

Date of issue: 8th October, 2014

MEETING

PLANNING COMMITTEE

(Councillors Dar (Chair), Ajaib, Bains, M Holledge, Plenty, Rasib, Sidhu, Smith and Swindlehurst)

DATE AND TIME:

THURSDAY, 16TH OCTOBER, 2014 AT 6.30 PM

VENUE:

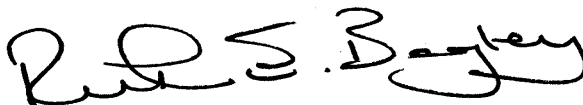
FLEXI HALL, THE CENTRE, FARNHAM ROAD,
SLOUGH, SL1 4UT

**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

**AGENDA
ITEM**

REPORT TITLE

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1. Apologies for Absence

CONSTITUTIONAL MATTERS

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2.	Declarations of Interest <i>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, 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.</i> <i>The Chair will ask Members to confirm that they do not have a declarable interest.</i> <i>All Members making a declaration will be required to complete a Declaration of Interests at Meetings form detailing the nature of their interest.</i>		
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PLANNING APPLICATIONS			
6.	P/01049/021 - 370-386 Farnham Road, Slough, Berkshire, SL2 1JD <i>Officer Recommendation: Delegate to the Acting Planning Manager</i>	7 - 20	Farnham
7.	P/15909/000 - Land rear of former Town Hall and, No.s 8 &10, Ledgers Road, Slough, Berkshire <i>Officer Recommendation: Delegate to the Acting Planning Manager</i>	21 - 32	Chalvey
8.	S/00709/000 - 145 Elliman Avenue, Slough, SL2 5BD <i>Officer Recommendation: Approved</i>	33 - 38	Central
MISCELLANEOUS REPORTS			
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AGENDA
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Thursday 27th November, 2014

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. Please contact the Democratic Services Officer shown above for further details.

The Council allows the filming, recording and photographing at its meetings that are open to the public. Anyone proposing to film, record or take photographs of a meeting is requested to advise the Democratic Services Officer before the start of the meeting. Filming or recording must be overt and persons filming should not move around the meeting room whilst filming nor should they obstruct proceedings or the public from viewing the meeting. The use of flash photography, additional lighting or any non hand held devices, including tripods, will not be allowed unless this has been discussed with the Democratic Services Officer.

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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 Wednesday, 3rd September, 2014.

Present:- Councillors Dar (Chair), Ajaib (Vice-Chair), Bains, M Holledge, Plenty, Rasib, Sidhu and Smith

Apologies for Absence:- Councillor Swindlehurst

PART I**28. Apologies for Absence**

Apologies were received from Councillor Swindlehurst.

29. Declarations of Interest

None.

30. Guidance on Predetermination/Predisposition - To Note

Members confirmed that they had read and understood the guidance note on Predetermination and Predisposition.

31. Minutes of the Last Meeting held on 24th July, 2014

Resolved - That the minutes of the meeting of the Planning Committee held on 24th July 2014 be approved as a correct record.

32. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

33. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned for ten minutes to allow Members the opportunity to read the amendment sheet.

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

34. P/07830/016 - Lynch Hill Primary School, Garrard Road, Slough, SL2 2HX

Application	Decision
Construction of part single, part two storey extension to provide new administration facilities, extension to hall and canteen. New reception	Delegate to the Acting Planning Manager.

Planning Committee - 03.09.14

entrance foyer.	
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35. P/00440/008 - Slough Estates Plc, 234 Bath Road, Slough, SL1 4EE

Application	Decision
Part-Refurbishment and construction of three storey class B1 (A) offices, means of access, re-configuration of surface car park, cycle parking facilities, drainage, landscaping and ancillary works.	Delegate to the Acting Planning Manager.

36. P/01766/022 - 172-184, Bath Road, Slough, SL1 3XE

Application	Decision
Demolition of existing 3 storey building and construction of 6 storey mixed used hotel scheme with 81 bedrooms and basement car park.	<p>Delegate a decision to the Acting Planning Manager:</p> <ul style="list-style-type: none">• For the signing of a satisfactory Section 106 planning obligation• For the accuracy of the light study to be checked• To agree any amendments to the planning application relating to the light issue, draft conditions and Section 106 planning obligation matters.

37. Members Attendance Record 2014/15

Resolved – That the Members Attendance Record be noted.

38. Date of Next Meeting

The date of the next meeting was confirmed as Thursday 16th October 2014.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.25 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:	22-Feb-2012	Applic. No:	P/01049/021
Officer:	Mr. J. Dymond	Ward:	Farnham
		Applic type:	Major
		13 week date:	23 rd May 2012
Applicant:	Mirenpass Ltd		
Agent:	Mr. Christopher Wickham, Christopher Wickham Associates 35, High Street, Highgate, London, N6 5JT		
Location:	370-386, FARNHAM ROAD, SLOUGH, BERKSHIRE, SL2 1JD		
Proposal:	ALTERATION, EXTENSION AND CONVERSION OF EXISTING BUILDING TO PROVIDE A1 FOOD SUPERMARKET PLUS ERECTION OF MEZZANINE AND NEW SECOND FLOOR TO PROVIDE 7 NO. TWO BEDROOM FLATS AND 6 NO. ONE BEDROOM FLATS PLUS ASSOCIATED PARKING AND SERVICING VIA ESSEX AVENUE		

Recommendation: Delegate a decision to the Acting Planning Manager



1.0 SUMMARY OF RECOMMENDATION

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a major development.
- 1.2 Having considered the relevant policies set out below, the representations received from neighbouring residents and consultees and all other relevant material considerations, it is recommended to delegate a decision to the Acting Planning Manager for Section 106 Agreement.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This is a full planning application for the alteration, extension and conversion of the existing building to provide a Class A1 food supermarket, plus the erection of a mezzanine floor and a new second floor to provide 7 no. two bedroom flats and 6 no. one bedroom flats. Associated parking and servicing would be accessed from Essex Avenue
- 2.2 At ground floor level, a retail area would be provided. Customers would access the retail area via either the main Farnham Road entrance, or the entrance from the car park to the rear. Part of the ground floor would also be used for storage purposes. Stock would be delivered using the loading bay to the north eastern corner of the building.
- 2.3 The proposed mezzanine floor would be used for storage and preparation, as well as staff facilities including offices, toilets, changing areas and a staff room.
- 2.4 At first floor level, there would be further retail area, a customer café and a crèche facility. Additional storage is also proposed to the rear.
- 2.5 At second floor level, 13 no. flats would be accommodated within the proposed extension. The proposed flats would comprise 7 no. two bedroom units and 6 no. one bedroom units. The proposed flats would be accessed via an independent staircase and lift leading to a central corridor. Flats would face towards Farnham Road and to the rear of the site.
- 2.6 The proposed development has been the subject of pre-application advice. Changes have been undertaken to the proposed development in response to the advice provided by officers. The applicant is agreeable to extending the time period for determination.

3.0 Application Site

- 3.1 The site is 0.3 hectares in area and is situated on the eastern side of Farnham Road. The site is occupied by an existing building in use as retail warehouse with ground floor retail showroom and trade counter.
- 3.2 Planning permission for the existing building was granted in 1983. It is understood that the building was built for MFI, a furniture retailer. Part of the building is understood to be occupied at present by GFE, an electrical wholesaler and retailer. The first floor is currently vacant. There are understood to be 47 no. car parking spaces on the site.
- 3.3 The existing building is of steel portal frame construction, faced with brickwork and brown profiled metal cladding. The south elevation facing Essex Avenue has two large poster hoardings. The building could be described as having a somewhat utilitarian appearance. It is considered to constitute an imposing and dominant feature in the street scene. There are three existing small single storey glass bay projections at ground floor level facing Farnham Road.

- 3.4 To the north of the site is 388-390 Farnham Road. This building is occupied by New AM Electrical Distributors and currently in use as an electrical wholesaler. Beyond this is 392-404 Farnham Road, a three storey mixed use development comprising retail uses at ground floor level with flats above.
- 3.5 To the south of the site is 360-362 Farnham Road. This site is in use as a supermarket and is occupied by Lidl. The supermarket has recently been extended and altered – the associated car park is situated to the north and west of the store. The site is included in the Site Allocations Development Plan Document to extend the supermarket (Site Allocation SSA6).
- 3.6 To the east of the site is Salisbury Avenue. The rear gardens of nos. 41-57 adjoin the rear boundary of the application site. The separation distance between the rear elevation of the existing building and the rear elevation of the properties opposite is around 39 metres. Salisbury Avenue is accessed from Essex Avenue.
- 3.7 To the west of the site is Farnham Road. There are a number of commercial and retail uses opposite the site, including a petrol filling station, hot food takeaway and a beauty salon.
- 3.8 The site falls wholly within the defined shopping centre for Farnham Road, which is identified as a district centre by Policy S1 of the Adopted Local Plan for Slough. Within the district centre, there are primary and secondary retail frontages. The site is situated within a secondary retail frontage.
- 3.9 The site is in a prominent location within the Farnham Road district centre, adjacent to the Farnham Road/Essex Avenue/Furnival Avenue junction.
- 3.10 The site is located within Flood Zone 1 and the site therefore is considered to comprise land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).
- 3.11 There appear to be no listed buildings on or near the site and the site is not located within a Conservation Area.

4.0 Site History

- 4.1 P/01049/020 PROPOSED CHANGE OF USE FROM A1 (RETAIL) TO B1 (OFFICES) ON THE FIRST FLOOR; AND THE INSTALLATION OF ADDITIONAL WINDOWS ON THE FRONT AND REAR ELEVATIONS
- Withdrawn (Treated As) 04-Nov-2009
- P/01049/019 ERECTION OF THREE ANTENNAS MOUNTED TO EXTERNAL FACE OF BUILDING AND ANCILLARY CABINETS
- Approved Unconditional 10-Jun-2003
- P/01049/018 INSTALLATION OF 3NO. POLAR ANTENNAE, 4 NO. DISH ANTENNAE ON ROOF & 1 NO. EQUIPMENT CABIN WITHIN REAR YARD (AMENDED PLANS 29.9.00)
- Approved with Conditions 24-Nov-2000
- P/01049/017 INSTALLATION OF AN ILLUMINATED HOARDING (AMENDED PLANS 19/09/00)

- Approved with Conditions 02-Oct-2000
- P/01049/016 RETENTION OF NEW LOADING BAY AT SECOND FLOOR LEVEL
(AMENDED PLANS RECEIVED 28.04.97)
- Approved with Conditions 29-May-1997
- P/01049/015 ERECTION OF ILLUMINATED LIGHT BULB SIGN TO FARNHAM ROAD
FACADE.
- Approved with Conditions 27-Nov-1992
- P/01049/014 CHANGE OF USE FROM RETAIL (A1) TO WHOLESALE WAREHOUSE (B8)
WITH GROUND FLOOR RETAIL (A1) ANCILLARY OFFICES AND
ASSOCIATED ELEVATIONAL ALTERATIONS.(AMENDED PLANS 23.03.92).
- Approved with Conditions 03-Aug-1992
- P/01049/013 CHANGE OF USE FROM RETAIL(CLASS A1) TO WHOLESALE WAREHOUSE
(B8) GROUND FLOOR RETAIL (A1) AND ANCILLARY OFFICES MEZZANINE
FLOOR INDEPENDENT OFFICES (B1) AND ASSOCIATED ELEVATIONAL
ALTERATIONS (AMENDED PLANS RECEIVED ON 18.09.89)
- Withdrawn (Treated As) 20-Nov-1991
- P/01049/012 INSTALLATION OF 5 EXTERNALLY ILLUMINATED FASCIA SIGNS.
- Approved with Conditions 22-Mar-1989
- P/01049/011 RELAXATION OF CONDITION NO 7 OF PLANNING CONSENT P/01049/007
DATED 04.05.83
- Approved with Conditions 22-Mar-1988
- P/01049/010 INSTALLATION OF ILLUMINATED SIGNS & ONE FREE STANDING SIGN.
- Approved with Conditions 04-Dec-1984
- P/01049/009 INSTALLATION OF 8 WALL MOUNTED FLAGPOLES
- Withdrawn (Treated As) 01-Apr-1985
- P/01049/008 RELAXATION OF CONDITION 8 OF PLANNING CONSENT P/1049/07 DATED
4/05/83
- Approved with Conditions 11-Jul-1983
- P/01049/007 ERECTION OF NEW SHOWROOM STORAGE AND ANCILLARY FACILITIES
- Approved with Conditions 04-May-1983
- P/01049/006 ERECTION OF SUPERMARKET ON GROUND FLOOR AND PART FIRST AND
SECOND FLOOR WITH CAR PARKING AT GROUND AND SEMI- BASEMENT
LEVEL (OUTLIN

5.0 Neighbour Notification

- 5.1 41, Salisbury Avenue, Slough, SL2 1AG, 59, Salisbury Avenue, Slough, SL2 1AG, Lidl Uk Gmbh, 360-362, Farnham Road, Slough, SL2 1BT, 57, Salisbury Avenue, Slough, SL2 1AG, New A & M Electronics, 390, Farnham Road, Slough, SL2 1JD, Flat, 388, Farnham Road, Slough, SL2 1JD, Airport Cars, Burnham House, 269, Farnham Road, Slough, SL2 1HA, Its Pizza Time, 263, Farnham Road, Slough, SL2 1HA, 251a, Farnham Road, Slough, SL2 1DE, M B Fabrics, 251, Farnham Road, Slough, SL2 1DE, Golden City, 265, Farnham Road, Slough, SL2 1HA, 51, Salisbury Avenue, Slough, SL2 1AG, 245a, Farnham Road, Slough, SL2 1DE, Cake Box, 245, Farnham Road, Slough, SL2 1DE, 247a, Farnham Road, Slough, SL2 1DE, Super News, 247, Farnham Road, Slough, SL2 1DE, 261, Farnham Road, Slough, SL2 1HA, 249a, Farnham Road, Slough, SL2 1DE, Peking Cuisine Express, 249, Farnham Road, Slough, SL2 1DE, 49, Salisbury Avenue, Slough, SL2 1AG, 241-243, Farnham Road, Slough, SL2 1DE, 243a, Farnham Road, Slough, SL2 1DE, 47, Salisbury Avenue, Slough, SL2 1AG, Flat, 390, Farnham Road, Slough, SL2 1JD, 59a, Salisbury Avenue, Slough, SL2 1AG, 59c, Salisbury Avenue, Slough, SL2 1AG, 59b, Salisbury Avenue, Slough, SL2 1AG, 45, Salisbury Avenue, Slough, SL2 1AG, 43, Salisbury Avenue, Slough, SL2 1AG, B P Service Station, 257a, Farnham Road, Slough, SL2 1HA, Tote Ltd, 269, Farnham Road, Slough, SL2 1HA, 267, Farnham Road, Slough, SL2 1HA

In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site and the application has been advertised in The Slough Express. Reconsultation has been undertaken on the ammended plans received.

- 5.2 A petition was received from the residents of Salisbury Avenue, both in response to the initial application consultation and the subsequent reconsultation, objecting to the application on the following grounds in summary:
- 5.3
1. A substantial increase in traffic;
 2. Increase in the air and noise pollution due to extra traffic;
 3. Health risks of elderly residents enjoying spending times in their garden;
 4. The proposed second floor development of 13 flats would overlook many homes and would result in a loss of privacy;
 5. The existing electrical wholesaler is mostly used by trade customers and has low trade volumes. The car park is currently gated and is locked at 6pm Mon-Sat and closed Sundays. By allowing the development, the car park would no longer be gated and would be used late into the evening 7 days a week;
 6. The area has massive anti-social behaviour problems and by opening the car park would add to these problems;
 7. There is a large supermarket across the road (Lidl), which has been massively increased in size in the last 2 years. Furthermore, there is Sainsbury's 200m away as well as the Exotic Supermarket. There is no need for another supermarket to serve the local area.

Matters relating to transport and highways, environmental protection and impact on neighbour amenity are assessed below.

6.0 Consultation

6.1 Environmental Protection

- 6.2 Conditions recommended.

- 6.3 Transport and Highways
- 6.4 No objections subject to conditions and a Section 106 Agreement.

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 Planning Practice Guidance

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

Core Policy 1 – Spatial Strategy
Core Policy 3 – Housing Distribution
Core Policy 4 – Housing
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 10 – Infrastructure
Core Policy 11 – Social Cohesiveness
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN3 – Landscaping Requirements
Policy EN5 – Design and Crime Prevention
Policy H14 – Amenity Space
Policy S1 – Retail Hierarchy
Policy S3 – Major Non-Food Retail Development
Policy S6 – Food Superstores
Policy S18 – Security Shutters
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy T9 – Bus Network and Facilities
Policy EMP2 – Criteria for Business Developments
Policy EMP7 – Slough Trading Estate
Policy EMP12 – Remaining Existing Business Areas

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

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 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.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in 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 Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

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

- 1) Principle of development (including Impact on the vitality and viability of existing centres);
- 2) Design and Impact on the street scene;
- 3) Potential impact on neighbouring properties;
- 4) Parking and highway safety;
- 5) Planning obligations.

8.0 Principle of Development

8.1 Retail use

8.2 Core Policy 6 of the Core Strategy relates to retail, leisure and community facilities. This policy states that all new major retail, leisure and community developments will be located in the shopping area of the Slough town centre. Policy S1 of the Adopted Local Plan for Slough sets out a retail hierarchy for the Borough. Farnham Road is identified as a district centre under this policy. Appendix 3 shows the extent of primary and secondary shopping frontages within this district centre.

8.3 The site falls wholly within the defined shopping centre for Farnham Road. The site is situated within a secondary retail frontage.

8.4 The principle of a proposed retail use in this location is considered to be acceptable. In terms of the National Planning Policy Framework, the proposal is considered to constitute a main town centre use that is in an existing centre and is in accordance with an up-to-date Local Plan. On this basis, the proposal would likely have a positive impact on the vitality and viability of the existing centre.

8.5 Whilst it is noted that the site is in close proximity to other supermarkets, namely Lidl and Sainsbury's, there is considered to be no planning objection to another supermarket in this location.

8.6 The proposed retail use is therefore considered to be acceptable in principle and compliant with Core Policy 6 of the Core strategy and Policies S1 and S6 of the Adopted Local Plan for Slough.

8.7 Residential use

8.8 The proposal includes the creation of 13 no. flats at second floor level.

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

the location, and the availability of existing and proposed local services, facilities and infrastructure.

- 8.10 Whilst the site is located outside of the town centre, it is situated within the Farnham Road district centre. There are a number of surrounding developments on Farnham Road comprising commercial uses at ground floor level with flats above.
- 8.11 The site is considered to be a sustainable location for a mixed use development including flats. It would be of a scale commensurate with its surroundings and would be at a density related to the character of the surrounding area, the accessibility of the location, and the availability of existing and proposed local services, facilities and infrastructure.
- 8.12 The size of the units is considered to be acceptable, and the provision of amenity space in the form of balconies is also considered to be appropriate in this context.
- 8.13 The proposed flats would be acceptable in principle and would comply with Core Policy 4 of the Core Strategy.
- 8.14 Employment
- 8.15 Core Policy 5 of the Core Strategy relates to employment. It is considered that the proposal would bring employment benefits through the creation of a significant number of jobs. The proposed development would be acceptable in terms of employment and compliant with Core Policy 5 of the Core Strategy.

9.0 Design and Impact on the Street Scene

- 9.1 As noted above, the existing building is considered to constitute an imposing and dominant feature in the street scene. The scale and proportions of the building could be described as somewhat monolithic. The facing brick and brown profiled metal cladding further result in the building appearing utilitarian.
- 9.2 It is submitted that these shortcomings can be addressed through a comprehensive refurbishment together with the range of extensions proposed to the existing building.
- 9.3 The scope of the proposed external changes can be summarised as follows:
1. Construction of a new second floor extension to the roof;
 2. The erection of a three storey glass bay with travelators visible from Farnham Road;
 3. The erection of a new stair and lift block;
 4. Corner entrance feature;
 5. New external cladding throughout;
 6. Improvements to hard and soft landscaping.
- 9.4 The assessment of these elements is as follows:
- 9.5 Construction of a new second floor extension to the roof
- 9.6 The new residential floor would be partially hidden behind the parapet wall and set back from the front elevation of the building. As such, it is considered that the visual impact of the additional height of around half a storey above the current parapet height would be minimised. The applicant has amended the design of the roof of this addition which has further lessened its visual impact.
- 9.7 Whilst buildings in the vicinity of the site are typically no higher than three storeys in height, it is

not considered that the additional height proposed would appear unacceptably out of scale. The submitted street scene elevation is considered to demonstrate this. It is also noted that a fourth storey has previously been permitted at 235 Farnham Road, on the opposite side of Farnham Road to the south.

- 9.8 Given this context, and the fact that the visual impact of the proposed second storey has been reduced through amendments to the roof, this element of the scheme is considered to be acceptable in design and street scene terms.
- 9.9 The erection of a three storey glass bay with travelators visible from Farnham Road
- 9.10 The proposed glass bay addition would extend out from the front of the building and would accommodate a proposed escalator. The proposed escalator would allow customers to travel between the two trading floors of the proposed supermarket.
- 9.11 Concerns were raised regarding the possible impact of this bay projection in terms of dominance and impact on the street scene. It was questioned whether the proposed escalators could be accommodated within the envelope of the existing building.
- 9.12 It is understood that this has been looked into, however the incorporation of the travelators within the existing building envelope is not feasible without radical and expensive structural alterations.
- 9.13 A letter from a structural engineer explains that with such an 'internal' installation, the cost of the scheme would exceed the costs of complete demolition and rebuilding; it would no longer be viable to undertake a sustainable re-use of the existing structure.
- 9.14 In addition, the applicant has also submitted that there is a varied front building line along both sides of this stretch of Farnham Road – there is no established front building line to adhere to. Furthermore, the existing building already includes a ground floor front projection.
- 9.15 Taking these factors into account, and noting the applicant's intention to provide deliberately dramatic extensions and alterations to transform the building and provide vitality, the proposed three storey glass bay is considered to be acceptable in design and street scene terms.
- 9.16 The erection of a new stair and lift block
- 9.17 The new stair and lift block would be sited on the south elevation of the building facing Essex Avenue. This addition would be three storeys in height and would provide an independent access for occupiers of the proposed flats as well as a means of escape. Cladding is proposed which would wrap around the elevation towards the corner entrance feature. There is considered to be no objection to this proposed addition.
- 9.18 Corner entrance feature
- 9.19 The proposed corner entrance feature would comprise a glazed spherical addition with cladding. This feature is considered to be acceptable in design terms as it marks the pedestrian entrance to the building and provides visual interest.
- 9.20 New external cladding throughout
- 9.21 The building would be clad throughout and a condition is recommended regarding the submission of samples of materials for approval. The design and access statement indicates that the colours being considered would be light which would complement the Lidl supermarket.

- 9.22 Improvements to hard and soft landscaping
- 9.23 Improvements to hard and soft landscaping would be undertaken to complement the proposed extensions and alterations.
- 9.24 Summary
- 9.25 In summary, the proposed conversion has been designed around the existing frame of the building. Whilst the proposed development would increase the height and scale of the building, this increase is considered to be acceptable in this context.
- 9.26 The applicant submits that by remodelling the existing façades with new materials and a number of carefully placed extensions, the development aims to create an attractive and vibrant retail development at a key location on the Farnham Road.
- 9.27 The proposed external changes have been described as being deliberately dramatic in appearance. It is submitted that the comprehensive refurbishment will transform the building, add vitality and a point of focus to the retail streetscape. The applicant has highlighted the fact that the National Planning Policy Framework supports innovative designs which help to raise the standard of design more generally in the area.
- 9.28 The proposal is considered to constitute a significant enhancement to the appearance of the existing building and the street scene.
- 9.29 It is considered that the proposed development would comply with Core Policy 8 of the Core Strategy and Policies EN1 and EN3 of The Adopted Local Plan for Slough.

10.0 Potential Impact on Neighbouring Properties

- 10.1 It is considered that the main areas for consideration in relation to the potential impact on neighbouring occupiers would be with respect to the separation distances, hours of operation and noise; and light pollution. The petition received raises a number of concerns relating to potential impact on neighbouring properties.;
- 10.2 Separation Distance
- 10.3 The separation distance between the rear elevation of the existing building and the rear elevation of the properties opposite is around 39 metres.
- 10.5 It is considered that the proposed second floor extension would not give rise to unacceptable impacts in terms of overshadowing, overdominance and loss of light.
- 10.6 Turning to overlooking, whilst a residential use would be introduced at second floor level, it is not considered that this arrangement would give rise to undue overlooking. It should be noted that the new residential floor would be partially hidden behind the parapet wall and set back. The provision of privacy screens can also be considered and a condition is recommended regarding the submission of details.
- 10.7 Hours of Operation, Noise and Air Pollution
- 10.8 The proposed hours of opening have not been stated, however it is considered appropriate in the first instance to recommend that hours are limited in order that they are commensurate with the nearby supermarket in the interests of neighbour amenity. It is understood that Lidl is open 8am to 8pm Monday to Friday and 8am to 7pm on Saturdays. On Bank Holidays and Sundays, the store is not open for business except during the hours of 10 am to 4pm. With

regard to hours of deliveries, it is recommended that these are limited as per the condition recommended by Environmental Protection.

- 10.9 Sources of noise which could potentially impact nearby residential properties would include vehicular traffic entering and exiting the site and manoeuvring in the car park, and pedestrian activity. Given the existing use of the site and relationship of the car park to neighbouring properties, it is not considered that the proposal would constitute an unacceptable intensification and as such the proposed development would not likely have a significant adverse impact on amenity through increased noise. This is similarly the case for air pollution.
- 10.10 Light Pollution
- 10.11 The proposed three storey bay addition to the front elevation would be glazed. Given that there is the potential for light spill to impact on occupiers of first floor flats opposite the site, a condition regarding the submission of a lighting scheme is recommended.
- 10.12 The lighting scheme for the site should also include the car park area, as the design of external lighting will be important in ensuring that any potentially light pollution is controlled.
- 10.13 Signage would be subject to control under the Town and Country Planning (Control of Advertisements) Regulations 2007.
- 10.14 It is not considered that the proposal would have the potential to give rise to noise or light pollution levels that would be undue and as such, subject to conditions, these matters should give rise to the refusal of the application.
- 10.15 Other issues
- 10.16 Whilst concerns have been expressed in the petition received regarding anti-social behaviour problems and potential issues concerning the car park, this is considered to be principally an issue concerning management. There is an existing car park at the site and whilst the applicant could provide physical measures to restrict access, a requirement to provide details of CCTV is considered to be appropriate. A condition is also recommended requiring that any measures to minimise the risk of crime shall seek to achieve the 'Secured by Design' accreditation awarded by Thames Valley Police.

11.0 Parking and Highway Safety

- 11.1 Core Policy 7 of the Core Strategy sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.
- 11.2 Policy T2 of The Adopted Local Plan for Slough seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 11.3 Policy T8 of The Adopted Local Plan for Slough relates to Cycling Network and Facilities. This policy states that permission will not be granted for proposals which do not include suitable cycle access to and through the site and cycle parking racks and other facilities for cyclists as an integral part of the development.
- 11.4 A Transport Assessment has been submitted in support of the proposal. The Council's Transport consultant has been consulted and comments have been received.

- 11.5 Subject to conditions and a Section 106 Agreement, no objection is raised.
- 11.6 Car parking
- 11.7 It is proposed that 58 car parking spaces be provided, 3 spaces of which would be for disabled users for the Class A1 retail store. Whilst this exceeds the 'nil parking' specified in the Adopted Parking Standards for Class A1 uses, it has been agreed in pre-application discussions that nil parking would not be satisfactory for this development due to a likely parking shortfall on residential streets. The provision of 58 spaces is acceptable. The parking accumulation assessment carried out, based on the site trip generation, shows the car park would be nearing capacity during Saturday afternoon (with only 6 spaces available). The parking layout has been checked and this is considered to be appropriate. The disabled bays are located adjacent to the store entrance.
- 11.8 It is proposed that customer parking will be limited to a two hour maximum stay, which would potentially be managed by a ticket reimbursement scheme.
- 11.9 For the residential development, Adopted Parking Standards state that for dwellings located within a 'Shopping Area' nil car parking should be provided. It is proposed that no specific parking would be provided for the residential units, but that the residents could use the retail car park out of hours.
- 12.0 Cycle parking
- 12.1 It is proposed to provide 6 cycle parking stands (Sheffield style or equivalent) for the proposed Class A1 retail unit located at the main pedestrian entrance in the south west corner of the building. Slough parking standards state that for Class A1 shops, 1 space should be provided per 125 sq.m. Based on 900 sq.m. this would equate to 7-8 spaces. It is considered that the proposed provision is acceptable and should be continually reviewed as part of the Travel Plan.
- 12.2 In terms of cycle parking for the residential units, this can be accommodated on the balconies for each unit.
- 12.3 Access
- 12.4 Vehicular access to the proposed site will be provided via the existing vehicle crossover from Essex Avenue, which is located at the south eastern corner of the site. It is stated that minor widening and resurfacing will be undertaken where necessary. The visibility is considered to be sufficient at this junction
- 12.5 Deliveries
- 12.6 The transport assessment states that there would be a maximum of five deliveries per weekday to the site. Nine car parking spaces would have to be cordoned off during deliveries
- 12.7 It is proposed in the car park management plan that these spaces would be cordoned off during weekday periods of less demand, whilst during busier periods they would be occupied by staff who would move vehicles when a delivery is expected.
- 12.8 Whilst this may not seem very practical, it is accepted that it is in the interest of the developer to make it work. However, it is requested that the developer funds the cost of a Traffic Regulation Order to introduce a loading ban on Farnham Road and Essex Avenue to ensure that loading does not occur in these locations.

12.9 Road widening

- 12.10 There is an adopted highway widening line covering part of the site. The Council is still committed to a widening scheme in this location. It is recommended that the developer dedicates safeguarded land to the Local Highway Authority as highway maintainable at the public expense, free of charge.

12.11 Oversailing

- 12.12 In the south west corner above the new pedestrian entrance to the store, there will be floors oversailing the public highway. An oversailing licence will be required.

13.0 Planning obligations

- 13.1 Core Policy 10 of the Core Strategy states that development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable. Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.

13.2 Transport and Highways

- 13.3 In light of the transport and highway issues and the need for mitigation, heads of terms have been negotiated and agreed as follows:

1. Pedestrian crossing facilities on Essex Avenue;
2. Loading ban on Essex Avenue;
3. RTP1 at bus stops on A355 Farnham near the site;
4. ITS contribution for ITS improvements associated with the Farnham road corridor and Farnham Road /Essex Avenue junction;
5. Dedication of land within the widening line;
6. Enter into S278 agreement to transfer land and undertake re-paving of land to be dedicated as appropriate;
7. Car Park and Delivery Management Plan;
8. Two hour parking restriction on the store car park; and
9. Residents excluded from future residents parking scheme.

- 13.4 In addition, the Developer's Guide sets out that achieving a BREEAM rating of at least Very Good for commercial development of 1,000 or more square metres gross floorspace will be sought. In addition, where at all feasible, development of 1,000 or more square metres gross floorspace should include some such energy generating capacity. An appropriate amount is 10 % of the developments carbon emissions.

- 13.5 It is considered that these obligations would be reasonable and would comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that it would be:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.

14.0 Process

- 14.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

15.0 Summary

- 15.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received and representations received from residents living near the site, and all other relevant material considerations.
- 15.2 It is recommended to delegate a decision to the Acting Planning Manager for Section 106 Agreement.

PART C: RECOMMENDATION

16.0 Recommendation

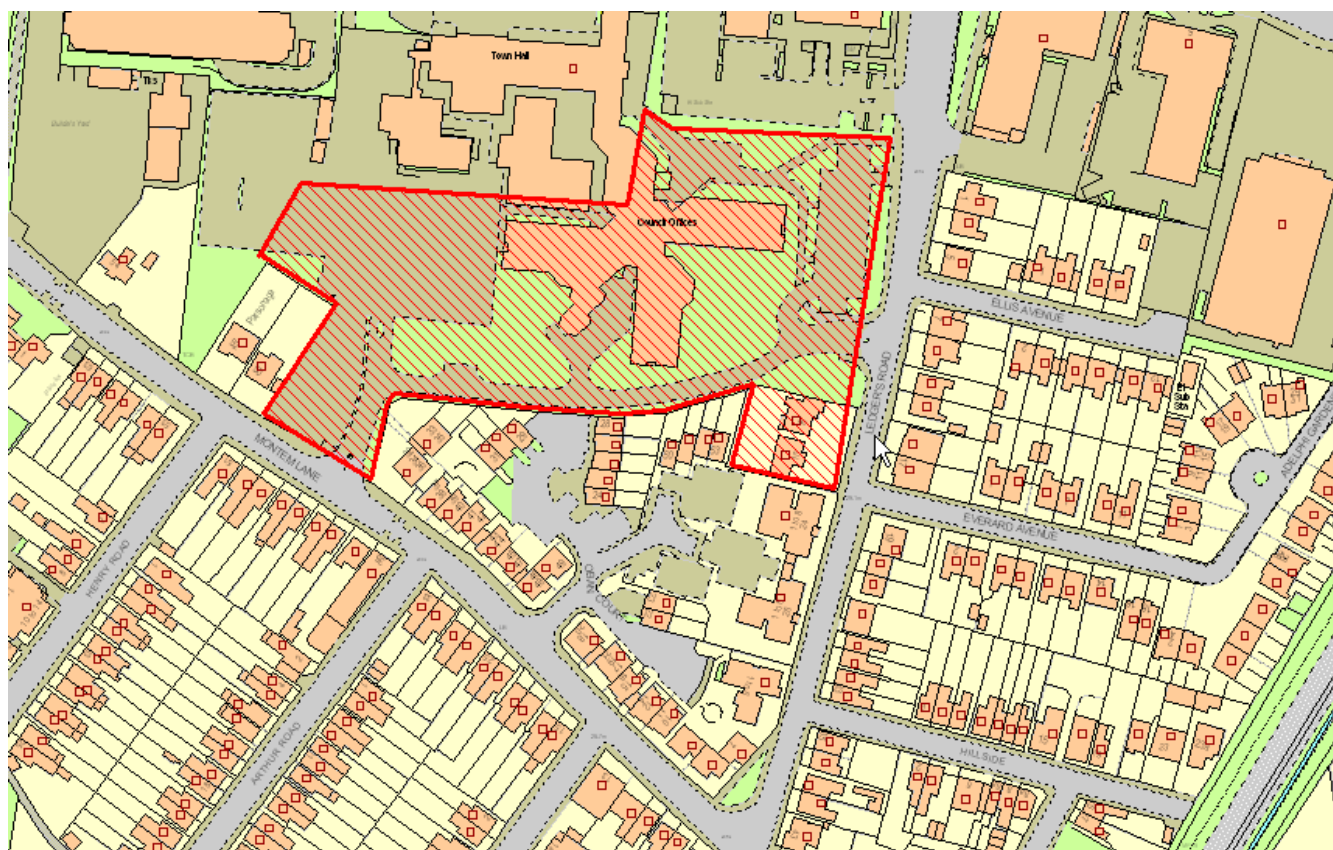
- 16.1 Delegate a decision to the Acting Planning Manager for the signing of a satisfactory Section 106 Agreement, to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

PART D: LIST OF CONDITIONS - HEADINGS

1. Commencement within three years from the date of this permission;
2. Development to be carried out in accordance with approved plans;
3. Submission of materials for approval;
4. Submission of details of surfaces for approval;
5. Submission of details of boundary treatment;
6. Submission of details of cycle parking;
7. Submission of details of bin storage;
8. Definition of permitted use;
9. Removal of permitted development rights for alterations and extensions;
10. No extension, mezzanine floor or sub-division;
11. No storage of goods or materials in the open air;
12. No external security shutters to be installed without planning permission;
13. Hours of use (8am to 8pm Monday to Friday and 8am to 7pm on Saturdays, excluding Bank Holidays which together with Sundays, the store shall not open for business except during the hours of 10 am to 4pm);
14. Hours of deliveries (Deliveries to the site shall take place Mondays to Fridays between 8am and 6pm and between 8am and 1pm on Saturdays. No deliveries are to take place on Sundays or other public holidays);
15. Use of the car park;
16. Parking, manoeuvring and loading/unloading shall be laid out
17. Protection of noise climate;
18. Lighting scheme;
19. Provision of independent access for residential/commercial uses;
20. Secured by Design;
21. Details of CCTV;
22. Privacy screens to balconies;
23. Details to reduce transmission of noise between residential units;
24. Submission of details of plant and machinery;
25. Filtration equipment – suppression of fumes and odours;
26. Submission of details of landscaping scheme;
27. Submission of details of lighting scheme;
28. Submission of details of drainage;
29. Hours of construction;
30. Submission of Working Method Statement;
31. Submission of measures to control waste during construction.

Registration Date:	20-Aug-2014	Applic. No:	P/15909/000
Officer:	Mr. Albertini	Ward:	Chalvey
		Applic type:	Major
		13 week date:	19 th November 2014
Applicant:	Slough Regeneration Partnership		
Agent:	Mr. Edward Youngson, Terence O'Rourke 3, Whitcomb Street, Londn, WC2H 7HA		
Location:	Land rear of former Town Hall and, No.s 8 &10, Ledgers Road, Slough, Berkshire		
Proposal:	Demolition of 8 & 10 Ledgers Road and construction of 73 dwellings (2 & 3 bedroom houses; 1 & 2 Bedroom Flats) and associated parking, landscaping and highway works		

Recommendation: Delegate to Acting Planning Manager



1.0 SUMMARY OF RECOMMENDATION

Delegate to Acting Planning Manager for a Section 106 planning obligation.

PART A: BACKGROUND

2.0 Proposal

- 2.1 The proposal comprises 8 one and 16 two bedroom flats; 21 two and 28 three bedroom houses. 23 of the homes will be social rent housing (4 one and 8 two bedroom flats; 7 two bedroom houses, 4 three bedroom houses).
- 2.2 A new street will be created from Ledgers Road to Montem Lane but with no through vehicular access. The Montem Lane access will use a modified existing former Town Hall rear entrance and serve 10 houses. The Ledgers Road access will be immediately north of the old Town Hall car park entrance and serve the rest of the site.
- 2.3 About half the houses will be three storey and the other half two storey. The latter will be along the north edge of the site and the houses fronting Montem Lane and Ledgers Road (on the site of the existing semi detached homes to be demolished). 2 four storey blocks of flats will be located on Ledgers Road south of the Burger King office.
- 2.4 133 parking spaces will be available 18 of which are integral garages. This provides on average 1.8 spaces per home. Most parking will be on or near the frontage of houses accessed off a shared surface access road. The flats have their own car park to the rear of the building. There will be no rear courtyard parking.
- 2.5 The overall design of the buildings will be contemporary in appearance. The third storey of the houses will have a shallow pitched roof with tiled upper storey and no projecting eaves. On the front of the three storey homes there will be a balcony set in to the top storey behind a parapet wall.
- 2.6 Brick, tile and render will be the main materials used. In detail there will be two shades of grey tile, two shades of render (chalk and pale green) and a darkish but mixed colour brick.
- 2.7 The proposal planting areas on the frontage of homes between blocks of parking spaces, street trees and a row of trees on the entire frontage with Ledgers Road.
- 2.8 The applicant has submitted supporting information on the transport impact, flood risk, soil investigation, ecology, trees.

3.0 Application Site

- 3.1 The 1.35 hectare site forms the rear part of the old Town Hall site and includes two houses, used as offices, on Ledgers Road. To the north is the playing area of Claycotts School in the old Town Hall building and tall three storey offices with car park separated by shrubs (Burger King & Avco). To the east are two storey semi and detached homes on the opposite side of Ledgers Road. A five storey office lies to the north east (7 Bath Rd). To the south is Council owned housing in Oban Court. It is mainly 2 with some 3 storey and includes some flats. To the west are 2 detached houses and part of the school grounds.
- 3.2 The site is partly vacant but also contains a remnant of the old Town Hall car park plus 2 vacant houses on Ledgers Road that have recently been vacated by community groups

that used them for offices. There are several trees on site that were part of the old Town Hall car parks plus two on the frontage of the offices on Montem Lane. Some are semi mature. Tree height ranges from 5 to 9 metres plus two 10 metre conifers. All the trees will be lost as a result of the development.

3.3 The site is about 0.5 km from Chalvey shops and 1 km from the railway station.

4.0 Site History

4.1 None relevant.

5.0 Neighbour Notification

5.1 Ledgers Road 1-23 odd plus 24 (flats 1-8)
Oban Ct. 24-36 incl; 50-53 incl.
Montem Lane 35 – 55 odd, 50,52
Bath Road 15, 17
Claycotts School

Notice in local paper.

5.2 No observations received.

6.0 Consultation

6.1 Traffic /Highways

Minor layout revisions requested. To be incorporated into revised drawings.

Details of junction works will be needed under separate Highway Agreement.

Request financial contribution towards traffic regulation orders to control parking on new adopted roads and Ledgers Road/Montem Lane.

Request financial contributions towards transport and travel related works to encourage non-car modes of travel and manage traffic demand. (Mitigation for increased traffic flow from site and nearby existing junctions at capacity).

Variable 20mph signs.

Obligation preventing residents of the development being eligible for parking permits in surrounding streets.

6.2 Environmental Protection Request a 'watching brief' soil quality condition.

6.3 Education – request financial contribution towards new education facilities.

6.4 Housing – Key comments incorporated in submitted scheme. Some minor revisions requested.

6.5 Environment Agency

No objection in principle. Request their standing advice used in design of the scheme and its drainage system. A drainage condition will be applied.

- 6.6 Berkshire Archaeology – request watching brief. This can be covered by condition.

PART B: PLANNING APPRAISAL

7.0 Policy Background

- 7.1 The site is part of an allocated site (SSA 11) in the adopted Site Allocations Development Plan (2010). The overall site included the entire Town Hall complex and is allocated for residential, community, education and commercial use. The reason for allocation was 'To ensure the site is comprehensively developed in a way that optimises the use of the prominent main road frontage and provides for family housing to the rear'. The policy did however provide for possible retention of the old Town Hall building but with space for family housing to the rear. It also provided for some mid rise flats. The proposed 73 homes complies with the policy as family housing is included on the rear part of the allocated site.
- 7.2 The Core Strategy policy 4 of limited flats outside the town centre can be treated flexibly in this case because of the Site Allocation Plan accepting some flats for this location.

8.0 Transport and Access

- 8.1 The junctions are acceptable. The radius of the kerbing of the existing wide junction on Montem Lane will reduced to that appropriate for a normal residential road. As this junction will serve 10 homes it will have less traffic than when the Town Hall was open. The Ledgers Road junction will have less traffic than the former Town Hall entrance adjacent.
- 8.2 The access road provides for pedestrians and cyclist to go through the site. This benefits local residents as it is a short cut to/from Montem Leisure Centre or the town centre and it is safer for cyclists than Montem Lane or Ledges Road.
- 8.3 As the adjacent school generates a lot of traffic on the nearby highway network the addition residential development will increase traffic above the level of the former Town Hall use. Consequently a financial contribution for transport matters, in particular to encourage non car modes of travel, is sought to help mitigate the extra traffic.
- 8.4 The car parking ratio of 1.8 spaces per home rather than the normal 2 spaces is acceptable because it is close to the town centre, Chalvey centre, key facilities and good transport links. However, as parking in adjacent streets can sometimes be a problem restrictions to prevent parking by non residents of the area and new residents are proposed. A request has been made to move 2 spaces that currently block the view down the road.
- 8.5 Cycle storage is provided for all homes in rear gardens or frontage stores or in garages. A request has been made to change the latter to make it more convenient when cars are in garages. Overall the proposal complies with core strategy policy 7 transport.

9.0 Design Matters

- 9.1 The mix of two and three storey houses ties in with adjacent Oban Court in terms of height. The 3 storey homes will not be higher than the adjacent homes at roof ridge level. Separation distances from new to existing houses are acceptable for this location in the centre of the town. The minimum separation distance to existing homes is 20 metres rear to rear. On Montem Lane the front to front distance is 18 metres which is typical of terraced streets.

- 9.2 The 2 blocks of flats sit opposite the last 3 homes at the northern end of Ledgers Road. Beyond is a 5 storey office on Bath Road/Ledgers Rd junction. The flats will result in a change of aspect for the 3 existing homes. However the separation distance of 30 metres is reasonable, in terms of privacy, for a site near the town centre. Furthermore the homes used to look out onto the Town Hall extension building until recently. The flats will be lower in height than the office buildings to the north. The Site Allocations Development Plan allowed for mid-rise flats in this broad location. To help soften the appearance of the large buildings and help reduce overlooking tree planting on the frontage of the flat blocks will be important.
- 9.3 The layout and detailing has taken account of crime prevention measures re Core Policy 12. All houses face the street and there are few points of access to rear spaces. Car parking is well overlooked with two minor exceptions where parking is adjacent to the road but out of sight of the homes served – Ledgers Rd and Montem Lane. For the 3 affected homes on Montem Lane limiting frontage driveway accesses onto Montem Lane is a needed to avoid road safety issues. Montem Lane is busy in peak hours and provides pedestrian access to Claycotts School.
- 9.4 Some garden lengths are 8 metres not the normal minimum 9 metres. There is scope to address this and an amended plan has been requested. Excepting this point amenity space for homes is acceptable. Most of the flats will have balconies.
- 9.5 The elevation treatment of the buildings is generally acceptable. The tiled top storeys with no eaves is not typical of the area and is unusual. However most of the development is hidden from Montem Lane and Ledgers Road, which have more traditional suburban architecture, such that there is scope for the new street to have its own identity.
- 9.6 The extent of hard surfaces in the scheme means that planting will be important to soften the appearance of the street scene and help screen frontage parking. The loss of several semi mature trees in reasonable health is regrettable. The density of the scheme makes it impractical to retain trees and have an acceptable, cohesive design. Consequently the extent and quality of new planting will be important including the Montem Lane planting strip referred to in 9.2 above.
- 9.7 Overall subject to minor amendments referred to above the scheme complies with Core Strategy policy 4 type of housing, 9 built environment and Local Plan design policy 1 and 3.

10.0 Infrastructure and Section 106 matters

- 10.1 For the development to be acceptable under Core Strategy policy 4, 7, 8 and 10 a Section 106 Planning Obligation is needed for the following :
1. Signing of Sec 278 highway agreement re access works.
 2. Financial contribution towards changing or new parking controls on the site, on Montem Lane or on Ledgers Road.
 3. Restriction on new residents obtaining parking permits off the site.
 4. Financial contribution towards traffic impact mitigation.
 5. Sustainable development
 6. Financial contribution towards education
 7. Provision of affordable housing in line with Developers Guide.

PART C: RECOMMENDATION

11.0 Recommendation

11.1 Delegate a decision to the Acting Planning Manager :

for the signing of a satisfactory Section 106 planning obligation

to agree revised drawings requested

to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

12.0 **PART D: LIST OF CONDITIONS.**

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

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

2. Approved Plans

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

3978-P-01 1:1250 A4 Site Location Plan • •
3978-P-10 1:250 A1 Existing Site Layout • •
3978-P-11 1:250 A1 Proposed Site Layout • TO BE REVISED•
3978-P-300 1:100 A3 Proposed 2B4P Affordable House Type Floor Plans • •
3978-P-301 1:100 A3 Proposed 3B6P Affordable House Type Floor Plans • •
3978-P-302 1:100 A3 Proposed 2B4P Outright Sale House Type Floor Plans • •
3978-P-303 1:100 A3 Proposed 3B5P Outright Sale House Type Floor Plans • •
3978-P-304 1:100 A3 Proposed 3B5P Outright Sale House Type Floor Plans (Garage) • •
3978-P-305 1:100 A3 Proposed Ground Floor Plan Outright Sale Flats • •
3978-P-306 1:100 A3 Proposed First, Second & Third Floor Plans Outright Sale Flats • •
3978-P-307 1:100 A3 Proposed Ground Floor Plan Affordable Flats • •
3978-P-308 1:100 A3 Proposed First & Third Floor Plans Affordable Flats • •
3978-P-309 1:100 A3 Proposed Second Floor Plan Affordable Flats • •
3978-P-700 1:100 A3 Proposed Elevations 2B4P Affordable House Type • •
3978-P-701 1:100 A3 Proposed Elevations 3B6P Affordable House Type • •
3978-P-702 1:100 A3 Proposed Elevations 2B4P Outright Sale House Type • •
3978-P-703 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type • •
3978-P-704 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type (Garage) • •
3978-P-705 1:100 A3 Proposed Elevations 3B6P Affordable House Type Plot 22 • •
3978-P-706 1:100 A3 Proposed Elevations 3B5P Outright Sale House Type Plos 71 & 73 • •
3978-P-708 1:100 A3 Proposed Elevations Affordable Flats • •
3978-P-709 1:100 A3 Proposed Elevations Outright Sale Flats • •
3978-P-710 1:250 A1 Proposed Street Elevations • •
3978-P-711 1:100&1:200 A3 Proposed Materials Layout • •
3978-P-800 A A3 Proposed Street View 01 • •
3978-P-801 A A3 Proposed Street View 02 • •

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. Materials

Details of external materials and samples of brick and tiles 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. Bin storage

No development shall commence until details of the proposed bin store (to include size, 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. Cycle parking

No development shall be begun until details of the cycle parking provision (including 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. Lighting Scheme

The development shall not commence until details of a lighting scheme for any unadopted street or car parking court (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity, crime prevention and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

7. Landscaping Scheme

No development shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme should include the trees and shrubs to be retained and/or removed and the type, density, position and planting heights of new trees and shrubs.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die,

are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

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

8. Boundary treatment

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

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

9. New access

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.

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 Core Strategy Policy 7 of the adopted Core Strategy for Slough 2006 to 2026.

10. Closing up existing access

The development shall not be occupied until the existing access(s) to the site have been stopped up and abandoned and the footway and verge crossing reinstated in accordance with the details to be agreed in writing by the Local Planning Authority.

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

11. Internal access roads

Prior to first occupation of the development, the internal access roads footpath and vehicular parking and turning provision shall be provided in accordance with approved plans.

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

12. Soil Contamination

The developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local

Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

Reason: To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use

13. Archaeology

No development shall take place, including no demolition or any site preparatory works, until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work (which may comprise one or more phases of work) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason:

The site lies within an area of archaeological potential due to its proximity to the nationally important Scheduled Monument of Montem Mound. The site has the potential for remains associated with the construction and use of the Mound. The Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains in accordance with national and local plan policy.

14. Drainage

The development shall not begin until details of on and off site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. No works which result in the discharge of ground or surface water from the site shall be commenced until the off-site drainage works detailed in the approved scheme have been completed. The drainage works shall include provision for taking flows from existing drains on the site that serve the school grounds.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of the adopted Core Strategy for Slough 2006-2026.

15. Rain Water Storage

Prior to the occupation of each house that has a down pipe on its rear or side elevation a rain water storage container shall be installed in accordance with the following (unless otherwise agreed by the local planning authority) : The butt or tank capacity shall be at least 150 litres for two bedroom houses and be at least 200 litres for houses with three or more bedrooms.

REASON In the interest of sustainable development in particular reduction of fresh water consumption in accordance with Policy 8 of the Core Strategy 2008.

16. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and

construction vehicles loading, off-loading, parking and turning within the site, wheel cleaning facilities during the construction period, hours of operation of construction works. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users in accordance with policy 7 of the Core Strategy 2008 and in the interest of residential amenity re noise and dust.

17. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class E no buildings greater than 25 cubic metres shall be erected, constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular retaining gardens that are small for the size property and location of the development.

18. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class A no building shall be enlarged more than 5 cubic metres without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular the protection of garden space.

INFORMATIVE(S):

1. Section 106 Legal Agreement

The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.

2. Highways

It is intended to declare the access road as a 'Prospectively Maintainable Highway' under Section 87 of the New Roads and Street Works Act 1991.

The access road will be subject to Section 219/220 of the Highways Act 1980. It is recommended that the road is designed and built under a Section 38 Agreement of the said Act for its ultimate adoption.

The applicant will need to enter into an agreement for works within the existing highway (footway reinstatement and crossover). (Minor Schemes)

No water metres will be permitted within the public footway. The applicant will need to provide way leave to the Thames Water plc for installation of the water meters within the application site.

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

For street naming and postal numbering contact the applicant will need to apply to the Council's Land Charges Department for numbering of the units.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

3. 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.

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PLANNING **COMMITTEE** **16th October 2014**

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

Agenda Item 7

P/15909/000 – Land rear of former Town Hall and Nos 8 &10, Ledgers Road, Slough

Revised layout and house type incorporating changes referred to in report acceptable.
Draft condition 2 drawing for proposed layout to be changed to 3978-P-11 Rev B; drawing for 3B6P Affordable Housing type to be changed to revision 301 A.

Request from transport for development to fund new bus stop on Ledgers Road. No need to change existing parking controls on Ledgers Road. Change to cycle storage not now necessary.

Additional conditions to be added to ensure the 2 existing buildings on site are not demolished until either confirmation received that no licence is needed or a license has been granted by Natural England regarding disturbing a minor bat roost in the buildings.

CHANGE TO RECOMMENDATION :

Delegate a decision to the Acting Planning Manager:

for the signing of a satisfactory Section 106 planning obligation

to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

Agenda Item 8

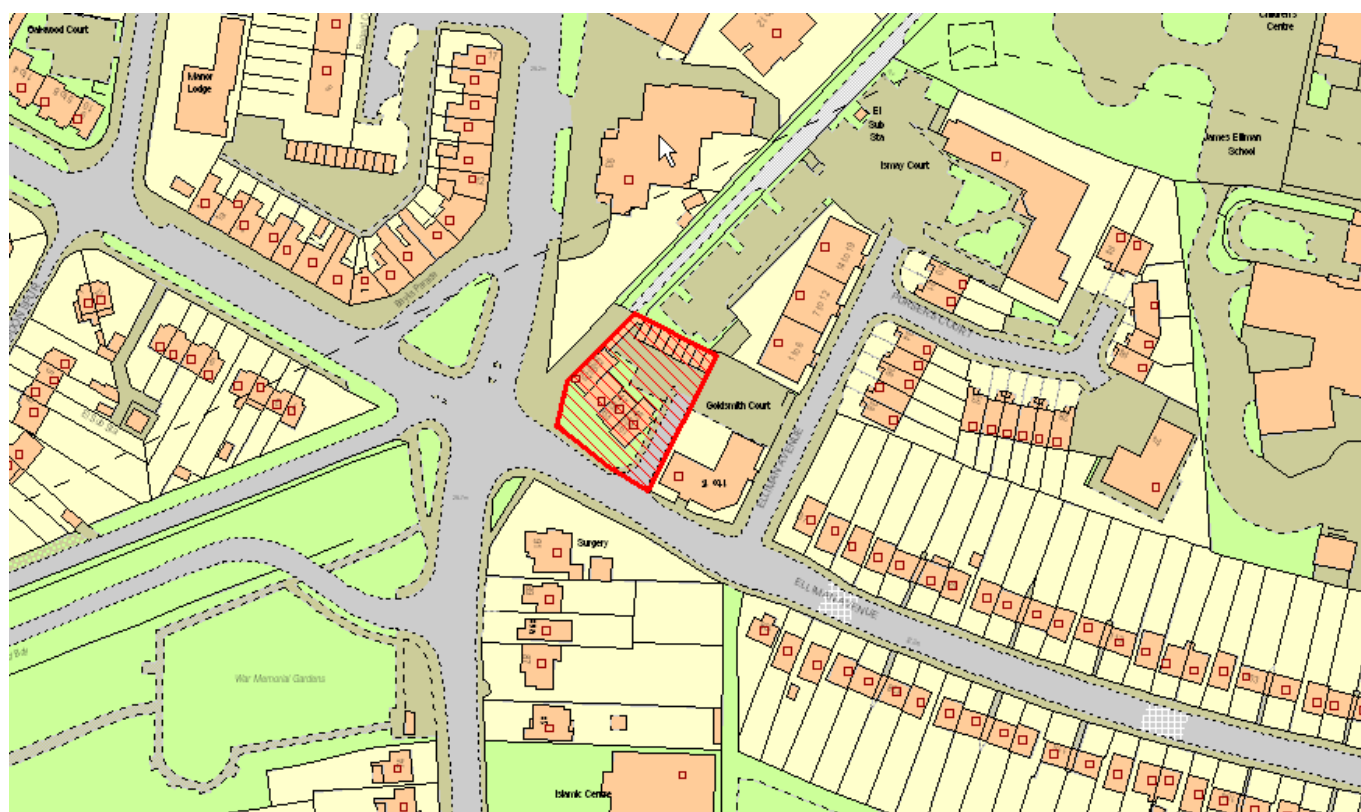
S/00709/000 - 145 Elliman Ave, Slough

Revised plan incorporating clarification of cycle store acceptable. Draft condition 2 (c) drawing of floor plan to change to SB1428/PL02 D

NO CHANGE TO RECOMMENDATION

Registration Date:	30-Jul-2014	Applic. No:	S/00709/000
Officer:	Mr. Albertini	Ward:	Central
Applicant:	Mr. Mike Broom, Slough Borough Council		
Agent:	Mr. Hugh Armstrong, The AED Practice Limited Building L27, London Road Campus, London Road, Reading, Berkshire, RG1 5AQ		
Location:	145, Elliman Avenue, Slough, SL2 5BD		
Proposal:	CONSTRUCTION OF A 4 STOREY BUILDING FOR 11 SOCIAL RENTED FLATS ON VACANT SITE OF FORMER ESCHLE COURT.		

Recommendation: Approve



1.0 SUMMARY OF RECOMMENDATION

Approve

PART A: BACKGROUND

2.0 Proposal

- 2.1 This scheme comprises 3 one bedroom, 7 two bedroom and 1 three bedroom flats in an L shaped block 4 storeys high on the front and 3 in the rear wing. 18 parking spaces are to the rear and a cycle store is attached to the rear of the building. The Council have applied for the development and propose affordable housing.
- 2.2 The existing site access is to be used. The building and main entrance is on the front of the plot. 5 flats will have balconies. One flat will be suitable for disabled persons. The building will have gable ends with part pitched part flat roof at ridge line. The top floor is in the roof space with dormer windows front and back. Materials are red brick, some render and tile. The elevations will have soldier courses and tapered end window heads.
- 2.3 Compared to the previous building on the site the new block will have a similar footprint in terms of area and be further forward but will be set back off the west boundary. The distance between the front elevation and the adjoining roads will varies between 1.2 metres and 3 metres next to Goldsmiths Court which is also set back 3 metres.

3.0 Application Site

- 3.1 The 0.1 hectare cleared site used to be Eschle Court which contained 12 flats for the elderly with some garages to the rear. To the west is a path with Stoke Poges Lane/Elliman Ave. junction and Baylis Parade shops beyond. To the south on the opposite side of Elliman Ave is the side of a Surgery with car park access opposite. To the east is Goldsmiths Court a three and half storey block of flats the flank of which is adjacent to the site access road. To the north is the end of a car park for Ismay Court flats. There are mature trees just off the west boundary alongside the path. The rest of Elliman Avenue to the east and homes nearby in Stoke Poges Lane are mainly 2 storey.

4.0 Site History

- 4.1 Outline planning application for 24 flats with access via Goldsmiths Court. Agreed Sept 2010 but no Section 106 agreement completed. Treated as withdrawn. P14862

5.0 Neighbour Notification

- 5.1 1 – 15 incl Goldsmiths Court; Elliman Ave
1 – 6, 37, 38 Pursers Court
91,93 Stoke Poges Lane
7, 8,8a,9,9a,10,10a,11,11a, 12,13 Baylis Parade, Stoke Poges Lane

Notice in local paper

- 5.2 One letter received from owner of Goldsmiths Court – concerned about traffic – suggests a traffic impact survey carried out first, highlights that high volume of heavy vehicles during

construction and that a new car park has been constructed which takes its access of Elliman Ave nearly opposite the site.

- 5.3 Response : Highway and Transport Officers have not raised traffic flow as a specific issue that needs to be addressed. The site had a similar number of flats on before.

6.0 Consultation

- 6.1 Traffic /Highways
No objections in principle. Request redesign of cycle store to assist security. Requested amended plan expected prior to meeting.;

PART B: PLANNING APPRAISAL

7.0 Policy Background

- 7.1 The Core Strategy seeks predominantly family homes outside central areas. This proposal for flats can be treated as complying with strategic policy as it had flats on previously and the new flats will be affordable housing which is a benefit for the Borough.

8.0 Design Matters

- 8.1 The size of the building is acceptable as the height is similar to the adjacent Goldsmiths Court and the nearest buildings are a substantial distance away for there to be no overlooking problems. The height will be 11.25 metres; the adjacent building is 12 metres high. The prominent corner plot also lends itself to a large building without detracting from the typical suburban character of the nearby streets away from the road junction.
- 8.2 Some of flats on the west side will be close to existing trees such that they may need trimming to allow more light in into rooms.
- 8.3 The amenity space is quite small for the number of flats. Lismore Park and Baylis Park are less than 5 minutes walk away. 8 of the flats have balconies or patio doors.
- 8.4 The elevational treatment is acceptable. It has some detail to add interest. Red brick is proposed. That is typical in the area although Goldsmiths Court adjacent has a yellow brick. Whilst red is not unacceptable yellow would be better so that the two blocks on Elliman Avenue have some link. Consequently yellow will be asked for.
- 8.5 Reuse of the existing site access is acceptable as it is sufficient in terms of size, location and sightlines to serve the 18 parking spaces. 18 parking spaces is sufficient and complies with the Council's parking standards. The cycle store is acceptable subject to clarification about security for which a revised drawing is expected prior to the meeting.

PART C: RECOMMENDATION

9.0 Recommendation

9.1 Approve

PART D: LIST OF CONDITIONS.

- 10.0 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.SB1428/PL13 A Location recvd 30th July 14
- (b) Drawing No.SB1428/PL01 B Site Layout
- (c) Drawing No. SB1428/PL02 C Floor Plans
- (d) Drawing No. SB1428/PL03 D Elevations (note title block states Rev A in error but revisions list shows D) received 30th July 2014

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 and samples of bricks and tiles on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the development 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. The development shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the approved lighting scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004.

5. No development shall commence until details of the proposed cycle store stands have been submitted to and approved in writing by the Local Planning Authority. The bin stores and cycle stores/stands on the approved drawings 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.

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.

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.

INFORMATIVE(S):

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.

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PLANNING **COMMITTEE** **16th October 2014**

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CHANGE TO RECOMMENDATION :

Delegate a decision to the Acting Planning Manager:

for the signing of a satisfactory Section 106 planning obligation

to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

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S/00709/000 - 145 Elliman Ave, Slough

Revised plan incorporating clarification of cycle store acceptable. Draft condition 2 (c) drawing of floor plan to change to SB1428/PL02 D

NO CHANGE TO RECOMMENDATION

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE** 16th October 2014

CONTACT OFFICER: Wesley McCarthy
Acting Planning Manager

01753 875832

WARD(S): All

PART I

FOR INFORMATION

TECHNICAL CONSULTATION ON PLANNING

1 Purpose of Report

The purpose of the report is to inform Members of the representations submitted to Department for Communities and Local Government (DCLG) on the recent Technical Consultation on Planning. The consultation ran for six weeks and ended on the 26th September 2014. It was a very detailed consultation which proposed major changes to the planning system. The proposed measures intend to make the planning process easier and more streamlined and remove planning requirements.

2 Recommendation(s)/Proposed Action

2.1 The Committee is requested to resolve:

- a) That the Members note the representations submitted to Department for Communities and Local Government (DCLG) on the recent Technical Consultation on Planning.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Corporate Plan

3a. Slough Joint Wellbeing Strategy Priorities –

The Council's planning framework which is an important element of Slough Joint Wellbeing Strategy and will help to contribute to the following emerging priorities:

- Economy and Skills
- Regeneration and Environment
- Housing

Economy and skills and regeneration and environment are key priorities for the Council. Slough's Wellbeing Strategy names both of these with the following visions that:

Housing

"By 2028, Slough will possess a strong, attractive and balanced housing market which recognises the importance of housing in supporting economic growth."

Economy and Skills

“By 2028, Slough will be an accessible location, competitive on the world stage with a sustainable and varied business sector and strong knowledge economy, supported by a local workforce who have the skills to meet local businesses changing needs”

Regeneration and Environment

“By 2028, Slough will be distinctive from our competitors, harnessing the diversity and creativity of our people and our cultural and physical fabric to create an attractive local environment for our residents and businesses”

4. Other Implications

(a) Financial

There are no financial implications of proposed action.

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
<i>None identified</i>	<i>None identified</i>	<i>None identified</i>

(c) Human Rights Act and Other Legal Implications

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

(d) Equalities Impact Assessment

This is not required as this report is just for information.

(e) Workforce

This will not have a significant impact on the work load of staff. Recent experience with the changes already undertaken to the planning system has proven that the changes have not resulted in the expected reduction in workload for officers. Officer time has however shifted towards dealing with more prior approval submissions, introduced during 2013.

5. Supporting Information

Technical Consultation on Planning

- 5.1 The Technical Consultation on Planning ran for six weeks and ended on 26th September 2014. This is the third package of new permitted development rights which have been brought forward by the Government. This underlines the desire to see a reduction in the number of developments which a full planning application is required.
- 5.2 This consultation covered six sections and focuses on reducing planning regulations as set out below:
1. Proposals to change the Neighbourhood Plan System
 2. Significantly expand permitted development (PD) rights
 3. Proposals to improve the use of planning conditions
 4. Proposals to improve engagement with statutory consultees (proportionate and where most valuable)

5. Raising the screening threshold for when an Environmental Impact Assessment is required for industrial estate and urban development projects which are located outside of defined sensitive areas.
 6. Proposals to improve the nationally significant infrastructure planning regime amending regulations for making changes to Development consent orders.
- 5.3 The key areas we have made representations on are Section 2, 3 as these changes will have an impact on the planning service and implications for our Local Plan policies.

Section 2: Reducing planning regulations to support housing, high streets and growth

- 5.4 This section seeks views on the government's proposals to amend the permitted development (PD) orders to allow change of use from light industrial units, warehouses, storage units, offices and some *sui generis* uses to residential; more changes of use within the high street; some *sui generis* uses to residential; a wider retail use class; some *sui generis* uses to restaurants and leisure uses; extensions to houses and business units. The section also seeks views on requiring a planning application for any change of use to betting shop or pay day loan shop.
- 5.5 The Government is committed to making it easier for applicants to navigate the planning system by having a three tier system:
- Full Planning Application
 - Permitted development rights with prior approval- this is a light touch process that applies where the principle of the development has already been established, but certain specific planning issues still require local consideration.
 - Permitted development rights with no prior approval-removes the need for a planning application as planning permission is granted nationally by the Secretary of State.

Comment:

Change of use light industrial units, warehouses, storage units, offices and some sui generis uses to residential.

- 5.6 By reducing planning regulations we will have less planning control. Allowing permitted development rights for change of use from light industrial units, warehouses, storage units, offices and some *sui generis* uses to residential could have a number of negative impacts such as a significant reduction in the provision of affordable housing.
- 5.7 Also some locations on industrial estates would not be suitable for change of use to residential due to the fact that substandard accommodation would be provided and potential for complaints about noise from existing businesses/industrial uses.
- 5.8 Potential conflicts with Slough Core Strategy and Core Policy 6 (Employment) due to loss of existing business areas. This could lead to loss of employment land and jobs.
- 5.9 If these new PD rights came into force then there should be more prior approval criteria for the applications to be assessed against including:
- Design
 - Amenity Space
 - Car Parking
 - Air Quality
 - Noise
 - Minimum room sizes

- 5.10 There needs to be a limit on the amount of floorspace that can be changed from employment to residential so the Council can have some control on the loss of employment floor space and loss of existing business areas. There should be a limit of 10 units that are converted to residential in employment areas.
- 5.11 It would also impact on the planning service in terms of loss of fees and resources needed to deal with the increase in permitted development right notifications.
- 5.12 Inappropriate development could pose an additional resource impact on the Council through dealing with neighbouring uses and neighbouring disputes due to incompatibility, lack of planning controls and poor design.

Change of use for laundrettes, amusement arcades, casinos and nightclubs to residential

- 5.13 Allowing permitted development rights for change of use to laundrettes, arcades, casinos and nightclubs could have significant impact on the vitality and viability of the High Street due to the loss of active frontages. There is a further concern around amenity issues, such as parking and accessibility.
- 5.14 If this permitted development right was brought into force then a limit on floorspace of 500sqm should be allowed for the change of use to residential. Also prior approval would be needed in respect of design and external appearance.

Permitted development right from May 2016 to allow change of use from offices to residential

- 5.15 This PD rights has been positive in bringing forward housing. We support the presumption in favour of allowing the change of use from offices to residential.
- 5.16 However we do not agree that the PD right should be extended beyond 2016. Change of use from offices to residential should require planning permission in the normal way; otherwise it would lead to a significant reduction in the provision of affordable housing.
- 5.17 Also this could cause issues with car parking in the Town Centre, due to the increase in the residential population and lack of car parking spaces to meet this increase in demand.
- 5.18 If the PD rights were extended beyond May 2016, there needs to be more planning controls in terms of criteria such as design, transport and environmental impacts (noise and air quality).

Extensions to houses

- 5.19 By allowing PD rights for larger extensions to houses to be made permanent could have negative impacts. This new process has also resulted in many disputes between neighbours, which have been an additional burden.
- 5.20 By allowing larger extensions under the new PD rights could cause potential conflicts with our Residential Extension Supplementary Planning Document (SPD). The Council have introduced these guidelines to improve the quality of the built environment, This PD right being made permanent, in combination with the 'sheds and beds', will result in urban cramming and loss of quality residential environments.
- 5.21 There is also an additional burden of administering the neighbour consultation scheme and significant prior approval applications for no fee, which will therefore continue on a permanent basis.

- 5.22 There is potential for more enforcement issues arising from ambiguities with the process. Also the relaxed PD rights are resulting in loss of garden space, which could also have an impact on localised flooding for properties in the flood plain and Sustainable Urban Drainage System (SUDS) design.

Increasing flexibilities for high street uses

- 5.23 It is agreed in principle to PD rights allowing shops (A1) to change use to financial and professional services (A2) (excluding pay day and betting shops) and restaurant and cafes (A3) as this would provide more flexibility for the shops and potentially reduce the number of retail vacancies.
- 5.24 However our Saved Local Plan Policies on Primary and Secondary frontages (as below) would serve little purpose if these regulations came into force and would need to be deleted.
- Policy S9- Change of use A1 to A2
 - Policy S10- Change of use A1 to A2- Neighbourhood Centres
 - Policy S12- Change of use A1 to A3

Mezzanine Floors

- 5.25 We agree that permitted development rights allowing shops to build internal mezzanine floors should be increased from 200 metres in town centre locations only. This should not apply in retail parks to protect the viability and vitality of Slough high street.

Maximum Car Parking Standards

- 5.26 This proposes to restrict powers to set maximum parking standards. Without maximum parking standards it would not be possible to promote more sustainable means of transport and thereby reducing carbon emission, which is contrary to the Adopted Core Strategy.
- 5.27 It does not state whether this applies to residential only or include employment uses. If this does include employment uses this would have a significant impact on the Slough Trading Estate where we have a policy to restrict any overall increase in car parking.

Change of use to a betting shop or a pay day loan

- 5.28 This proposes that a change of use to a betting shop or pay day shop should require a planning application.
- 5.29 Without any policy guidance in the National Planning Policy Framework or any local policy this would be difficult to implement. It would be easier to change the Land Uses Order to state that there should be no more than a specific number of betting shops or pay day loan shops adjacent to each other.

Section 3: Improving the use of planning conditions

- 5.30 This section is about changes that will improve the use of planning conditions and is focused on two areas: conditions placed at the decision-making stage, and delays in discharging conditions. This includes:
- reducing the time limit for return of the fee for applications for confirmation of compliance with conditions attached to planning permissions – from 12 to 8 wks;

- requiring that draft conditions are shared with applicants for major development before planning permission is granted – 5,10 or other days before grant of permission;
- adding a further requirement for local planning authorities to justify the use of and timings for discharge of pre-commencement conditions.

Comment:

- 5.31 Impacts of this could be potentially significant, particularly in the case of major and complex applications.
- 5.32 Whilst the proposal to exclude certain types of condition could provide some safeguards, not having sufficient time to fully assess certain details could have potentially serious implications. It is therefore anticipated that more refusals may be issued. For example, contaminated land conditions are complex and public health concern should be exempt. Noise conditions are also complex and potentially a significant amenity/community issue.

6 Conclusion

Members' should note the representations to the recent consultation on Technical Planning. A further report will be presented to Members of the Planning Committee if these proposed measures come into force as way of an update.

7 Background Papers

‘1’ Technical Consultation on Planning, 2014

SLOUGH BOROUGH COUNCIL

REPORT TO: Planning Committee **DATE:** 16th October 2014

CONTACT OFFICER: Paul Stimpson
Planning Policy Lead Officer
01753 87 5820

WARD(S): All

PART I**FOR DECISION****LOCAL DEVELOPMENT FRAMEWORK: ANNUAL MONITORING REPORT 2013/14****1 Purpose of Report**

The purpose of the report is to obtain Members approval of the tenth Annual Monitoring Report (AMR) for publication on the Council website. This shows that for the first time in a number of years there has been an increase in the number of houses built in Slough with 369 net completions in 2013/14. The high number of outstanding commitments, including conversions from offices to flats, means that Slough still has a 5, 10 and 15 year supply of housing land. There has been very little activity in the commercial or retail markets.

2 Recommendation(s)/Proposed Action

2.1 The Committee is requested to resolve:

- a) That the Local Development Framework Annual Monitoring Report 2013/14 be approved for publication on the Council website.
- b) That the Council should continue to produce and publish future monitoring reports that are focused upon important local issues as well as meeting statutory requirements.
- c) That the Council monitor the need to review the development plan for Slough through the Annual Monitoring Report.

3. The Slough Joint Wellbeing Strategy, the JSNA and the Corporate Plan**3a. Slough Joint Wellbeing Strategy Priorities –**

The Annual Monitoring Report forms part of the Council's planning framework which is an important element of Slough Joint Wellbeing Strategy and will help to contribute to the following emerging priorities:

- Economy and Skills
- Regeneration and Environment
- Housing

Economy and skills and regeneration and environment are key priorities for the Council. Slough's Wellbeing Strategy names both of these with the following visions that:

Housing

“By 2028, Slough will possess a strong, attractive and balanced housing market which recognises the importance of housing in supporting economic growth.”

Economy and Skills

“By 2028, Slough will be an accessible location, competitive on the world stage with a sustainable and varied business sector and strong knowledge economy, supported by a local workforce who have the skills to meet local businesses changing needs”

Regeneration and Environment

“By 2028, Slough will be distinctive from our competitors, harnessing the diversity and creativity of our people and our cultural and physical fabric to create an attractive local environment for our residents and businesses”

Corporate Plan 2013-14

The Annual Monitoring Report contributes to the priorities in the Corporate Plan by delivering local and national change through supporting economic growth.

4. Other Implications

(a) Financial

There are no financial implications of proposed action.

(b) Risk Management

<i>Recommendation</i>	<i>Risk/Threat/Opportunity</i>	<i>Mitigation(s)</i>
<i>None identified</i>	<i>None identified</i>	<i>None identified</i>

(c) Human Rights Act and Other Legal Implications

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

(d) Equalities Impact Assessment

The Annual Monitoring Report is a factual document and not a Policy document therefore an Equalities Impact Assessment is not necessary.

(e) Workforce

Annual Monitoring Report is part of the current work programme for the Planning Policy Team.

5. Supporting Information

Annual Monitoring Report (AMR) 2013/14

- 5.1 The Annual Monitoring Report is a crucial part of the ‘feedback loop’ in the policy making process. It reports the progress of planning policies, key Development Plan Documents and development trends in Slough. It also highlights the main achievements of 2013/14. It’s an important tool for the future in terms of recording meetings with other local authorities for meeting the requirements of the Duty to Cooperate.

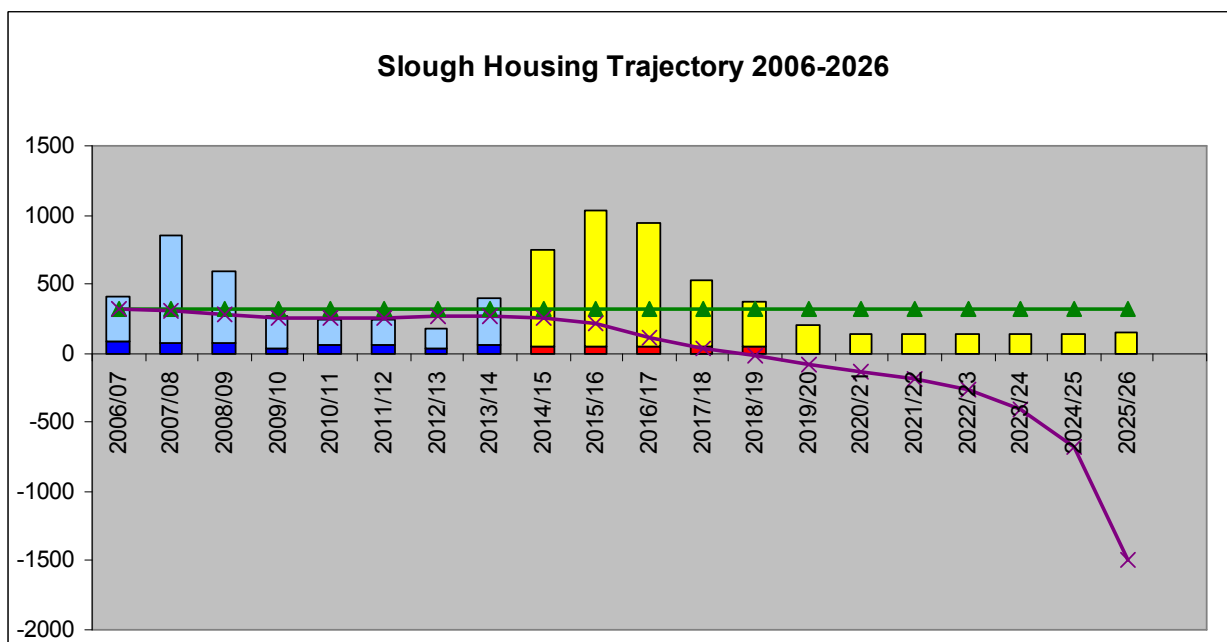
- 5.2 The statistical basis for the report is the financial year from April 2013 to March 2014, but additional information has been included about progress up to August this year. A copy of the AMR 2013/14 will be made available on Slough website along with a copy of the Residential and Employment Commitment documents for 13/14.
- 5.3 This is the tenth report that we have produced and it provides the opportunity to review how well we are progressing with the Local Development Framework (LDF). The report assesses the effectiveness of existing policies and outlines the progress made in the implementation of the LDF.
- 5.4 The Localism Act 2011 has made changes to the planning system and the way monitoring is carried out. The new regulations (Town and Country Planning 2012) states that there is still a statutory duty to produce monitoring report for local people but they won't have to be submitted to the Secretary of State. The local authority has more flexibility to decide what goes into the report. However it needs to be made available at council offices and on the website.
- 5.5 The main content of the document is as follows:
- Introduction to the Borough, including key contextual characteristics, issues and challenges facing the area;
 - Progress in the preparation of local development documents against the timetable in the Local Development Scheme;
 - Duty to cooperate
 - Extent to which saved policies from the Local Plan for Slough and Core Strategy 2006-2026 are being implemented;
 - Indicators on housing, employment, retail number of appeals
 - Statistics on Development control and enforcement statistics.
 - The identification of any trends and changes from the previous AMR;
 - A housing trajectory which demonstrates to what extent the housing allocation is likely to be met;
 - Extent to which the SPZ is achieving its purpose;
 - Implementation of Site Allocations
- 5.6 The AMR is divided into core subject areas such as housing, employment and retail, number of appeals, for which monitoring data is available. Objectives for each topic area are identified, and appropriate policies linked to these are set out.

The key results from this year's Monitoring Report can be summarised as follows:

Housing

- 5.7 The key point to emerge from the latest monitoring is that the level of house building in Slough has increased. The monitoring report shows that 396 net additional dwellings were completed in Slough in 2013/14. This is a double the 182 completions in the previous year. The current figure is the highest level of housing completions since 2010 and slightly higher than our annual requirement of 315 per annum. The low level of housing completions in the past few years is mainly due to the impact of the downturn in the economy and the general decline in house building rather than a lack in supply of sites.
- 5.8 It is predicted that there will be over 700 completions in 14/15 as a result of the large housing sites in the pipe line, such as Slough Central, Middlegreen, and Castlevue. In 2015/16 we are likely to get over 1,000 residential units from a combination of small sites, major sites and the change of use of offices to residential through the prior approval process which have to be completed in a three year period.

- 5.9 Since June 2013 we have received more than 30 prior approvals for change of use from offices to residential which would generate more than 500 residential units. Whilst this has had a positive impact upon housing supply the prior approval schemes do not have to provide affordable housing. The current technical consultation on planning proposes to extend permitted development rights for change of use from other uses to residential.
- 5.10 As a result we have lost office floorspace in the town centre. However there still a lot of vacant office space which is discussed under the employment section below. We do not see this as having impact on employment floor space because there are still sites available for office development.
- 5.11 Even with last few years shortfall, completions over the first 8 years of the plan period have still averaged around 390 a year which is significantly above the required average of 315 per annum. Due to past housing completions have been high we have an average annual requirement of 261 per year.
- 5.12 Despite the impact of the 'credit crunch' and the downturn in the economic climate the Housing Trajectory (see below) still shows that Slough has a five, ten and fifteen year supply of housing land required by National Planning Policy Framework this includes the 20% buffer. The Trajectory also shows that Slough is projected to meet its housing allocation of 6,300 before 2026 without any reliance upon windfalls or any other sites coming forward through the planning process. It is important to bear in mind however that even if the Council can ensure there is an adequate supply of housing land, economic viability considerations and market conditions influence actual delivery figures.



Key:

- Expected net completions on medium and large sites
- Past net completions on small sites (less than 10 units)
- ▲ PLAN- Requirement – Annualised (315 per annum)
- X MANAGE- Residual annual average

- 5.13 92% of the gross housing completions in 2013/14 were on previously developed land (PDL) which is above the 60% target. This figure tends to fluctuate annually as it is dependent on which sites come forward. There are a number of other Greenfield sites being developed and there are others in that are expected to come forward in the short term. This will affect the figure for completions on PDL in future years but it is anticipated that overall Slough will still meet the 60% target.
- 5.14 The monitoring shows that the percentage of flats built in Slough in 2013/14 was 54%. This is an increase from last year figure of 9%. This trend is mainly a result of increase in flatted developments as a result of the change of use from offices to residential. This is still a significant decrease from the peak of 92% in 2007/08 when there were a high number of flatted developments in the town centre. This reflects the effectiveness of the policy in the Core Strategy that seeks to ensure that outside of the town centre new residential development will predominantly consist of family housing.
- 5.15 The housing department has recorded that 63 new build dwellings were affordable in 2013/14. This is an increase from only 6 in the previous year.

Employment

- 5.16 The monitoring shows that there was a net gain of 1,948 square metres of employment floor space in 2013/14 as a result of the implementation of planning permissions. This shows the lack of activity in the commercial sector. There are, however, a number of large developments which are currently under construction on Slough Trading Estate.

Retail, Leisure and offices

- 5.17 There was a small total net gain of 1,643 square metres of retail, leisure and office floor space during 2013/14.
- 5.18 Over the last couple of years there has been low completions for retail and leisure floorspace which is the result of the economic downturn. However in 13/14 there has been 4,456 square metres of A1 retail this is a result of mezzanine floors in the retail parks. This was off set by the loss of office floorspace is due to the change of use to residential under the new permitted development rights. This trend is likely to continue and we will see a loss of office space over the next few years. There has been no new development of offices and there are very few schemes currently in the pipeline.

Percentage of vacant offices

- 5.19 The Thames Valley Office Market Report (2014) produced by Lambert Smith Hampton shows that availability of offices in Slough fell below 1m sqft for the first time since 2010. The main reason for the decline has been the movement of vacant office buildings to alternative uses. Approximately 180,000 sqft of office accommodation has been sold to alternative uses over the past 18 months, with the majority going to residential.
- 5.20 Take up of the space in Slough remained slow during 2013 but an upturn in 2014. Prime example is the 34,800 sqft letting to Arvato Bertelsmann at Phoneix, Farnham Road

Retail vacancies

- 5.21 Retail vacancy survey was undertaken in February 2014. This included Slough High Street, Queensmere and Observatory Shopping Centres, Village Shopping Centre. The breakdown of the retail vacancy rates can be seen in the table below. The total vacancy rate for Slough Town Centre was 8%. This is the same as last year retail vacancy rate. Overall the results of the survey show that all of the centres are relatively healthy. Vacancy rates continue to be below the national average of approximately 12-13%. This does not necessarily reflect the quality of the retail offer.

Retail Centres	Total Number of units	Vacant Units	Retail Vacancy rate
Slough High Street	197.5	25	12%
Queensmere centre	75.5	5	7%
Observatory Centre	38	2	5%
Village Centre	17	7	4%

- 5.22 Retail Vacancy survey was undertaken at the Farnham Road District Centre. This showed a low vacancy rate of 4%. This is a very healthy centre. There is a good mix of uses and many are independent and cater for specific ethnic groups.

Number of existing community facilities lost

- 5.23 There was no loss of community facilities as a result of built development in 2013/14.

Amount in hectares of public open space lost to built development

- 5.24 There was no loss of public open space as a result of built development in 2013/14.

Appeal Decisions

- 5.25 The AMR also has to look at whether there are any lessons to be learnt from appeal decisions. There were 30 appeals against the refusal of planning applications in Slough in the 12 months from April 2013. Only 8 appeals (26%) were allowed by the Inspectors which is a comparatively high success rate. Most of the appeals allowed related to design, character of the area and the amenity which is subjective. There is no need to review any policies as a result of appeal decisions.

Development Plan

- 5.26 The Core Strategy 2006-2026 was adopted in November 2008 and the Site Allocations DPD was adopted in November 2010. These documents alongside the Local Plan Saved Policies (2004) form the development plan for Slough. Therefore Slough has a well established policy framework for the future. Only around half of local authorities nationally have adopted Core Strategies and few have adopted DPDs for detailed policies or allocations.
- 5.27 Members will recall that we carried out a self assessment of the compatibility of the Core Strategy and saved policies in the Local Plan with the NPPF. This concluded that the plans continued to be fit for purpose subject to the addition of a presumption in favour of sustainable development in a new Composite version of the plans.
- 5.28 The sites identified in the Site Allocations DPD are being successfully implemented. Regeneration projects such as the Heart of Slough and Britwell are underway and the SEGRO master plan has been approved. Many of the sites allocated in the Site Allocation DPD are coming forward for development. For example Britwell regeneration is underway. The application for new retail and residential development at the Queensmere shopping centre has also been submitted.

Simplified Planning Zone

- 5.29 Members should note that Cabinet on the 14th July approved the new Simplified Planning Zone scheme for adoption. It will come into effect on the 12th November for a further 10 years.

Minerals and Waste Planning

- 5.30 The previous 2012 Annual Monitoring Report set out the interim organisational arrangements following the 2011 closure of the Berkshire Joint Strategic Planning Unit and the 2013 abolition of the South-East Plan.
- 5.31 Arrangements have been put in place to complete the first annual Local Aggregates Assessment for Berkshire for 2013, a new requirement by Central Government. This has been completed and is available on Slough website to download.
- 5.32 The Berkshire Authorities have developed a Memorandum of Understanding between themselves as well as the South-East Waste Planning Advisory Group, responding to new Duties to Cooperate requirements, including evidence collection.
- 5.33 Slough decided to incorporate the majority of the Saved Minerals Local Plan policies into the approved July 2013 Composite Slough Local Plan. However the Waste Local Plan policies have not been subject to the same process because they are not covered by the National Planning Policy Framework.

6 Conclusion

- 6.1 Members' approval is being sought for the Annual Monitoring Report 2013/14 is summarised above so that it can be published on the council's website to meet statutory requirements and provide information to Members and the local community.

7 Background Papers

- '1' Slough Annual Monitoring Report 2004/2005
- '2' - Slough Annual Monitoring Report 2005/2006
- '3' - Slough Annual Monitoring Report 2006/2007
- '4' -Slough Annual Monitoring Report 2007/2008
- '5 ' -Slough Annual Monitoring Report 2008/2009
- '6' Slough Annual Monitoring Report 2009/2010
- '7' Slough Annual Monitoring Report 2011/2012
- '8' Slough Annual Monitoring Report 2012/2013
- '9' Slough Annual Monitoring Report 2013/2014
- '10' -Slough Borough Planning Commitments for Employment Uses at March 2014
- '11' -Slough Borough Planning Commitments for Residential Uses at March 2014
- '12' - Localism Act (2011)

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SLOUGH BOROUGH COUNCIL**REPORT TO: PLANNING COMMITTEE****DATE: 16th October 2014****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/00434/005	49, Lower Cippenham Lane, Slough, SL1 5DG ERECTION OF A 2 BEDROOMED DWELLING HOUSE WITH ASSOCIATED AMENITY SPACE AND 2 CAR PARKING SPACES.	Appeal Dismissed 22nd July 2014
P/03118/001	2, Hampden Road, Slough, SL3 8SD ERECTION OF A 2 BEDROOM DWELLING WITH 2 PARKING SPACES/CYCLE PARKING SHED. ERECTION OF A SINGLE STOREY SIDE EXTENSION TO 2 HAMPDEN ROAD WITH 2 PARKING SPACES TO FRONT OF 2 HAMPDEN ROAD.	Appeal Dismissed 7th August 2014
P/15527/002	4, Grant Avenue, Slough, SL1 3NB ERECTION OF A SINGLE STOREY REAR EXTENSION TO THE EXISTING DWELLINGHOUSE AND A NEW 2 BEDROOMED DWELLINGHOUSE WITH ASSOCIATED FACILITIES.	Appeal Dismissed 6th August 2014
P/05228/004	99, St. Andrews Way, Slough, SL1 5LL DEMOLISH EXISTING GARAGE AND ERECTION OF A TWO STOREY, TWO BEDROOM ATTACHED HOUSE WITH INTEGRAL GARAGES.	Appeal Dismissed 12th August 2014
P/00434/006	49, Lower Cippenham Lane, Slough, SL1 5DG ERECTION OF A 2 BEDROOM DWELLING WITH ASSOCIATED PARKING AND AMENITY SPACE.	Appeal Dismissed 8th September 2014

P/06585/014	5, Drake Avenue, Slough, SL3 7JR RETROSPECTIVE PLANNING APPLICATION FOR RETENTION OF A SINGLE STOREY SIDE CONSERVATORY	Appeal Dismissed 15th September 2014
2011/00289/ENF	1, Granville Avenue, Slough, SL2 1ND RESIDENTIAL TO MIXED RELIGIOUS/CULTURAL USE	Appeal Dismissed 24th September 2014

MEMBERS' ATTENDANCE RECORD 2014/15
PLANNING COMMITTEE

COUNCILLOR	19/06/14	24/07/14	03/09/14	16/10/14	27/11/14	08/01/15	17/02/15	01/04/15	29/04/15
Ajaib	P	P	P						
Bains	P	P	P						
Dar	P	P	P						
M. Holledge	P	P	P						
Plenty	P	P	P						
Rasib	P	P	P						
Sidhu	P	P*	P						
Smith	P	P	P						
Swindlehurst	P	P*	Ap						

P = Present for whole meeting
Ap = Apologies given

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

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