMATIVE(S):

1. A travel plan monitoring fee of £ 3,000 has been paid to cover Council expenses for monitoring the travel plan. The payment would normally be required by way of a Section 106 planning obligation but as this is a Council planning application and development the Council is unable sign an obligation with itself.
2. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
3. 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, and to all relevant material considerations.

Policies:- EN1 EN3 OSC2 OSC17 T2 T8 The Adopted Local Plan for Slough 2004 and Core Policy 2, 6, 7, 8, 9, 12 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.

Informative

This notice DOES NOT convey any consent that you may require for

Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.

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PLANNING COMMITTEE

4th April 2013

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

AGENDA ITEM 7

S/00695/000 - Haymill Centre

Revised drawings submitted are satisfactory. The car park and sports hall building have been moved away from the west boundary a small amount. The hall will now be 26 m instead of 24 m away from the site boundary. In terms of the distance of the sports hall from Burnham Lane homes the Architect points out that it is also a similar distance from homes in Littlebrook Avenue and Blumfield Crescent and that the eaves height is 8 m. The height allows for a Sport England standard badminton court. The material of the upper part of the sports hall will be controlled by a condition. At present the proposal is for grey cladding. The Architect points out that a pale colour will help reduce the visual impact of the building. This is noted but the option of a pale but slightly textured or matt finish should be looked at as well in case this is a better option. The boundary between car park and Burnham Lane homes is to be 2.4 m high close board fence. It could also have the top 0.6 metre part as a trellis which the Police say can help deter intruders climbing over.

Condition 1 to change to include revised drawing numbers :

A-624/19 D Site block plan received 2-4-13
A-624/23 C Site plan received 2-4-13
A-624/25 C elevations PRU received 2-4-13
A-624/27 C elevations contextual received 2-4-13

Condition 12 to change to allow the sports hall and outdoor games area to be used from 8.30 am Monday to Friday to tie in with school opening hours.

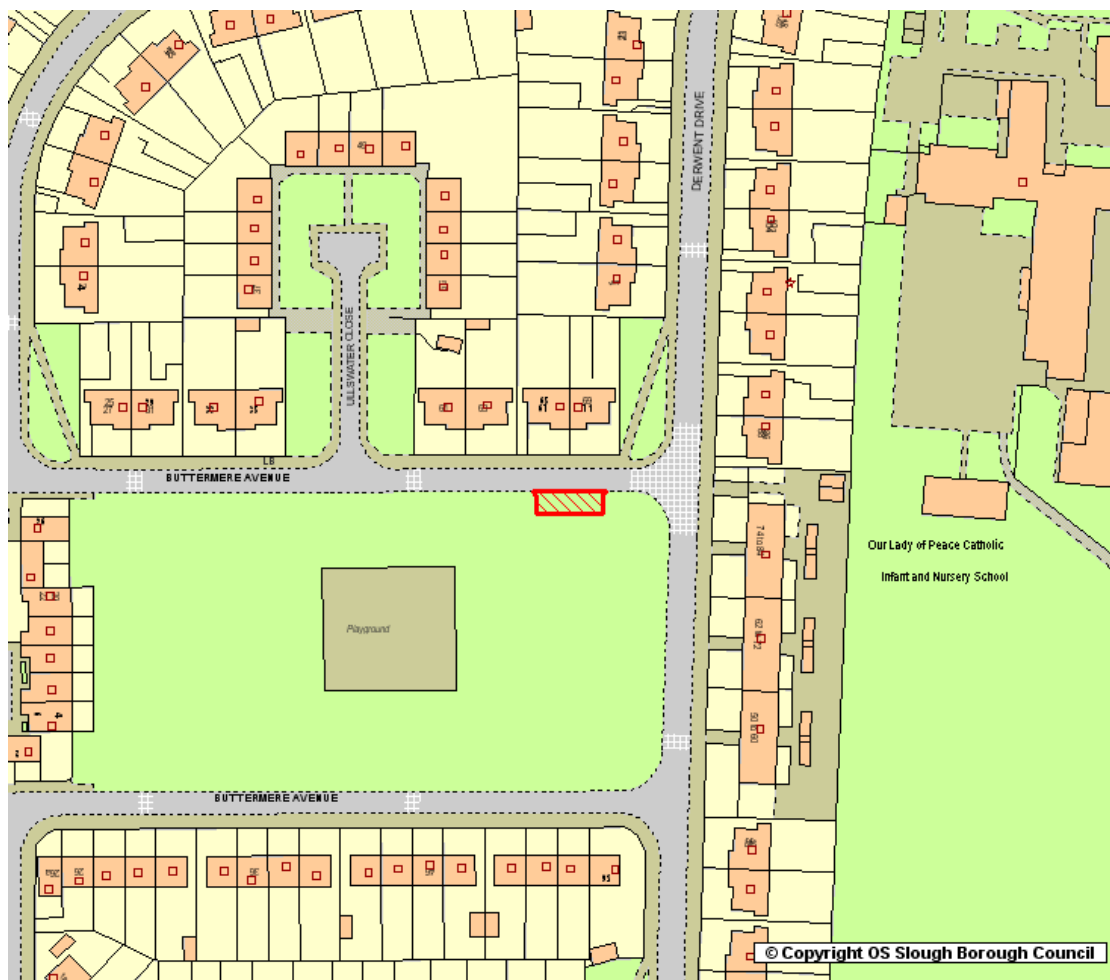
Site location plan in agenda papers amended to show only the application site – see attached.

The Travel Plan Monitoring Fee needs to be paid before permission is granted. This is instead of being a S106 Agreement hence the need to delegate the decision.

CHANGE TO RECOMMENDATION – DELEGATE TO HEAD OF PLANNING POLICY AND PROJECTS

Registration Date:	29-Jan-2013	Applic. No:	S/00700/000
Officer:	Mr. J. Dymond	Ward:	Haymill
		Applic type:	13 week date:
Applicant:	Mr. David Askwith, Slough Borough Council		
Agent:	Mrs. Jackie Reynolds, Slough Borough Council St Martins Place, 51, Bath Road, Slough, SL1 3UF		
Location:	Land opposite, 65-71, Buttermere Avenue, Slough		
Proposal:	CHANGE OF USE OF EXISTING GRASSED PUBLIC OPEN SPACE INCORPORATING REMOVAL OF EXISTING BOLLARDS AND EXCAVATION OF LAND TO PROVIDE 6 NO. CAR PARKING BAYS (LOCATED OPPOSITE NO'S. 65, 67, 69 AND 71 BUTTERMERE AVENUE) AND ASSOCIATED HARD SURGACING AND KERBING.		

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's Housing Services section and an objection to the application has been received.

1.2 Having considered the relevant policies set out below, the representations received from local residents and the comments 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 change of use of part of the existing grassed public open space incorporating the removal of the existing bollards and the excavation of the land to provide 6 no. car parking bays (located opposite nos. 65, 67, 69 and 71 Buttermere Avenue) and associated hard surfacing and kerbing. It is understood that the proposed car parking spaces would not be allocated to specific properties or users, and as such the spaces would be available for general use.

2.2 It is understood that the proposal has been prepared by Housing in response to the complaints received from residents regarding the lack of parking on the estate. The parking issues are understood to have arisen from parents dropping off and collecting children from school, and resident parking at evenings and weekends.

2.3 In addition, the garage site in Derwent Drive has been disposed of to build social housing and there will be proposals to develop another site at Coniston Crescent in the near future. It is understood that these developments would have no effect on parking as many garages are empty and those that are rented are used for storage rather than a motor vehicle as they are often too small for modern cars. In addition, the new properties have two parking spaces each, and the Derwent Drive garage site was used as an unofficial drop off and turning area at school pick up times.

3.0 **Application Site**

3.1 Buttermere Avenue is situated to the north and south of an area of public open space which is bounded to the east by Derwent Drive and to the west by Burford Gardens. The site adjoins the southern side of Buttermere Avenue (north).

3.2 The application site area is 39.65 square metres. The application site is currently an area laid to grass with low height bollards in situ.

3.3 The public open space is 0.745 of a hectare in area. The land is laid to grass and there is a play area to the centre of the public open space enclosed by a low height metal fence. The play area contains swings, climbing frames and slides. Immediately adjacent to the enclosed play area to the west there is a zip wire. To the east of the play area, there are two metal football goals.

4.0 **Site History**

4.1 There appear to be no previous applications relating to the site.

4.2 Previous applications in the surrounding area of relevance are considered to be as follows:

4.3 Burford Gardens

SB/00249/000 – ERECTION OF 49 NO. TWO PERSON/1 BED FLATS AND BUNGALOWS FOR ELDERLY PERSONS, PROVISION OF PARKING FACILITIES AND ACCESS ROAD – Approved with Conditions – 25/02/1982

5.0 Neighbour Notification

5.1 80, Derwent Drive, Slough, SL1 6HW, 82, Derwent Drive, Slough, SL1 6HW, 84, Derwent Drive, Slough, SL1 6HW, 74, Derwent Drive, Slough, SL1 6HW, 76, Derwent Drive, Slough, SL1 6HW, 78, Derwent Drive, Slough, SL1 6HW, 86, Derwent Drive, Slough, SL1 6HW, 88, Derwent Drive, Slough, SL1 6HW, 90, Derwent Drive, Slough, SL1 6HW, 92, Derwent Drive, Slough, SL1 6HW, 63, Buttermere Avenue, Slough, SL1 6EF, 65, Buttermere Avenue, Slough, SL1 6EF, 67, Buttermere Avenue, Slough, SL1 6EF, 69, Buttermere Avenue, Slough, SL1 6EF, 71, Buttermere Avenue, Slough, SL1 6EF, 61, Buttermere Avenue, Slough, SL1 6EF

5.2 One letter of objection received on the following grounds:

5.3 Occupier of 54 Buttermere Avenue – Object for the following reasons in summary:

- The green is for the enjoyment of all, residents & visitors alike, and for our children to play in reasonable safety.
Response: The land the subject of this application is identified as public open space on the Proposals Map.
- The proposed parking spaces are close to the regularly used football goals. This means that: (a) Cars parked here are likely to be hit/damaged by footballs (at their own risk). If this occurs regularly people will be deterred from parking there, thus rendering the spaces pointless; (b) As the area is close to the football goals, balls will inevitably be kicked between the cars which will result in children running in & out between the cars and possibly into the road to retrieve their balls.
Response: The position of the existing football goals is noted.

Whilst footballs may be kicked in the direction of the road and could hit cars, the proposed spaces are not considered to significantly change this situation as vehicles appear to be parking in this area at present.

- The green is "open space". Slough Local Development Plan and the NPPF - Supporting document February 2013 - Core Policy 2 states: "Existing private and public open spaces will be preserved and enhanced. Where, exceptionally, it is agreed that an open space may be lost, a new one, or suitable compensatory provision, will be required to be provided elsewhere."
Response: The principle of the loss of part of the open space is assessed below.
- If part of the green is lost to vehicular parking, this surely goes against the above policy and will open the "floodgates" for more of it to be taken away in the future.
Response: Whilst the principle of the loss of part of the open space is assessed below, it should be noted that this area is on the edge of the open space and constitutes a relatively small area.
- The parking problem is only at school dropping off and school picking up times. The parking problem at these times is caused purely by parents of Our Lady of Peace schools and their inconsiderate parking. A simple period of observation would confirm the above.
Response: Housing has advised that parents dropping off and collecting children from school is one of the reasons for the parking issues in this area. The other issue is understood to relate to resident parking at evenings and weekends.
- When Our Lady of Peace is shut such as an Inset Day, but its neighbour Priory School is open, the parking problem does not exist. If the application is approved, the only people that benefit would be the Our Lady of Peace pupils' parents.
Response: As above. Housing have also advised that the school are understood to be considering their own measures to address parking issues including starting up a walking bus.
- The spaces proposed in Buttermere Avenue are on a bus route and vehicles may have to reverse out, as well as being close to a corner and junction, causing safety issues to pedestrians, other cars and the buses.
Response: The acceptability of the proposal in highway terms is assessed below. It appears that cars are currently parking on the road at present.
- The provision of 6 spaces on the green, would only provide an extra 3 parking spaces in reality once you factor in the fact that 3 vehicles could have parked along the road in the space taken up by the proposed parking spaces.
Response: It is understood that cars are parking on the road in this location at present and the net gain in the number of spaces is noted and acknowledged.

- There has been no update as to what the school itself, Our Lady of Peace, can do to alleviate the problem caused by parents of its pupils. They have space to create a small car park on their own field, which already has vehicular access from Tudor Gardens and would not seriously impact upon their sporting capability. They should be accepting some responsibility for the problem and seeking to assist the community by offering solutions to the problem.

Response: As noted above, it is understood that the local residents association are having ongoing discussions with the school and a walking bus has been talked about.

- If this application is approved, residents will lose out by removal of part of our well used and pleasant open space for the benefit of short term visitors that do not reside here.

Response: The principle of the proposal is assessed below.

5.4 One letter of support received on the following grounds:

5.5 Occupier of 70 Priory Road (Vice Chair of Priory Tenants & Residents Association) – Support for the following reasons in summary:

- Proposal can make a contribution to alleviating some of the pressure of parking and child safety due to two schools being located here.

Response: The parking pressures understood to be occurring in the locality are summarised below.

- Hope that proposal will form part of a package of proposals to improve safety for school children and those from Priory Estate.

Response: Noted. It is understood that Housing are proposing future parking improvements in the area.

6.0 **Consultation**

6.1 Transport and Highways

It is understood that the spaces are being provided to supplement the shortage of parking spaces on the wider estate.

There is a severe shortage of parking in this area and considerable levels of parking on the footway do occur.

No highway objection.

6.2 Environmental Protection

No comments received.

6.3 Tree Officer

The proposal will require the removal of one small tree. This tree is shown as retained on the plans but the parking spaces will be so near the tree it

will unviable. The loss of this tree can be mitigated buy replanting to the south of the proposed parking spaces.

I would recommend that a condition requiring replanting is applied. The car parking will be outside the RPA of the mature maples on the east side of the green. These trees are prominent and an important feature of the park. The Root Protection Area (RPA) is the minimum area surrounding a tree that can contain sufficient rooting volume to support the requirements of that tree, as stated in the recommendations of BS5837:2012 - *Trees in relation to design, demolition and construction*.

To insure the survival of the tree, this area should be left undisturbed to prevent damage to the roots which would be detrimental to the tree. However it would be possible to cause disturbance and damage to these trees roots if the RPA was used for storage parking or other activities which could cause soil compaction. I would therefore recommend that a condition requiring details of protective fencing to exclude construction activities from under these trees is applied.

6.4 Crime Prevention Design Advisor

No police objections or comments regarding crime prevention for this application.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 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

Slough Local Development Framework Proposals Map February 2010

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

Core Policy 1 – Spatial Strategy

Core Policy 2 – Green Belt and Open Spaces

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 EN1 – Standard of Design

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy OSC1 – Protection of Public Open Space

Other relevant documents

Slough Local Development Plan and the NPPF - PAS Self Assessment

Checklist, February 2013
Open Space Study

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that after a 12 month period from the day of publication of the National Planning Policy Framework (as of 27th March 2013), due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist. Comments on the Self Assessment Checklist are being accepted up to 6pm on Friday 29th March

It was agreed at Planning Committee on 17th October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough.

The detailed Self Assessment undertaken identifies that Core Policy 2 of the Core Strategy, which relates to green belt and open spaces is compatible with the NPPF objectives to deliver healthy, inclusive communities.

7.2 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) Potential impact on neighbouring properties;
- 4) Transport, parking/highway safety.

8.0 **Principle of Development**

8.1 The land the subject of this application is identified as public open space on the Proposals Map. As such, Core Policy 2 of the Core Strategy and Policy OSC1 of the Adopted Local Plan would apply.

8.2 It is considered that the key issues in terms of the assessment of the acceptability of the principle of the proposal would relate to the principle of the loss of open space and the introduction of the proposed parking spaces in this location.

8.3 **Loss of part of Public Open Space**

8.4 Core Policy 2 of the Core Strategy states:

"Existing private and public open spaces will be preserved and enhanced.

Where, exceptionally, it is agreed that an open space may be lost a new one, or suitable compensatory provision, will be required to be provided elsewhere.”

8.5 Policy OSC1 of the Adopted Local Plan sets out the following:

“Development upon any land identified as public open space on the Proposals Map will not be permitted unless:

a) the development is ancillary to the use of the site as open space and the scale of the development and intensity of use is appropriate to the location;

b) the use of the open space can be retained and enhanced by the development on a small part of the open space as long as the quality or quantity of pitch provision and the ability to make use of the pitches are not prejudiced; or

c) the open space is replaced by new provision which is at least comparable in terms of size, facilities, and amenity and is conveniently located for current users of the open space.”

8.6 The National Planning Policy Framework also states the following with regard to open space:

“73. Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.

74. Existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or

- the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or

- the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss.”

8.7 An Open Space Study was undertaken in October 2005 which formed part of the Local Development Framework evidence base. This study showed that existing open spaces were well used and valued by local residents, but there was a need to improve the quality of many of them.

8.8 The Study identified this area of public open space as ‘amenity green space’. Amenity green space is understood to fulfil a number of purposes

including “enhancing the appearance of local areas and providing opportunities for informal activities such as jogging, dog walking and informal play.” It is also acknowledged that amenity green space can help reduce noise and provide a break in the urban street scene.

- 8.9 With regard to provision in the Haymill Ward, the Study identified that there is limited provision of parks in Haymill but the quality is higher than average and therefore arguably more valuable. It was found that the ward is deficient in amenity green space.
- 8.10 The supporting text to Core Policy 2 of the Core Strategy acknowledges that there is shortage of parks, playing fields and green spaces in Slough, which will be very difficult to make up, particularly since sporting facilities outside of the Borough are also under threat. As a result, the thrust of the Policy is to retain all existing open spaces.
- 8.11 The proposal is not for the loss of an open space all together, but the loss of part of an open space. The area of public open space which would be lost to the proposed car parking spaces would be 39.65 square metres. The total area of the public open space including the playground area is 0.745 of a hectare in area (7453 square metres). In percentage terms, the part of the open space to be lost would constitute a modest 0.5%.
- 8.12 Whilst the concerns regarding the loss of play space are duly noted, the usability of this part of open space for amenity purposes is considered to be limited at present due to its location on the fringe of the open space adjacent to the junction with Derwent Drive, the proximity of the area to the road and the presence of the existing bollards.
- 8.13 **Proposed parking spaces**
- 8.14 Notwithstanding the fact that the application site is identified as public open space, there is considered to be no objection to the creation of additional parking spaces in this suburban residential location, given that these spaces are proposed to address the specific issues which have been raised regarding parking problems in the area and parking on the footway.
- 8.15 Weighing up the loss of part of the open space against the principle of parking, whilst relevant policies do seek to resist the loss of public open space, it is not considered that the proposal would pose a significant conflict with the aims of these policies to such an extent that new or replacement provision would be required given the substantial amount of existing open space to be retained and the limited usability of the site for amenity purposes at present.
- 8.16 Housing have advised that they are willing to provide trees/shrubs to screen the parking bays from the park and some addition trees on the park towards Burford Gardens to shield these properties as complaints are received regarding balls hitting properties.
- 8.17 It is considered that this additional planting would compliment the existing trees in situ on the open space which are considered to constitute pleasing landscape features.

8.18 In summary, the proposal is not for the loss of an open space all together, but the loss of a small part of the edge of an existing open space. The majority of the open space would be retained and the proposal would not significantly impact on the usability of the retained area. The parking bays proposed have been proposed by Housing to address the parking problems in the area in response to the specific issues identified. Given the small extent of the encroachment, it is not considered that the proposal would have a significant adverse impact on open space provision and as such is considered acceptable on balance.

8.19 The proposal is considered to be acceptable in principle and would comply with Core Policy 2 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy OSC1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

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

9.1 The main alterations to the appearance of the area and the street scene are considered to be as a result of the excavation of the existing green area and its replacement with hardsurfacing and kerbing.

9.2 These works are considered to be relatively unobtrusive and it is not considered that the proposed alterations would result in significant detriment to the appearance of the street scene. No fencing or other means of enclosure is proposed and noting that cars are currently parked in this area at present, the proposal would not result in a significant change to the appearance of the street scene.

9.3 The Tree officer considers that the proposal will require the removal of one small tree. This tree is shown as retained on the plans but the parking spaces will be so near the tree it will be unviable. The loss of this tree can be mitigated by replanting to the south of the proposed parking spaces.

9.4 As noted above, Housing has advised that they are willing to provide supplementary trees/shrubs. It is considered that this additional planting would assist in screening the proposed parking bays and enhancing the landscaping quality.

9.5 The Thames Valley Crime Prevention Design Officer has been consulted; however no police objections to the proposal have been raised.

9.6 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 **Potential Impact on Neighbouring Properties**

10.1 The proposal is not considered to result in an adverse impact on the amenity of neighbouring occupiers. Environmental Protection has been consulted however no comments have been received.

- 10.2 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.
- 11.0 **Transport, Parking/Highway Safety**
- 11.1 As noted under the Proposal section, it is understood that the parking bays have been proposed by Housing in response to the complaints received from residents regarding the lack of parking on the estate. The parking issues are understood to have arisen from parents dropping off and collecting children from school, and resident parking at evenings and weekends.
- 11.2 Housing have advised the local residents association, who are in support of the proposal, are having ongoing discussions with the school however there are no concrete proposals as of yet. It is understood that the school have talked about starting up a walking bus, by using the parking spaces in Priory Road for parents. However, the problem with this is there is no crossing on Priory Road and it is a very busy road. It is understood that there has been talk of providing some kind of crossing in the future, but nothing definite has been proposed as yet.
- 11.3 Other options for parking in the area have been considered. It should be noted that additional parking provision is also to be proposed on Ullswater Close and Derwent Drive and this would be the subject of a separate application. With regard to the proposals at this site, it is understood that consideration was given to the provision of parallel parking bays; however it was considered that providing parking bays in this orientation would make no real difference to the current parking provision as cars are already parallel parking. In order to provide a net gain of spaces, a perpendicular parking bay arrangement was proposed.
- 11.4 The Council's transport consultant has commented that there is a severe shortage of parking in this area and those considerable levels of parking on the footway occur. On the basis that the proposed spaces are being provided to supplement the shortage of parking spaces on the wider estate, no objection has been raised. It is considered that the spaces would be of a depth which would allow sufficient turning ability with the road width.
- 11.5 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.
- 12.0 **Summary**
- The proposal has been considered against relevant development plan policies, and regard has been had to the representations received from neighbouring residents, comments received from consultees, and all other relevant material considerations.
- 12.1 It is recommended that the application be approved with conditions.

PART C: RECOMMENDATION

13.0 **Recommendation**

13.1 Approve with conditions.

PART D: LIST OF CONDITIONS

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. HO 12/13 PL-110 B, Dated 30/10/12, Recd On 14/01/2013

(b) Drawing No. HW-12/13-PR-110 B, Dated 13/08/12, Recd On 14/01/2013

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 development hereby permitted shall not be begun until details of the surfacing and replacement bollards has been submitted to and approved in writing by The Local Planning Authority and shall be implemented on site 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 the Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No works or development shall take place until full details of all proposed tree planting, and the proposed times of planting, have been approved in writing by the local planning authority, and all tree planting shall be carried out in accordance with those details and at those times.

If within a period of two years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

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

5. No development shall commence until tree protection measures during construction of the development for existing retained trees have been submitted to and 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.

INFORMATIVE(S):

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. 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:- EN1, EN5, T2, T8 and OSC1 of The Adopted Local Plan for Slough 2004 and Core Policies 1, 2, 7, 8, 11 and 12 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.

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SLOUGH BOROUGH COUNCIL

REPORT TO: PLANNING COMMITTEE

DATE: 4th April 2013

PART 1

FOR INFORMATION

Planning Appeal Decisions

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

WARD(S) **ALL**

Ref	Appeal	Decision
P/15384/000	302 Langley Road ERECTION OF A TWO STOREY SIDE EXTENSION, PART SINGLE, PART TWO-STOREY REAR EXTENSION, WITH PITCHED ROOFS, CONVERSION OF EXTENSION STORAGE OUTBUILDING TO A HABITABLE ROOM.	Appeal Dismissed 6 th February 2013
P/15371/000	16 Elliman Avenue ERECTION OF A PART TWO STOREY AND PART SINGLE STOREY REAR EXTENSION BOTH WITH PITCHED ROOFS.	Appeal Dismissed 12 th February 2013
P/15276/001	38 Buckland Avenue ERECTION OF A TWO STOREY SIDE EXTENSION, ERECTION OF A NEW ROOF, A TWO STOREY REAR EXTENSION, SINGLE STOREY REAR EXTENSION, INSTALLATION OF 6 NO. FLANK VELUX WINDOWS, TWO VELUX WINDOWS IN THE FRONT ELEVATION, A DORMER WINDOW IN THE REAR ELEVATION AND A SINGLE STOREY FRONT EXTENSION WITH A PITCHED ROOF.	Appeal Dismissed 18 th February 2013
P/12982/005	Saints Transport Ltd, Halo House, Galleymead Road DISPLAY OF 1 NO. INTERNALLY ILLUMINATED ADVERTISEMENT PANEL TO THE REAR OF EXISTING ADVERTISEMENT HOARDING (18.3M X 4.9M) Advertisement consent was refused on the grounds that: The proposed sign by virtue of it creating a significant distraction for road users in a heavily trafficked and high-speed location between junctions does not have regard for public safety contrary to the National Planning Policy Framework and Policy EN11 of the Adopted Local Plan for Slough 2004.	Appeal Allowed subject to conditions 11th March 2013

	<p>The Inspector concluded that:</p> <p><i>“The advertisement would be clearly visible from the M25 motorway. It would be a simple, easily read display that would be viewed below the nearby gantry sign and bridge deck, and so drivers would not need to look away from the motorway to see it. Also, its illumination would be less intense than that of the gantry signs, and there are a number of repeater signs on that stretch of the motorway. As such, I am satisfied that the proposed advertisement would be unlikely to attract driver attention away from the existing traffic signs to such an extent that it would be a safety risk.</i></p> <p><i>The accident data does not support the view that the advertisement would be such a distraction to drivers that it would harm highway safety.</i></p> <p><i>In support of its refusal, the Council has referred to a previous appeal decision, regarding a proposed advertisement at the same location as the current appeal. Whilst that advertisement would have been about half the size of the current appeal proposal, it would have had a changing display that would have been difficult to control, whereas the current appeal involves a static display that would not be changed. The decision letter does not refer to any evidence that had been presented at that hearing in relation to accidents and suggests that the Highways Agency objected to that proposed advertisement. Also, national policy guidance has changed with the introduction of the National Planning Policy Framework (Framework) in 2012 and Circular 03/2007. Therefore, the circumstances behind that decision are significantly different from those of the current appeal, and I have determined this appeal on the basis of its own individual planning merits in the light of the evidence provided and the prevailing policies and guidance.”</i></p>	
P/14846/003	<p>22 Cottesbrooke Close</p> <p>ERECTION OF A SINGLE STOREY PITCHED ROOF FRONT EXTENSION, A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY REAR EXTENSION WITH A PITCHED ROOF.</p> <p>Reason for refusal;</p> <p>The proposed two storey side extension by virtue of its inadequate set in from the boundary with the neighbouring property, which would have a negative impact on the open character of Cottesbrooke Close and would be contrary to the pattern of development in this area. As such the proposal is contrary to Policies: H13, H14 and EN1 of The Adopted Local Plan for Slough 2004; Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Supplementary Planning Document, Residential Extensions Guidelines; National</p>	<p>Appeal allowed subject to conditions</p> <p>18th March 2013</p>

	<p>Planning Policy Framework.</p> <p>Inspectors response;</p> <p><i>The Inspector felt that given the existing houses within the road were not uniform in arrangement and gaps of different sizes existed between properties, the small gap would not be out of keeping with the pattern and form of the surrounding development and the proximity of the extension to adjacent house that sits forward of the appeal house would not give rise to a continuous terracing effect.</i></p>	
P/08531/004	<p>177 Goodman Park</p> <p>ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH GABLE ENDED PITCHED ROOF</p>	<p>Appeal Dismissed</p> <p>20th March 2013</p>

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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	P	P	P	P	P	P		
Rasib	P	P	P	P	P	P	Ap		
Dar	P	P	P	P	P	P	P		
Hussain	P	P	P	P	P	P	Ap		
O'Connor	P	P	Ap	P	P	Ap	P		
Plenty	P	P	P	P	P	P	P		
Sharif	P* (from 7pm)	P* (from 7.07pm)	P	P* (From 6.35pm)	P* (from 6.54pm)	P	Ap		
Smith	P	P	P	P	P	P	Ap		
Swindlehurst	P* (from 6.40pm)	Ap	P	P	Ap	P	P		

P = Present for whole meeting
 Ap = Apologies given

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

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