

Date of issue: Tuesday, 14 February 2017

MEETING	PLANNING COMMITTEE (Councillors Dar (Chair), M Holledge, Ajaib, Bains, Chaudhry, Plenty, Rasib, Smith and Swindlehurst)
DATE AND TIME:	WEDNESDAY, 22ND FEBRUARY, 2017 AT 6.30 PM
VENUE:	VENUS SUITE 2, ST MARTINS PLACE, 51 BATH ROAD, SLOUGH, BERKSHIRE, SL1 3UF
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.



ROGER PARKIN
Interim Chief Executive

AGENDA

PART 1

AGENDA
ITEM

REPORT TITLE

PAGE

WARD

APOLOGIES FOR ABSENCE

CONSTITUTIONAL MATTERS

1. Declarations of Interest

All Members who believe they have a Disclosable Pecuniary or other Pecuniary or non pecuniary Interest in any matter to



AGENDA
ITEM

REPORT TITLE

PAGE

WARD

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.

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

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

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|----|--|-------|--|
| 2. | Guidance on Predetermination/Predisposition - To Note | 1 - 2 | |
| 3. | Minutes of the Last Meeting held on 18th January, 2017 | 3 - 4 | |
| 4. | Human Rights Act Statement - To Note | 5 - 6 | |

PLANNING APPLICATIONS

- | | | | |
|----|---|---------|----------------------|
| 5. | S/00197/015- The Centre, Farnham Road, Slough, Berkshire | 7 - 20 | Baylis and Stoke |
| | <i>Delegate to Planning Manager for approval</i> | | |
| 6. | P/09096/008- 2b, Berryfield, Slough, SL2 5SE | 21 - 30 | Wexham
Lea |
| | <i>Approve, subject to conditions</i> | | |
| 7. | S/00343/010- Wexham School, Norway Drive, Slough, SL2 5QP | 31 - 56 | Wexham
Lea |
| | <i>Delegate to Planning Manager for approval</i> | | |
| 8. | S/00736/000- The Westgate School, Cippenham Lane, Slough, SL1 5AH | 57 - 76 | Cippenham
Meadows |
| | <i>Delegate to Planning Manager for approval</i> | | |
| 9. | S/00731/000- Land adjacent to 7 Moreton Way, Slough, SL1 5LS | 77 - 88 | Cippenham
Green |
| | <i>Approve, subject to conditions</i> | | |

<u>AGENDA ITEM</u>	<u>REPORT TITLE</u>	<u>PAGE</u>	<u>WARD</u>
MISCELLANEOUS REPORTS			
10.	Planning Appeal Decisions	89 - 90	
MATTERS FOR INFORMATION			
11.	Members Attendance Record	91 - 92	
12.	Date of Next Meeting		
Wednesday, 22 nd March, 2017			

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. By entering the meeting room and using the public seating area, you are consenting to being filmed and to the possible use of those images and sound recordings. 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, 18th January, 2017.

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

Apologies for Absence:- Councillor Rasib

PART I

101. Declarations of Interest

Councillors Ajaib and S Chaudhry advised that Planning Application P/00619/007– 64 Mill Street, Slough, was in their Ward (Central) and they would approach the application with an open mind.

Councillor Bains advised that he resided in close proximity to the site of Planning Application P/00619/007– 64 Mill Street, Slough, and declared a personal prejudicial interest. He left the meeting whilst the application was debated and did not vote on the item.

102. Guidance on Predetermination/Predisposition - To Note

Members confirmed that they had read and understood the guidance on predetermination and predisposition.

103. Minutes of the Last Meeting held on 7th December, 2016

Resolved - That the minutes of the last meeting, held on 7th December, 2016, be approved as a correct record.

104. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

105. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned at the commencement of the meeting to read the amendment sheet.

Oral representations were made to the Committee by Objectors, Applicants and Councillors under the Public Participation Scheme, prior to the planning applications being considered by the Committee as follows:-

Application: P/00619/015- 64 Mill Street, Slough, SL2 5DH: an Objector and the Applicant's Architect addressed the Committee:-

The Chair varied the order of agenda so that the item where Objectors were in attendance was taken first.

Planning Committee - 18.01.17

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 report of the Head of Planning Policy and Projects and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

106. P/00619/007 - 64 Mill Street, Slough, SL2 5DH

(Councillor Bains left the meeting at 6.43 pm)

Application	Decision
Demolition of existing building (Gym) and construction of an apartment building. 6 Storeys high with 27 flats. (26 one bedroom 1 two bedroom).	Delegated to Planning Manager for approval, subject to the resolution of outstanding matters (including cycle storage provision) and the completion of a Section 106 planning obligation. The Planning Manager to refer the application back to the Planning Committee in the event that matters cannot be resolved.

(Councillor Bains returned to the meeting at 8.00 pm)

107. S/00197/015 - The Centre, Farnham Road, Slough

Application	Decision
Reserved matters application to cover details of Planning Permission reference S/00197/014 for Leisure Centre	Application deferred to the next meeting of the Planning Committee scheduled on 22 nd February, 2017.

108. Planning Appeal Decisions

Resolved - That details of recent Planning Appeal decisions be noted.

109. Members Attendance Record

The Members Attendance Record was noted.

110. Date of Next Meeting

The date of the next meeting was confirmed as 22nd February, 2017.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.05 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
PS	Paul Stimpson
CM	Christian Morrone
JD	Jonathan Dymond
HA	Howard Albertini
NR	Neetal Rajput
SB	Sharon Belcher
FS	Francis Saayeng
IK	Ismat Kausar
JG	James Guthrie
MU	Misbah Uddin
GL	Greg Lester

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1.0 SUMMARY OF RECOMMENDATION

Delegate to Planning Manager for approval.

PART A: BACKGROUND

2.0 Update

2.1 At the 18th January 2017 Planning Committee deferred the application to the next meeting of the Planning Committee because of various concerns about the design of the building. In particular the general appearance of the building and the quality of the transparent cladding to the pool were raised. In addition concerns were raised about the facilities within the pool and the degree of visibility between street and pool regarding privacy and child safety. The latter are primarily matters for the Council as client to address. At the time of writing a revised scheme is about to be submitted and discussed informally. It will be presented at the Committee meeting with an appraisal (Part B) and any additional comments on the meeting amendment sheet. A copy of the officers January meeting report is below.

PART C: RECOMMENDATION

3.0 **Recommendation**

3.1 Delegate a decision to the Planning Manager to approve the proposal and alteration of or additions to draft conditions.

PART D DRAFT CONDITIONS

4.0 **Draft Conditions**

1. 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:

Drawing Nos

GT3-00-00-DR-A(08) GAP001 Rev 01 Site Location Plan 1:1250 @ A1

GT3-00-00-DR-A(08) EXP001 Rev 01 Existing Site Plan 1:500 @ A1

GT3-00-00-DR-A(08) GAP002 Rev 02 Proposed Site Plan 1:500 @ A1

TO BE REVISED

GT3-00-00-DR-A(08) EXE001 Rev 01 Existing Elevations 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAE001 Rev 02 Proposed Elevations 1, 1:200 @

A1

GT3-00-00-ZZ-DR-A(08) GAE002 Rev 02 Proposed Elevations 2, 1:200@
A1

ELEVATIONS ETC SUBJECT TO REVISION

GT3-00-00-DR-A(08) GAP003 Rev 02 Level 00, As Proposed 1:200 @ A1

GT3-00-00-DR-A(08) GAP004 Rev 02 Level 01, As Proposed 1:200 @ A1

GT3-00-R1-DR-A-(08) GAP005 Rev 02 Proposed Roof Plan 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAS001 Rev 02 Long Sections 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAS002 Rev 02 Short Sections 1:200 @ A1

GT3-00-00-DR-A(08)GAP006 Rev 02 Tree Retention Plan 1:500 @ A1

GT3-00-00-DR-A(08)GAP007 Rev 02 Hardworks and Materials 1:500 @
A1

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.

2. Samples of materials

Details of external materials and samples (of cladding) 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.

3. Cycle parking

Construction of the building shall not commence until details of the cycle parking provision (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.

4. Bin storage

The building shall not be occupied until bin stores have been provided in accordance with the approved drawings and details of bin store enclosure that shall have first been submitted to and been approved in writing by the local planning authority. The bin stores shall be retained and maintained 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. Landscaping Scheme

Construction of the building 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.

6. Tree protection

No development shall commence until details of tree protection measures during construction of the development for existing retained trees (as identified on the approved layout) have been submitted to and been approved in writing by the local planning authority.

No development shall commence until the approved tree protection measures have been implemented on site and shall be provided and maintained during the period of construction works.

REASON To ensure the satisfactory retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004 and Core Strategy 2008 policy 9 Natural and built environment.

7. Lighting Scheme

Construction of the building shall not commence until details of a car park lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority. 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 and to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004 and policy 12 of Core Strategy 2008.

8. Noise attenuation - TO BE COMPLETED

Construction of the building shall not commence until a noise scheme for the plant at the rear of the building in relation to homes in Buckingham Avenue East has been submitted to and approved in writing by the Local Planning Authority. [DETAILS OF CONTENT OF SCHEME TO BE ADDED]. The building shall not be occupied until the approved scheme has been implemented. The scheme as implemented shall be retained and maintained thereafter.

REASON: In the interests of living conditions of residents of homes in Buckingham Avenue East and in accordance with policy 8 of the Slough Core Strategy 2006-2026 adopted 2008.

9. Electric Vehicle Charging Points TO BE COMPLETED

10 electric vehicle charging points to be installed prior to occupation.
Details of charging points to be submitted and approved prior start of building
Charging point details to comprise (specification)

REASON

10. Time scale for the provision of parking

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

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy 10 of the Core Strategy 2008.

11. CCTV

Construction of the building shall not commence until a CCTV for the cycle stores and car parking area within the site has been submitted to and been approved in writing by the local planning authority. The building shall not be occupied until the approved CCTV scheme has been implemented. It shall be retained and maintained thereafter.

REASON In the interest of crime prevention.

12. Construction Management Plan

Not to commence development until the construction management plan (Ref XX) has been implemented in terms of construction site access; space for construction worker car parking, space for materials storage, space for delivery vehicles to unload and turn and site exit wheel cleaning facilities. Implementation of the approved plan shall be throughout the construction phase.

REASON In the interest of highway safety.

13. Highway Matters - Height Restriction barrier on entry points and kerb radius changes at exit onto Northampton Ave. Replace 2 trees on public highway lost by construction access on frontage. TO BE COMPLETED

14. Soil Contamination
TO BE COMPLETED IF NECESSARY

15. Control of Emissions

The construction work shall not commence until a scheme has been submitted to and been approved in writing by the local planning authority to limit emissions from diesel engines of construction traffic and plant used on the site or to service the site during the construction process. The scheme should (1) aim (i.e use reasonable endeavours) to ensure the stated vehicles meet EURO VI standards as they will be travelling through the Councils Air Quality Management Area on Tuns Lane (2) provide for implementation of emission abatement controls on non-road machinery (NRMM) i.e. construction plant over 37kWh power rating with the primary aim being to limit particulates that are harmful to human health and (3) include an IAQM air quality dust assessment carried out by an air quality consultant or engineer. Construction work shall not commence until the approved scheme has been implemented and it shall remain in operation for the duration of the construction process.

REASON In the interest of public health in particular air quality and limiting emissions or dust from the construction process that are harmful to humans near the site or with the defined Air quality Management Areas within the Borough of Slough.

INFORMATIVE(S):

1. Hours of Construction.

During the construction phase of the development hereby permitted the developer is asked to ensure that no work be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REPORT TO 18th JANUARY 2017 PLANNING COMMITTEE

1.0 SUMMARY OF RECOMMENDATION

Delegate to Planning Manager for approval.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This is a Slough Borough Council reserved matters application following on from the outline planning permission granted in October last year. All matters are to be decided i.e. site access, layout, scale, appearance, landscaping.
- 2.2 The proposal will replace The Centre building which is will be demolished soon. The proposed two storey building is 5,165 sqm. in size and sits along the west side of the site with car parking to the rear. In comparison to the existing building it will extend further south on the site. The protrusion at the back of the existing building will be less and further away from homes on the north boundary. The new building will be closer to the flank of the nearest house. The highest part of the building will be lower than the existing main hall.
- 2.3 The leisure centre has been designed to include :
- 8 Lane 25 metre pool
 - Learner Pool
 - 4-court sports hall
 - 125 station fitness suite
 - 2 dance studios
 - Spinning studio
 - Treatment rooms
 - Entrance area café and activity zone
 - Wet and dry changing facilities.
- 2.4 Vehicle access will be as it is now with entry off Whitby Road via Melbourne Ave. and exit onto Northampton Avenue.
- 2.5 Car parking will be split between three areas. 58 spaces next to the building (to rear and south), 34 existing spaces either side of the exit at Northampton Ave and 82 existing spaces next to Melbourne Ave./Whitby Road The latter 82 spaces are outside the application site but within the Council's ownership. The 58 spaces next to the building include space for disabled persons near the building entrance at the south side of the site and 10 electric vehicle charging bays behind the building. Cycle stands for over 40 bikes are proposed with most of them in a covered store opposite the entrance door.

- 2.6 The sports hall, the largest element of the building, forms the south east portion of the building; the pool the north west portion and visible from Farnham Road. At the rear is the changing area and plant rooms. Studios are above the entrance area which is on the south west corner of the building. The entrance foyer will be adjacent to Farnham Road with access from the rear car park by way of the building being set back from the south boundary by 16m.
- 2.7 The height of the building will be 11.5 m for the sports hall at the rear, 10.9 m for the entrance area alongside Farnham Road and 9.8 m for the northern portion of the building.
- 2.8 The building will comprise three interlocking elements expressing the dry and wet leisure uses within and each with their own variation of the external cladding. The building materials will be a combination of mainly vertical cladding and glazing panels. Metal, perforated and polycarbonate panels are to be used including translucent versions in places. Various shades of grey are shown on the submitted drawings.
- 2.9 The first floor fitness area (studios) will overhang the entrance foyer area slightly and be supported with a row of columns along the façade. The entrance foyer will be glazed with a coloured wall at the entry point. The fitness area will have a combination of rainscreen cladding (vertical panels) with an inset horizontal band of glazing and perforated cladding both wrapping round the entrance area corner of the building. The pool will be glazing at lower level with translucent polycarbonate cladding above. Glazing extends up the full height of the building to divide the pool and sports hall area from the projecting fitness studio area on the Farnham Rd and south elevation.
- 2.10 For the Buckingham Ave East elevation the pool space glazing and panels will wrap around the corner a short distance with the remainder being polycarbonate panels cladding above ground floor. The sports hall, mainly visible from the car park and school building will be clad with polycarbonate panel above ground floor level.
- 2.11 The overhanging fitness area is intended to be a prominent advert for the building. Translucent panels along the frontage are intended to let light into the building and help highlight this facade at night when lit from behind.
- 2.12 A Breeam rating of very good is to be aimed for. The current proposal for energy is a combined heat and power plant with air source heat pump or, if available and practical, from an extension of the existing district heating system in the Trading Estate. This matter is dealt with by condition on the outline permission rather than this application.

- 2.13 Supporting technical information includes Planning Statement, Transport assessment, design and access statement, drainage and energy details, ground investigation, assessments of light and noise.
- 3.0 Application Site
- 3.1 The 0.83 hectare site encompasses the existing 1990's Centre leisure and conference site including the Northampton Ave exit parking area (next to Rotunda site) but not the parking alongside Melbourne Ave./Whitby Road. The existing building generally covers the northern two thirds of the site and it contains some office space at the north end above a small semi-basement. Total existing floor space is 5,430 sqm.
- 3.2 To the east, at the north end, are two storey homes in Buckingham Ave. East all with rear garden buildings across the width of the plots. The flank wall of the end house abuts the site. Godolphin Nursery abuts the rest of the east boundary. To the south is a three storey block of flats recently converted from offices and an associated small, new block of flats on Melbourne Ave. Both buildings have some windows facing the site. Opposite to the west are commercial units and to the north is a paved area of the closed off end of Buckingham Avenue E with an open space beyond.
- 3.3 There are small trees on the Farnham Road frontage just beyond the site boundary and next to the building where Buckingham Ave East has a paved area. There are some small trees in the car park plus some overhanging boundary trees/bushes. There is a road improvement line affecting Farnham Road but this is clear of the application site.
- 4.0 Site History
- 4.1 Community Leisure Centre and offices Approved May 1997. Various alterations and advertising 1998- 2001. Outline permission for leisure centre approved Oct 2016 (Ref. No S/00197/014).
- 5.0 Neighbour Notification
- 5.1 Farnham Road 91 – 99 odd, 105, 118 – 124 ev
Farnham Road 102-104 (flats 4,5,17,18,30,31. Buckingham Ave. East 6 – 14, 5 – 11. Slough Centre Nursery School.
Northampton Ave : Rotunda; Rotunda Bungalow; Northampton Place (3-7, 14-18, 33-37 incl.
- 5.2 No comments received

5.3 Public Notice in Slough Express – any comments received will be on the meeting amendment sheet.

6.0 Consultation

6.1 **Traffic/ Highways**

For the proposal to be acceptable request various revisions.

The layout needs to be amended to ensure the layout is satisfactory from a highways safety point of view, in particular addressing:

The forward visibility for vehicles from all directions needs to be considered in the centre of the site and the layout redesigned to allow sufficient visibility;

A continuous pedestrian route leading onwards from Melbourne Avenue to the site entrance is required, and would assist visibility for vehicles as well as pedestrians / vehicles as necessary;

The service vehicle tracking is still tight in several locations, and therefore more parking bays should be removed to make this easier as well as addressing the comments above in terms of layout;

The refuse storage area should be relocated to allow a refuse vehicle to collect from the internal road layout (no reversing manoeuvres necessary).

Note : the existing Section 106 deals with highway/transport network improvements and travel plan.

6.2 **Drainage**

Comments will be on meeting amendment sheet.

6.3 **Environmental Protection (re noise)**

Any comments will be on meeting amendment sheet.

6.4 **Environmental Quality (re contamination)**

Any comments will be on meeting amendment sheet.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 The outline planning permission establishes the principle of a new leisure centre on the site. Policies relating to layout and design matters are addressed below.

- 8.0 Access, parking and servicing.
- 8.1 Use of the existing access from the public highway at Whitby Road and exit via Northampton Ave. is acceptable. The Leisure centre use may well be similar to The Centre in terms demand for car parking and access needs.
- 8.2 The amount of car parking available is acceptable for the use proposed. Part of the parking area falls outside the site (off Whitby Road – about 85 spaces) but as it is within the Council’s ownership its continued use for parking can be controlled. A condition on the outline permission addresses this. Inclusion of 10 electric vehicle charging points is supported and addresses sustainable development and health policy through encouraging use of less polluting vehicles. The vehicular access, in terms of location on the public highway, and parking proposal complies with Core Strategy policy 10 Transport.
- 8.3 As indicated under Transport/Highway consultation comments some changes to servicing and access within the site have been requested to make the proposal acceptable. A revised drawing is expected.

9.0 **Layout and design**

- 9.1 The location and scale of the building is acceptable it being in a similar position and having a similar overall bulk to the existing Centre building. It will be prominent on Farnham Road which is appropriate for a leisure centre. Visibility from the street into the entrance foyer and pool will provide a lively frontage as The Centre does now. In terms of height the sports hall, the tallest part, will be 3 m lower than the peak of the main hall of existing building. The sports hall will be immediately south of where the current main hall is and will be in the middle of the site. The Farnham Road frontage will be about 4 metres higher than the front part of the existing building. This is acceptable as Farnham Road is quite wide and other buildings nearby are quite large.
- 9.2 Regarding the effect of the building on adjacent homes the view out of the rear of Buckingham Ave. East homes will be better than now as the protrusion at the rear of the building will be further away than now. The existing 6.5 m gap between the existing building and the flank, and garden, of 6 Buckingham Ave East will reduce to 3 metres. The height of the building at this point will be about 1 metre higher than existing. The proposal will reduce the gap between the Centre building and 102/104 Farnham Road (the old tax office now converted to flats) to 28 metres. The amenity of those new homes, plus the adjacent new block of flats, will not be adversely affected.
- 9.3 Regarding 6 Buckingham Gardens being closer to the side

boundary than the current building this is not ideal. A 45 degree view out of rear windows will be blocked at a point 3 metres from the side boundary of the garden. However the submitted light study indicates this house will receive satisfactory levels of day and sun light. The view directly out from the rear will benefit from not having a building so close to the immediate rear of the garden.

- 9.4 The updated noise study indicates the plant at the rear of the building and on top within a screened area at first floor level will not have an adverse effect on adjacent residents. The plant area is adjacent to 6 Buckingham Ave. East. This is being checked by the Council's Neighbourhood Team. The study indicates some design details have yet to be submitted so a condition will be applied to deal with this. It is important that the plant will not cause a nuisance to nearby residents.
- 9.5 In terms of appearance of the building its rectangular form will make it appear bulkier than the existing building. The projecting upper storey along part of the frontage with its distinctive cladding and inset plus columns below will add interest to the otherwise long west façade. Visibility from Farnham Road into the building through the glazed panels along the entire ground floor will also add interest as will illumination, at night, through the translucent first floor level panels of the pool area. The Buckingham Ave East elevation, that faces the open space opposite, will be relatively plain compared to the existing windows of office accommodation on the north elevation. Elevations at the rear will be plain as they are now.
- 9.6 Whilst a leisure centre use requires box like shapes and limited glazing at upper level to be functional it does result in relatively plain facades. In this case the arrangement and choice of cladding helps break up the key facades and add interest. However further information on the materials and appearance and options for changes have been sought to ensure the overall appearance will be acceptable for a public facility on a key road in the town and that the design of the building will be perceived as good quality.
- 9.7 The frontage landscaping will remain, being outside the site, apart from the loss of two trees at the south end to allow for temporary construction site access. Replacement will be sought. The trees in the car park to be lost are not significant. New trees along the east boundary next to the nursery school will help screen the bulk of the building from the school. Other trees and shrubs are mainly overhanging from adjoining property or are within the existing car park that will not change.
- 9.8 In terms of community safety the walk route from the car park to the entrance will be visible from Farnham Rd and windows in the sports hall. The proposed car park to the rear will not be well overlooked but there are very limited opportunities to put windows in the rear of

the building. The scope for CCTV will be explored and lighting will be required by condition. Existing car parks, whilst partly out of site from the building entrance, are overlooked by adjacent residential property and by condition lighting will be retained or improved.

- 9.9 Subject to consideration of further information etc. requested regarding the appearance the proposal complies Core Strategy 9 and 12 Natural and built environment; Community Safety and Local Plan design policy EN1 and EN3.
- 9.10 Outstanding matters to be addressed are revisions requested regarding transport and highways, information and possible changes to the appearance, clarity about plant equipment and comments from the Neighbourhood team.

PART C: RECOMMENDATION

10.0 Recommendation

Delegate a decision to the Planning Manager to approve the proposal subject to satisfactory resolution of outstanding matters referred to above and alteration of or additions to draft conditions.

AMMENDMENT TO REPORT TO 18th JANUARY 2017 PLANNING COMMITTEE

Regarding outstanding matters:

Appearance – areas of glazing clarified. Revised 3D drawings received but are indicative only. Colour of cladding and signage is indicative only.

Noise from plant: this can be dealt with by way of a condition; further discussion with Neighbourhood Enforcement Team. Resolution of this matter might mean minor changes to the appearance at the rear.

Highway matters. Revised layout discussed and agreed in principle to resolve access visibility, refuse access, pedestrian access, Northampton Ave exit kerb changes. Revised drawing expected.

Conditions

Highway Matters – to include height restriction barriers on access and exit.

Additional conditions, agreed in principle by applicant, will help limit air pollution from the construction process in relation to health. These involve control of dust from construction/demolition, control of

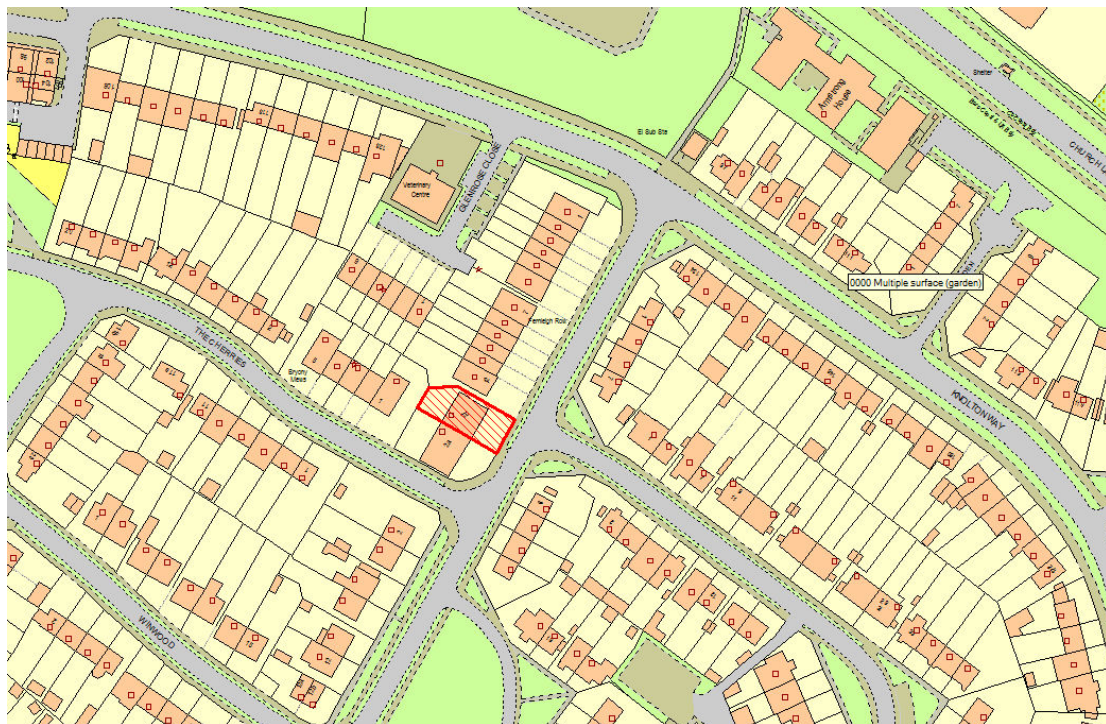
emissions from engines of construction plant and construction traffic. The latter relates to the nearby air quality management area on Tuns Lane over which construction traffic will pass.

The consultation period for the notice in the local paper expires 3rd Feb. Planning Manager to consider any comments received.

NO CHANGE TO THE RECOMMENDATION

Registration Date:	01-Dec-2016	Application No:	P/09096/008
Officer:	Karen Haizelden	Ward:	Wexham Lea
Applicant:	Mr. Nazir	Application Type:	Minor
		13 Week Date:	
Agent:	Abdul Wajid, AW Architecture Ltd 15, Richards Way, Slough, SL1 5EU		
Location:	2b, Berryfield, Slough, SL2 5SE		
Proposal:	Subdivision of existing property to create 1 x 4 bed house & 1 x 3 bed house.		

Recommendation: Approve, subject to conditions.



1.0 **SUMMARY OF RECOMMENDATION**

1.1 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations it is recommended that planning permission be granted subject to the conditions set out at the end of this report.

1.2 This application is a full planning application which would normally be determined by officers under the approved scheme of delegation; however the applicant is Councillor Nazir, and therefore in terms of the Constitution the application must be determined by the Planning Committee.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a planning application for a subdivision of the existing property to create a 1x4bedroom house (2C Berryfield) and a 1x3bed room house (2B Berryfield).

2.2 The application is accompanied with the following:

- Planning Application Form
- Drawings Numbers 1646/PL/01, 1646/PL/02, 1646/PL/03 -dated 16/11/2016 received 29/11/2016.

3.0 **Application Site**

3.1 The application site is an existing two storey semi detached property. The dwelling has been extended by a two storey side extension. The front garden of the dwelling is hard surfaced and accommodates 4 on-site parking spaces.

Number 2b is situated on the corner of Berryfield and The Cherries the rear amenity space of the dwelling backs on to the side boundary of number 1 the Cherries.

3.2 The site is located in a predominantly residential area. Characterised by similar two storey houses that have been extended in various ways.

4.0 **Relevant Site History**

P/09096/000 ERECTION OF 13NO. TWO BEDROOM FLATS AND CARPARKING (AS AMENDED 18.02.92). (OUTLINE) (BCC. REG.5 CONSULTATION)

Observation 19-Feb-1992

P/09096/001 USE OF TWO DWELLING HOUSES INDEPENDENT OF WEXHAM COURT AND ERECTION OF BOUNDARY FENCE TO REAR GARDENS.

Approved with Conditions 16-Dec-1992

P/09096/002 ERECTION OF 2 ATTACHED TWO BEDROOM HOUSES WITH INTEGRAL GARAGES

Withdrawn (Treated As) 13-Jan-1994

P/09096/003 ERECTION OF ATTACHED 3 BED HOUSE WITH INTEGRAL GARAGE AND CREATION OF INTEGRAL GARAGE AND SINGLE STOREY REAR EXTENSION AT NO.2B (AS AMENDED 02.02.94 AND 22.02.94)

Refused 06-Apr-1994

P/09096/004 ERECTION OF A TWO STOREY AND SINGLE STOREY SIDE EXTENSION

Approved with Conditions; Informatives 01-Aug-1994

P/09096/005 ERECTION OF A TWO STOREY PITCHED ROOF SIDE EXTENSION AND SINGLE STOREY PITCHED ROOF FRONT EXTENSION (AMENDED PLANS 11/09/2001)

Approved with Conditions; Informatives 12-Sep-2001

P/09096/006 ERECTION OF A SINGLE STOREY PITCHED ROOF FRONT EXTENSION

Approved with Conditions; Informatives 12-Sep-2001

P/09096/007 ERECTION OF A SINGLE STOREY FRONT EXTENSION WITH A PITCHED ROOF AND FIRST FLOOR SIDE EXTENSION (AMENDED PLANS 29/01/02)

Approved with Conditions; Informatives 01-Feb-2002

5.0 **Neighbour Notification**

- 5.1 The following properties were consulted via a letter - 7, Berryfield, Slough, SL2 5RZ, 2a, Berryfield, Slough, SL2 5SE, 2, Berryfield, Slough,

SL2 5SE, 9, Berryfield, Slough, SL2 5SA, 5 Bryony Mews, The Cherries, Slough, SL2 5NQ, 4 Bryony Mews, The Cherries, Slough, SL2 5NQ, 3 Bryony Mews, The Cherries, Slough, SL2 5NQ, 1 Bryony Mews, The Cherries, Slough, SL2 5NQ, 8 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 12 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 2, Bryony Mews, The Cherries, Slough, 7 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 9 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 10 Fernleigh Row, Berryfield, Slough, SL2 5LZ, 11 Fernleigh Row, Berryfield, Slough, SL2 5LZ

No objections or comments were received

6.0 **Consultation Responses**

- 6.1
- The Parish Clerk, Wexham Court Parish Council - No comments received
 - Environmental Protection – no objections recommend planning conditions, concerning noise during conversion phase, waste disposal of site materials and domestic refuse disposal in the future.
 - Transport and Highways – no comments received
 - No objections or comments were received

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

- 7.1 The application is considered alongside the following policies:
- National Planning Policies: Planning Policy Framework; 2012;
 - Core Policy 1 (Spatial Strategy), Core Policy 3 (Housing Distribution) Core Policy 4 (Type of Housing) Core Policy 5 (Employment) Core Policy 7 (Transport) Core Policy 8 (Sustainability and the Environment) of Slough Local Development Framework, Core Strategy 2006-2026, Adopted Core Strategy 2006 – 2026 (Development Plan Document - 2008);
 - Policies EN1, EN5, H10, H11, H13, H14, T2 and T8 of the Adopted Local Plan for Slough, 2004;
 - Council’s approved Residential Extensions Guidelines – Supplementary Planning Document, 2010.

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

- Principle of development;
- Design and Impact on the street scene;
- Impact on neighbouring properties;
- Amenity space for the properties;
- Parking and highway

8.0 **Principle of Development**

8.1 The proposed sub division of the property currently a single family dwelling house is supported within current planning policy subject to other material considerations being satisfied. The refusal of planning permission in 1994 occurred within a different planning framework to the current planning policies.

8.2 Sub division of properties has occurred elsewhere within the Borough and is a useful way to increase housing stock particularly of this type of family accommodation being proposed.

9.0 **Design and Impact on Street Scene**

9.1 The conversion will not involve any extensions to the property but will utilize existing space. The external changes to the front of the property will be the addition of a front door in the front street elevation facing Berryfield and a new rear door instead of a rear window at the ground floor. These changes are minor and will have a negligible impact on the street scene.

10.0 **Impact on neighbouring properties**

10.1 Given there are only minor building works associated with the conversion there will be no physical impacts upon adjoining buildings. However given the property will become two houses instead of the existing single family dwelling there will be an increase in the levels of comings and goings also domestic noise. Properties on The Cherries and 2A Berryfields are most likely to be affected. However it is not anticipated that this increase in domestic noise will be unreasonable in this existing residential location.

11.0 **Amenity Space for the Properties**

11.1 The donor property number 2B Berryfield will have approximately 51.3m² amenity space and the new property labelled 2CBerryfield will have 78.3m². It is considered that the garden proposed would comply

with relevant standards in relation to the provision of amenity space.

12.0 **Car Parking and Highway Issues**

12.1 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 seek to ensure that development reinforces the principles of the transport strategy as set out in the Council's Local Transport Plan and Spatial Strategy. 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.

12.2 There is a requirement for a minimum of 2 car parking spaces per 3 /4 bedroom houses such as this. There will be a requirement for four on site spaces.

12.3 The existing front garden is all paved and provides adequate parking for four cars. There is an existing vehicle crossover at the property The proposal is to retain this crossover and for it to be shared between the two properties. There is adequate manoeuvring space in this front parking area that all vehicles should be able to access and egress in forward gear.

12.4 It is therefore considered the proposed development complies with Core Policy 7 and Policy T2 of the Adopted Local Plan for Slough.

13.0 **Summary**

13.1 On the basis of above assessment it is considered that planning permission should be granted as the proposed conversion of the property will not have detrimental impact upon the relevant material considerations outlined subject to the conditions set out below.

13.2 **PART C: RECOMMENDATION**

13.3 **Recommendation**

Having considered the relevant policies referred to in this report and the impact of the conversion on the donor property and local area, it is recommended that planning permission be granted subject to conditions set out below.

14.0 **PART D: DRAFT LIST OF CONDITIONS AND INFORMATIVES**

14.1 **CONDITIONS**

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

REASON To prevent the accumulation of planning permissions, and

to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

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

(a) Drawing No. 1646/PL/01, Dated 16/11/2016, Recd On 29/11/2016

(b) Drawing No. 1646/PL/02, Dated 16/11/2016, Recd On 29/11/2016

(c) Drawing No. 1646/PL/03, Dated 16/11/2016, Recd On 29/11/2016

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. No development shall commence until 2.4m by 2.4m pedestrian visibility splays have been provided behind the back of the footpath on each side of the access and these shall be retained permanently kept free of all obstructions exceeding 900mm in height.

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

5. 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.

6. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B, C, D, E & F, no extensions to both houses approved via this conversion hereby permitted or buildings or enclosures shall be erected constructed or placed on the site without the express permission of the Local Planning Authority.

REASON The rear garden(s) are considered to be only just adequate for the amenity area appropriate for houses of the size proposed. It would be too small to accommodate future development(s) which would otherwise be deemed to be permitted by the provision of the above order in accordance with Policy H14 of The Adopted Local Plan for Slough 2004.

7. No development shall take place until details in respect of measures have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the building:

- (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (b) Minimise the pollution potential of unavoidable waste;
- (c) Dispose of unavoidable waste in an environmentally acceptable manner – there shall be no bonfires on site

REASON: In the interests of the amenities of the area.

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

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

- 9.

INFORMATIVE(S):

1. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street

naming and/or numbering of the unit/s.

2. The applicant is advised of their requirement to comply with the Party Wall Act 1996, including the need to serve appropriate notices on neighbours before work commences.
3. The applicant is reminded that at all times, without the prior permission of the freeholder there can be no encroachment onto the adjoining property.
4. No noisy work shall take place outside the hours of 0800 - 1800 hrs Monday to Friday 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.
5. 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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Registration Date:	09-Jan-2017	Application No:	S/00343/010
Officer:	Joney Ramirez	Ward:	Wexham Lea
Applicant:	Mr. Richard Atkinson, Slough Borough Council	Application Type:	Major
		13 Week Date:	10 April 2017
Agent:	Mr. Gavin Hensman RE-Format LLP, Buckmore Studios, Beckham Lane, Petersfield, Hampshire, GU32 3BU		
Location:	Wexham School, Norway Drive, Slough, SL2 5QP		
Proposal:	Demolition of existing Pre-fabricated building and library. Construction of one three-storey block, erection of a 4m height fence to the north of the site, provision of additional parking, associated landscaping and pedestrian access.		

Recommendation: Delegate to Planning Manager for approval



1.0. SUMMARY OF RECOMMENDATION

- 1.1. Having considered the relevant policies below, the development is considered not to have an adverse affect on the sustainability and the environment for the reasons set out. As such, the recommendation is to delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway matters, finalising of conditions and final determination. This recommendation is subject to a referral to the Secretary of State as the proposed development falls within designated Green Belt.
- 1.2. This application has been referred to the Planning Committee for consideration as the application is for a major development and departure from the local planning policies.

PART A: BACKGROUND

2.0 Proposal

- 2.1. Full planning permission is sought for the demolition of two buildings (Library block and Fowler block) and the construction of a 3 storey new building to allow the School to provide with a 8 Form Entry secondary school. Additional car parking, new pedestrian entrance and landscaping will be provided as part of the proposal. A 4m high fence is also proposed to the north of the site.
- 2.2. Wexham School is a 6 Form Entry Secondary School which currently has 757 pupils aged 11 – 16 and 143 post-16 pupils. The proposal will increase the capacity of the school to provide with 1200 school places covering the 11 – 16 age group which will increase the number of pupils by 443. A total of 75 teachers and 66 supporting staff will be required.
- 2.3. The total gross internal floor area to be lost by demolition is 1326 sqm and the total gross internal area to be created will amount 2933sqm over three floors. The new teaching block will provide with a total of 28 new classrooms, Learning Resource Centre (LRC), Special Education Needs (SEN) resource room, 4 group rooms, 3 staff work rooms, WC facilities for students and reception area including sick bay, isolation room and accessible WC.
- 2.4. The proposed new teaching block will be located towards the south east of the site over an existing hardstanding area. It will have a north – south orientation and will be divided into two main elements: (a) teaching block towards the north and (b) new LRC including sixth form study mezzanine towards the south. These two elements will be linked at second floor providing with a covered courtyard with double height at ground floor.

- 2.5. The existing buildings on site are 1 – 3 storeys height with the highest building reaching a height of 10.10m. The proposed 3 storey new teaching block will reach a height of 11.6m as measured from the ground level of the playing fields as a result of the sloping nature of the ground.
- 2.6. In terms of design and materials, the proposed teaching block will have a flat roof with the courtyard providing with a clear pedestrian entrance from Church Lane and opening towards the Main Building. The LRC space will be finished with a glass curtain wall and will provide with a modern appearance to the new teaching block. The finishing materials include profiled metal cladding in grey and flat panel metal cladding with a contrasting colour.
- 2.7. 24 additional car parking spaces will be provided towards the east boundary of the proposed building. These will be exclusive for staff and will have controlled entrance via a hinged gate. The new car parking area will be accessed via Church Lane as a result of the proposed enlargement of an existing pedestrian access. In total, the School will provide with a total of 102 car parking spaces.
- 2.8. Employee numbers will increase to provide 13 Full time teachers (replacing existing 7 part-time teachers), 3 full time support staff (replacing 5 part-time staff) and 2 additional sport teachers. A reduction of 3 to 2 library staff is also proposed. Overall, the proposal will result on 10 new net employees.
- 2.9. 60 covered cycle parking spaces (30 cycle parking stands) will be provided towards the south of the site which will be accessed via the existing pupil entrance on Norway Drive.
- 2.10. An additional element of the proposal includes the erection of a 4.0m high fence to the north of the site, to be located towards the south of the rear gardens of 12, 14 and 15 Benjamin Lane and to the side of 7 Benjamin Lane. It will span for a width of 4.0m and will be twin wire mesh fencing with a green finish in order to prevent balls falling into the gardens of adjoining dwellings.
- 2.11. The proposal includes a landscape strategy to ensure that appropriate visual amenity for pupils, staff and neighbouring properties is achieved.

3.0 Application Site

- 3.1. Wexham School grounds cover 6.46 hectares and comprise 9 buildings of varying dates, heights and designs which are largely located towards the south of the site. Playing fields are located to the north.

- 3.2. The site is bounded by Norway Drive and residential properties to the south; Norway Drive Recreation Park and residential properties (some with an element of care) to the west; residential properties and The Old Corner House (Grade II Listed Building) to the north and Church Lane to the east. Church Lane and the residential properties located to the east fall under South Bucks District Council administrative boundary.
- 3.3. The whole of the site falls within designated Green Belt land and Flood Risk Zone 1.

4.0 Site History

- 4.1. Recent applications for the site are presented below:

S/00343/009 Erection of sports hall and approval of master plan for the site.

Approved with Conditions; Informatives 27-Feb-2008

S/00343/008 Redevelopment comprising demolition of three buildings, erection of a new sports hall, teaching block, adhd unit, extension to main building (dining room and music hall), installation of a mezzanine floor, link corridor, external alterations to art block and internal alteration to facilitate reorganisation of school accommodation

Approved with Conditions; Informatives 27-Mar-2009

S/00343/007 Construction of a single storey pitched roof modular building as extension to existing autism unit (REG3).

Approved with Conditions; Informatives 07-Oct-2005

S/00343/006 Variation to condition no.18 of planning permission reference s/00343/005 dated 25/08/04, to permit an increase in lighting levels (regulation 3)

Approved with Conditions; Informatives 20-Apr-2005

S/00343/005 Proposed resurfacing of existing synthetic pitch, upgrading of 6 no. Existing floodlights and adding 2 no. Floodlights to pitch, new multi-use games area, resurfacing of car park and reform access to car park and adding 4no. Floodlights to multi-use games area.

Approved with Conditions; Informatives 25-Aug-2004

S/00343/004 Extension to existing building to increase size of classroom

Approved with Conditions 27-Nov-2003

S/00343/003 Erection of a demountable building for use as classroom, offices and changing room (regulation 3)

Approved with Conditions 21-May-2003

S/00343/002 Provision of classbase unit for pupils with autistic spectrum disorder

Approved with Conditions 19-Nov-2001

S/00343/001 Erection of a single storey complex of classrooms and ancillary accommodation for provision of post aged 16 facilities2

Approved with Conditions 27-Jun-2001

S/00343/000 Installation of a floodlit artificial pitch (reg. 4)

Approved with Conditions 12-Feb-1990

5.0 Neighbour consultation

5.1. 68 & 68a to 128 & 128a (odds) Norway Drive, Slough, SL2,
7 – 36 Benjamin Lane, Slough, SL2,
Safa House, Church Lane, Wexham, Slough, SL3 6LH,
Quapelle, Church Lane, Wexham, Slough, SL3 6LE,
2, Grangewood, Wexham, Slough, SL3 6LP,
Amberley, Church Lane, Wexham, Slough, SL3 6LE,
Nelaton House, Wexham Park Lane, Wexham, Slough, SL3 6LX,
Wexham Parish Hall, Norway Drive, Slough, SL2 5QP,
Woodside Bungalow, Church Lane, Wexham, Slough, SL3 6LG,
Two Oaks, Wexham Park Lane, Wexham, Slough, SL3 6LX,
Acorns, Church Lane, Wexham, Slough, SL3 6LE,
Crantock, Church Lane, Wexham, Slough, SL3 6LE,
Oakways, Church Lane, Wexham, Slough, SL3 6LE,
Delmo, Church Lane, Wexham, Slough, SL3 6LG,
Wexham House, Wexham Park Lane, Wexham, Slough, SL3 6LX,
1, Grangewood, Wexham, Slough, SL3 6LP,
Caretakers Cottage, Woodside School, Church Lane, Wexham, Slough, SL3
6LJ,
Bracklesham, Church Lane, Wexham, Slough, SL3 6LG,
31, Grangewood, Wexham, Slough, SL3 6LP,
Wexham Bowls Club, Norway Drive, Slough, SL2 5QP,
Mamta Bhavan, Church Lane, Wexham, Slough, SL3 6LH,
29, Grangewood, Wexham, Slough, SL3 6LP,
Green Pickets, Wexham Woods, Wexham, Slough, SL3 6LQ,
The Briars, Church Lane, Wexham, Slough, SL3 6LE,
Appletree Cottage, Wexham Woods, Wexham, Slough, SL3 6LQ,
Red Chimneys, Church Lane, Wexham, Slough, SL3 6LE,
Oak House, Forest Close, Wexham, Slough, SL2 4FA,
Shergill, Wexham Woods, Wexham, Slough, SL3 6LQ.

5.2. The application was also publicised via site notice on 10 January 2017 and press notice on 13 January 2017.

5.3. Representations

5.4. Two letters from neighbours at Benjamin Lane were received indicating that the high fence to the north of the site might result in loss of light and outlook and that more detail was required. In particular the comments indicated:

5.5. *“Whilst I’m broadly supportive of the proposed construction of the fence in principal, I would like to request a specific description of the type of fence which is planned”*

5.6. Response: More information was requested to the agent of the application which submitted a photo of the proposed type of fence indicating that it will be a twin wire security fence finished in green. These details were published online and the neighbour to which the comment above relates indicated that based on these details no objection is raised.

5.7. *“I am horrified and totally against the building of a 4 metre height fence to the north of the site. This will have a direct effect not only on my property but also on my outward prospect and my well-being...Such a high fence will effect my view and light into my property, and my health.”*

5.8. Response: The proposed fence will have an open appearance and quality finish which would not result in significant loss of light or outlook to neighbouring properties. For more detail see paragraph 12.4.

6.0 Internal and Statutory consultees:

6.1. Wexham Parish Council

No comments have been received; any comments will be on the meeting amendment sheet.

6.2. Crime Prevention Design Advisor

No comments received.

6.3. Thames Water

No comments received.

6.4. Environment Agency

No comments received.

6.5. Contaminated Land Officer

No comments have been received; any comments will be on the meeting amendment sheet.

6.6. Tree Officer

“No objection in principle however in order to ensure that landscaping is provided appropriately, a condition requiring detailed landscaping plan will be required.”

6.7. Transport and Highways Development

“The main issues resulting from the application are:

On-site car parking for staff is increasing by 24 spaces and it is recommended that this increased by a further 10 spaces to a total of 112 spaces on-site;

There is no space on-street for parent parking at the current time as hospital workers are known to park on Norway Drive. However the local highway authority has funding to implement a mixed use parking scheme allowing long stay for residents and short stay parking for parents to drop off and collect children from the school;

Measures to improve pedestrian and cycle facilities to the school are proposed and these need to be enhanced to comply with the appropriate national standards;

An extension to the 30mph speed limit is required on Church Lane;

The majority of the highway works fall within the administrative area of BCC and therefore there may need to be S278 agreements for the implementation of the highway works;

A Travel Plan is being implemented to help encourage modal shift away from the car for pupil and staff travel to school;

Recommendation

No highway subject to the following changes being incorporated and the S106 commitments including S278 highway works and planning conditions being incorporated.

Required Changes:

Increase the number of parking spaces by circa 10 spaces in the car parks off Norway Drive;

Make changes to the proposed highway works as set out in these comments;

Make changes to the Travel Plan;

Make changes to the highway works as set out above

S106 / S278 works

The applicant will need to enter into a formal commitment by way of signed letter from the Head of Asset Management and Property Service committing the Council to enter into a section 278 agreement for the satisfactory implementation of the works identified in the highways schedule and transfer the financial contributions as set out in the transport schedule. Where the works are to be carried on highway maintained by BCC either a second S106 will need to be agreed with BCC or a separate agreement between the two local highway authorities put in place.

The highways schedule includes:

Temporary access point (as necessary);

Implementation of amendments to Church Lane vehicular access;

Implementation of a 30mph zone on Church Lane – the zone should start at the junction of Wexham Park Lane (as this is where it is currently agreed that the Wexham Park Hospital scheme will extend the 30mph speed limit to) to the eastern boundary of Wexham Court Primary School where footpath number 3 emerges onto Church Lane from Knolton Way. The detail of 30mph zone is to be agreed with BCC and SBC LHAs but is likely to include lining, signing, speed roundels and any necessary changes to street lighting;

Removal of 40 mph signs at the east end of Norway Drive;

Construct a 2.5m wide footway/cycleway on north-side of Norway Drive between the school pedestrian access and Church Lane including all necessary signs;

Widen the existing footway on Church Lane to 3m in width to create a footway/cycleway from the Church Lane vehicle access to Wexham Court Primary School;

Widen the carriageway at the bellmouth junction to Norway Drive to enable the construction of pedestrian/cycle refuge of 2.5m in width;

All necessary signing for the conversion of existing footways to unsegregated shared use as footway/cycleways;

Installation of street lighting modifications (as necessary);

Drainage connections (as necessary);

The transport schedule includes:

Sum to be agreed with BCC to fund the change to Traffic Regulation Orders to reduce the speed limit of Church Lane between the junction of Wexham Park Lane and the eastern Wexham Court Primary School to 30mph;

Travel Plan monitoring contribution;

*Travel Plan;
Electronic gates on school access”*

6.8. Environmental Protection

“No objection to the application subject to conditions”.

6.9. South Bucks District Council

“No objection to the application provided that the potential impact on the open and undeveloped character of the adjoining Green Belt within South Bucks District is appropriately assessed to prevent harm and erosion of the Green Belt. Furthermore, Transport for Buckinghamshire, should be consulted regarding the proposal. Subject to their comments, South Bucks District Council raises no objection to the proposal”.

6.10. Transport for Buckinghamshire

No comments have been received; any comments will be on the meeting amendment sheet.

PART B: PLANNING APPRAISAL

7.0 Policy Background

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

National Planning Policy Framework, 2012 and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

Core Policy 1 – Spatial Strategy
Core Policy 2 – Green Belt and Open Spaces
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 9 – Natural and Built Environment
Core Policy 10 – Infrastructure
Core Policy 11 – Social Cohesiveness

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN3 – Landscaping Requirements
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy T9 – Bus Network and Facilities
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4
Slough Local Development Framework Proposals Map

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.

The main issues to be considered in the assessment of this proposal are considered to be as follows:

- Principle of development
- Visual Impact and design
- Highways and traffic
- Impact on neighbour amenity
- Trees, landscaping, sustainability and ecology

8.0 Principle of Development

8.1. An initial issue for this application relates to the location of the site within designated Green Belt land.

8.2. Core Policies 1 and 2 of Slough Core Strategy 2006 -2026 require development proposals to take place within the built up area, predominantly on previously developed land, unless there are very special circumstances that would justify the use of Green Belt land. Proposals within Green Belt land will be assessed under National Policy legislation.

8.3. Paragraph 80 of the National Planning Policy Framework (NPPF) indicates that Green Belt has the following purposes:

*“to check the unrestricted sprawl of large built-up areas
to prevent neighbouring towns merging into one another
to assist in safeguarding the countryside from encroachment
to preserve the setting and special character of historic towns
to assist in urban regeneration, by encouraging the recycling of derelict and other urban land”*

8.4. The proposal would make use of a previously developed site on the Green Belt. It would not result in increased sprawl of the current built up area and would safeguard the current openness of the existing playing fields to the north of the site. The demolition of the Fowler Block would furthermore improve the visual

gap between the existing buildings and the open grounds hence improving the appearance of the Green Belt site.

- 8.5. Paragraph 89 of the National Planning Policy Framework indicate that new buildings on Green Belt land are considered to be “inappropriate” and such proposals should not be approved except in “Very Special Circumstances”. Exceptions to the consideration of “inappropriate development” on Green Belt include:
- 8.6. *“Limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within the existing development”*. (NPPF, Para 89).
- 8.7. The above exception is substantially applicable for the current application on the basis that the building proposed will be located on previously developed land which has been paved. Furthermore, the proposed building will have a footprint similar to the buildings to be demolished and will be located within the overall envelope of the existing school.
- 8.8. Although the proposed new building will have a height that slightly exceeds the buildings on site, it is considered that in balance, given the demolition of the Fowler Block and the location of the new block within the overall envelope of the built up area of the school grounds in a more compact form, there will be minimal effect on the openness of the site.
- 8.9. As such, the proposed building is not considered to be inappropriate development in the Green Belt and an assessment of ‘Very Special Circumstances’ is not considered to be relevant for this case.
- 8.10. Even if this exception did not apply, Very Special Circumstances do exist for development in the Green Belt to take place for this particular case.
- 8.11. Paragraph 72 of the National Planning Policy Framework states that *“local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”*
- 8.12. Core Policy 6 of Slough Core Strategy 2006 – 2026 similarly supports the provision of community facilities including education uses and the supplementary text to Core Policy 5 (Employment) identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force.

- 8.13. The Design & Access Statement submitted with the application and Slough Borough Council's 'School Places Update' presented to the Education and Children's Services Scrutiny Panel on July 2016 shows that Slough's birth rate has increased by almost 50% from 2001 to 2012 which alongside inward migration resulting from new housing means that the Borough has required to increase up to 50% capacity to the primary school estate. Such increase on primary school places will result in increasing pressures to provide with secondary school places in the near future.
- 8.14. Latest projections show that from 2013-14 to 2024-25 Slough will need to expand its secondary school places by 60% to accommodate pupils coming through. From 2019-20 further new places will be required.
- 8.15. Slough Borough Council's 'School Places Update' presented to the Education and Children's Services Scrutiny Panel on July 2016 further indicates that:
- 8.16. *"...several measures were being explored, including bulge classes, a temporary increase in class sizes from 30 to 32, the use of empty classes in new free schools and the use of freed up space in schools that reduce their admission numbers."*
- 8.17. As part of the Council's project to ensure that every pupils gets a school place in the Borough, Wexham School has been identified as a suitable project to cater for a maximum of 1200 pupils (8 Form of Entry) aged from 11 to 16 years in order to appropriately respond to the increasing demand of Secondary and Post-16 school places.
- 8.18. Furthermore, it is considered that the proposal would support the ongoing and established use of the site as a school and will provide with additional floor space required to meet the demand to increase pupil intake from the local community.
- 8.19. Based on the assessment above, it is considered that, in balance, the harm to the Green Belt will be modest and not particularly significant because of the nature of the site. In addition the benefits of the proposal outweigh the modest harm likely to be caused. As such, the principle of the development is considered to be acceptable and Very Special Circumstances have been demonstrated, in line with the provisions contained within the National Planning Policy Framework and Core Policies 1, 2, 5, 6, 10 and 11 of Slough Core Strategy 2006 – 2026.

9.0 Visual Impact and design

- 9.1. The submitted Design and Access Statement presents the design considerations and constraints of the site taken into account when designing the current proposal. The design approach and concept is considered to make appropriate use of the strengths of the site and addresses the constraints of the site. In particular, the location of the new building in previously developed land which is currently paved is considered to make better use of the school grounds and resulted in a coherent and well designed proposal.
- 9.2. The proposed new building will have three storeys and reach a height of 11.6m. It will have a contemporary design with a flat roof and compact footprint which encompasses a new, two storey LRC with mezzanine area for sixth form students.
- 9.3. It will have a regular fenestration with windows of two different sizes to add movement and rhythm to the elevations. Materials will largely comprise metal cladding in contrasting colours. A condition requesting samples of materials is recommended in order to ensure that the quality and finishes of the materials are of high standard.
- 9.4. The ground floor of the new building has been designed to allow for better pedestrian flows from Church Lane towards the Main Building and the sport pitched to the north, whilst creating a covered courtyard which would allow for a better socialisation space.
- 9.5. The distinctive design of the proposed building will contrast with the other buildings on site however, such contrast is considered to be appropriate due to the community use of the site and the varying designs of the existing buildings. The use of high quality materials and the highlight of the LRC within the design will result in a distinctive building which would complement the overall appearance of the site.
- 9.6. Relative to its context, the proposed three storey teaching block and LRC will be located more than 20m from the east boundary of the site; and over 40m from the boundary of residential properties to the north, and therefore will not appear overbearing when compared to the two storey residential buildings on Church Lane. There will be limited to no views of the new teaching block from Norway Drive resulting from the massing of the existing buildings.
- 9.7. The Old House (Grade II Listed Building and grounds) is located towards the north boundary of the site. Although the proposed 4m high fence will be located

4m from the boundary with the setting of The Old House, due to the design, materials and location of this fence, no harmful visual impact will be caused to the setting of this Listed Building. Furthermore, given the distance of over 220m between the proposed building, the setting of the aforementioned Listed Building and the residential properties at Benjamin Lane, the proposal would have limited to no impact on the setting of the Listed Building or the character and appearance of the streetscene at Benjamin Lane.

9.8. Based on the assessment above, it is considered that the proposal will be in line with the provisions of the National Planning Policy Framework, Core Policies 8 and 9 of Slough Core Strategy 2006 -2026 and Policies EN1 and EN3 of Slough Local Plan 2004.

10.0 Highways and traffic

10.1. Core Policy 7 of Slough Core Strategy 2006 – 2026 sets out the Planning Authority's approach to the consideration of transport matters and seeks to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

10.2. Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

10.3. The proposal will result in an increase in capacity for the School from 757 pupils (aged 11-16) to 1200 pupils (aged 11-16). The operation of the enlarged School will require a maximum of 75 teachers and 66 supporting staff.

10.4. 24 car parking spaces will be provided towards the east boundary of the proposed building. These will be exclusive for staff and will have controlled entrance via a hinged gate. The new car parking area will be accessed via Church Lane as a result of the proposed enlargement of an existing pedestrian access. In total, the School will provide with a total of 102 car parking spaces.

10.5. 60 covered cycle parking spaces will be provided towards the south of the site which will be accessed via the existing pupil entrance on Norway Drive.

10.6. The main issues in relation to highway and traffic matters are considered to relate to trip generation, parking provision and overspill parking on surrounding streets, improving pedestrian and cycle accessibility as well as encouraging a change of travel mode for staff and students to more sustainable modes of transportation.

10.7. The following comments have been supplied by the Council's Highways and Transport team:

10.8. "Trip Generation and Modal Split"

There are currently 950 pupils on site and it is proposed to provide for a maximum of 1,400 (1,200 age 11-16 years and 200 post-16 years) including expansion of the sixth form. Current modal split of pupils and staff has been determined using surveys and this found that

89% arrive by car, 3% car passenger

38% of pupils arrive by car as a passenger, 45% walk, 8% cycle, 7% bus, 2% taxi

10.9. Pedestrian Access

Pedestrian access to the site is proposed from both Norway drive (the existing access) and from the improved Church Lane access, which is acceptable to improvements to the Church Lane access and footway being widened.

10.10. Vehicle Access

There are two existing vehicle accesses on Norway Drive and one vehicle access is off Church Lane. Church Lane is within the administrative area of South Bucks DC of which is BB is the local highway authority (LHA).

The use of the existing Church Lane access will be intensified with this proposal. Improvements are being made to widen the Church Lane access, which I envisage will also form the Construction access to the site. The proposed access measures 4.8m wide with a 2m wide footway this is considered acceptable and will need to be constructed under a S278 agreement.

10.11. Car Parking

Staff Car Parking

Under the Slough Local Plan parking standards (as set out in Developers Guide Part 3) the standards require 1 space per member of staff plus 8 per school for a Secondary School. The proposed level of parking on the site is 102 spaces, which provides an additional 1 space for each additional member of staff (10) and a further 12 spaces to address the existing shortfall. Whilst this is considered to be acceptable and consistent with the existing standards

on the information that has been submitted, I am of the view that the proposed number of staff has been under-estimated and therefore I would like the applicant's consultant to increase on-site parking provision for staff by 10 spaces. There is space to deliver this just to the north of the western access to the site adjacent to the astro-turf pitch.

10.12. Drop-off and Collection Parking for Parents

Parents currently park and drop off on Norway Drive, with a few parents also dropping off in the vehicle access on Church Lane. Based on the trip generation there would be 102 parent drop-offs in the morning peak hour and 90 parent collections in the afternoon peak hour. As it currently stands there is no available parking space on Norway Drive. However it is known that a large proportion of the vehicles parked on Norway Drive are staff from the hospital. The local highway authority has already secured contributions from the Hospital as part of an earlier application to implement residents parking on Norway Drive so assuming that this scheme is implemented then there should be sufficient space for parents to drop off and collect children from the expanded school. Measures in the travel plan are also designed to encourage modal shift away from the car onto non-car modes.

10.13. Car Parking Layout

The layout of the two car parks, accessed from Norway Drive, are both awkward and inefficient in their use of space. This results most likely from the piecemeal way that the site has been developed. It would appear feasible to increase the capacity of the car parks by at least 10 spaces providing some additional parking space for teaching staff should they materialise resulting from the expansion. These spaces can be accommodated to the north of the western access to the school.

10.14. Cycle Parking

There are currently 66 cycle spaces on site.

It is proposed to provide an additional 30 stands for 60 bicycles, therefore a total of 126 spaces.

These would be covered and located adjacent to the southern boundary of the school (at the existing location). This is acceptable and welcomed.

10.15. Refuse and Servicing

The vehicle access for deliveries / servicing will all be from Church Lane, shared with the staff parking.

Tracking of a large refuse vehicle and skip lorry has been undertaken and this has been shown to work;

10.16. Construction

A Construction Management Plan is to be submitted and it is recommended that this is secured by way of a planning condition;

It is feasible for construction vehicles to access the existing access on Church Lane;

10.17. Travel Plan

A Travel Plan has been prepared and submitted with the application. Overall the Travel Plan is of a good standard, although some points for improvement are provided. Detailed comments are provided separately.

Measures:

It is encouraging that the wider measures engage with the school community as support from these people are key for achieving targets;

A reduced version of the Travel Plan i.e. the Development Plan should be presented on the website highlighting the relationship between the school ethos and Travel Plan;

*In addition, the school should consider encouraging sustainable travel by:
Establishing a nearby drop off/pick up site. This will help offset congestion on surrounding roads following banning parents from the car park during arrival and departure times. Discussion should be held with Wexham Parish Hall;
Provision of travel maps, leaflets and road safety leaflets for new students, staff and visitors. This information should also be available on the school website;
Cycle to work scheme for staff;*

*Inclusion of Slough car sharing website
(<https://slough.liftshare.com/default.asp>). Consider a guaranteed ride home policy;*

Road safety / sustainable travel assemblies.”

10.18. Based on the assessment above, it is considered that subject to conditions and suggested changes regarding parking, travel plan and highway access, there would be no detrimental highway impact resulting from the proposal.

11.0 Impact on neighbour amenity

11.1. The proposed new building will be located circa 20m from the east boundary at Church Lane and over 40m from the boundary with residential properties to the north of the site. Given the distance from the residential properties at Church Lane and Benjamin Lane, along with the limited three storey height of

the proposed building, no harmful loss of outlook, privacy or increased sense of enclosure will result to these neighbours.

- 11.2. Due to the location of the proposed new building, there will be no change on the current relationship between the School buildings and the residential properties at Norway Drive or to the properties west of the site.
- 11.3. The proposed erection of a 4m high fence towards the north of the site has resulted in objections from neighbouring properties based in loss of outlook and light.
- 11.4. Details submitted regarding the proposed fence evidence that the nature of this boundary will remain largely open and therefore will not cause significant loss of light and outlook. In addition, the proposed height (at 4m) will be mitigated by the location of the fence, 4m from the north boundary.

12.0 Trees, landscaping, sustainability and ecology

Landscaping and trees

- 12.1. The proposal will result in the removal of three small trees currently located towards the rear of the Library building which will be demolished. Replacement trees will be provided on the proposed open space area leading onto the courtyard of the new building. The replacement trees are considered appropriate.
- 12.2. A Landscape plan, planting schedule and density and type of plants have been included as part of this application. The proposed tree, shrubs and planting species are considered to be appropriate for the site and future use. Hard landscaping details have also been provided.
- 12.3. In order to ensure that appropriate landscaping is provided, a condition requiring the submission and approval of a detailed landscaping plan is recommended.

Sustainability:

(a) Drainage

- 12.4. Core Policy 8 of Slough Core Strategy 2006 – 2026 states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality. The application site according the Environment Agency's places the site in Flood Risk Zone 1.

12.5. Changes in government legislation from April 2015 require major developments to provide measures which will form a Sustainable Drainage System. Sustainable Drainage Systems (SUDS) are an effective way to reduce the impact of urbanisation on watercourse flows, ensure the protection and enhancement of water quality and encourage the recharge of groundwater in a natural way.

12.6. The applicant has submitted a Flood Risk Assessment and Drainage Proposals report which indicates on Chapter 10.0 (Mitigation) that surface water drainage issues can be satisfactorily resolved and that water run-off from the site will be reduced as a result of the demolition of the Fowler Block. Based on this information, the proposal would comply with these policies and is thus considered to be acceptable in flood risk and drainage terms.

(b) Construction

12.7. Core Policy 8 of Slough Core Strategy 2006 -2026 contains the principle under which all development proposals should provide with adequate sustainability measures such as energy consumption reduction, recycle waste, reduction of water consumption and use of sustainable construction techniques.

12.8. The proposal has been designed to provide with an air-tight and super-insulated building envelope; high performance windows, doors and roof lights; provision of excellent levels of day lighting to all teaching areas to reduce energy use; acoustically treated ventilation strategy; energy efficient lighting and heating controls and low water-consumption sanitary installations.

12.9. A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained whilst the day lighting design has been carefully considered with good levels of day-lighting to each habitable space which will ensure minimum reliance on artificial lighting.

12.10. The external lighting will consist of low energy emergency compact fluorescent luminaires. The specified luminaires will be direct illumination causing minimal light pollution given the position they will be mounted. The new external lighting will be designed to provide lighting levels to meet requirements of current regulations and comprises fittings mounted adjacent exit points to provide the required emergency lighting.

Ecology

12.11. A Preliminary Ecological Appraisal was undertaken in August 2016 at Wexham School. During the Preliminary Ecological Appraisal, the site was

assessed as having medium potential for supporting roosting bats and breeding birds and low potential for foraging and commuting bats. A Phase 2 bat survey was undertaken to determine the presence/likely absence of bats roosting within the buildings on site. During the Phase 2 survey no bats were recorded emerging or re-entering the buildings.

12.12. Based on the findings of the Preliminary Ecological Appraisal, there are no significant ecological constraints other than timing of clearance work to avoid nesting season. There will be a loss of vegetation on the site. New planting can, potentially create new habitat particularly for birds if appropriate plant species are chosen.

13.0 Summary

13.1. The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.

13.2. It is recommended that the application be delegated to the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway matters, finalising of conditions and final determination.

PART C: RECOMMENDATION

14.1. Based on the assessment above, the development is considered not to have an adverse affect on the sustainability and the environment for the reasons set out. As such, the recommendation is to delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway matters, finalising of conditions and final determination.

14.2. This recommendation is subject to a referral to the Secretary of State as the proposed development falls within designated Green Belt.

PART D: DRAFT LIST OF CONDITIONS

CONDITIONS:

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

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

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

Drawing No. WEEX-RFT-01-XX-DR-0001 Rev. P02, Dated 18.11.2016, Recd On 9 January 2017.

Drawing No. WEEX-RFT-00-ZZ-DR-0104 Rev. 02, Dated 01.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-ZZ-DR-0105 Rev. 02, Dated 01.12.2016, Recd On 05 January 2017. Drawing No. WEEX-RFT-00-ZZ-DR-0401 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-ZZ-DR-0402 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-ZZ-DR-0501 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-XX-VS-0601 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-XX-VS-0602 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-XX-VS-0603 Rev. 02, Dated 02.12.2016, Recd On 05 January 2017.

Drawing No. WEEX-RFT-00-XX-SD-8601 Rev. P02, Dated 18.11.2016, Recd On 05 January 2017.

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. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used in the construction of the access road, footpath and communal areas have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development shall take place above ground floor slab level of any part of the development hereby approved until a scheme for external site lighting including details of the lighting units, levels of illumination and hours of use have been submitted to and approved in writing by the Local Planning Authority. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

6. The development hereby approved shall be carried out in accordance with the following drainage documents:

(a) Flood Risk Assessment and Drainage Proposals, ref WEX-AKSW-XX-ZZ-RP-C-00002-Flood Risk Assessment, Prepared by AKSWard, Dated December 2016, Recd On 05 January 2017.

(b) Drawing No. WEX-AKSW-XX-XX-DR-C-92003-Rev P02, Dated 13/12/16, recd On 05 January 2017.

(c) Consolidated Ground Investigation Report, ref GWPR1913/GIR/December 2016, Prepared by Ground & Water Ltd, Dated December 2016, Recd On 05 January 2017.

REASON To prevent the increased risk of surface water flooding in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, the National Planning Policy Framework.

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

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations
- (vi) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (vii) the route of construction traffic to the development
- (viii) measures to minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (ix) measures to minimise the pollution potential of unavoidable waste and dispose of unavoidable waste in an environmentally acceptable manner;

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

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

8. The development hereby approved shall be carried out in accordance with the Ambient Noise Assessment prepared by 24 Acoustics Ltd, Dated 12th September 2016, Recd On 05 January 2017.

REASON To protect local residents from nuisance caused by excessive noise in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

9. No development shall take place above ground floor slab level of any part of the development hereby approved 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..

10. No part of the development shall be occupied until the improved means of access on Church Lane has been sited and laid out in accordance with the approval plans and constructed in accordance with Slough Borough Council's Design Guide.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

11. No part of the development shall be occupied until the highway works set out in Drawing (to be agreed) has been sited and laid out in accordance with the approval plans and constructed in accordance with Slough Borough Council's Design Guide.

REASON In order to provide safe footways and cycleways and a reduced speed limit for children travelling to the expanded school

12. No doors or gates to open over the highway and the Church Lane vehicle access gates shall be set at least 6m back from the rear edge of the footway.

REASON In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

13. No part of the development shall be occupied until the pedestrian visibility splays of 2.4 x 2.4 metres (measured from the back of footway) have been provided on both sides of the Church Lane access and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

REASON To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

14. No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres (to be finalised in discussion with BCC in relation to speed limit reduction) along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

REASON To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

15. No part of the development shall commence until details of a scheme for car parking across the site for a minimum of 102 spaces has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not be used for any other purpose.

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

16. The development hereby approved shall be carried out in accordance with the findings and recommendations set out in the Ecological Assessment produced by ECOSA Ltd, Dated October 2016.

REASON In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026,

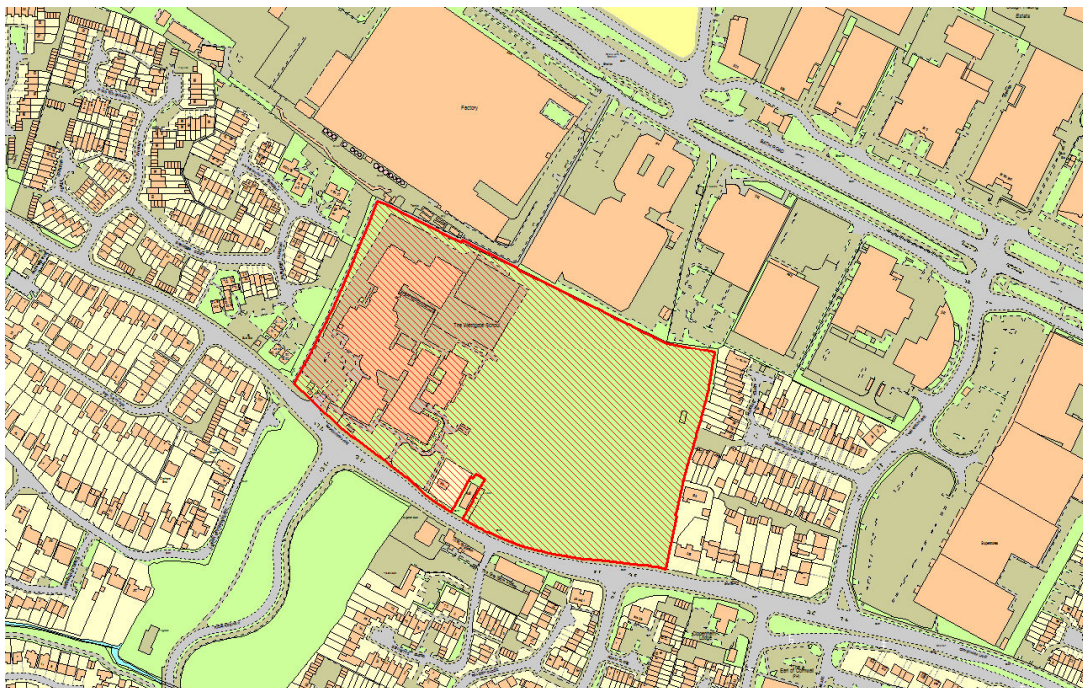
Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVES:

1. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.
2. 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.

Registration Date:	06-Jan-2017	Application No:	S/00736/000
Officer:	Joney Ramirez	Ward:	Cippenham Meadows
Applicant:	Mr. Richard Atkinson, Slough Borough Council	Application Type:	Major
		13 Week Date:	7 April 2017
Agent:	Mr. Gavin Hensman RE-Format LLP, Buckmore Studios, Beckham Lane, Petersfield, Hampshire, GU32 3BU		
Location:	The Westgate School, Cippenham Lane, Slough, SL1 5AH		
Proposal:	Construction of a two storey extension to the school and erection of a new 2 storey classroom block to create a 8FE secondary school along with the refurbishment to existing buildings, provision of new car and cycle parking spaces, creation of new pedestrian entrance and associated landscaping.		

Recommendation: Delegate to the Planning Manager for approval



1.0. **SUMMARY OF RECOMMENDATION**

- 1.1. Delegate to the Planning Manager for approval, subject to resolution of outstanding transport/highway and drainage matters, finalising of conditions and final determination.

PART A: BACKGROUND

2.0. **Proposal**

- 2.1. Full planning permission is sought for the construction of a two storey extension to the existing Science block and construction of a new two storey teaching block to allow the School to provide a 8 Form Entry secondary school. Additional car parking, new pedestrian entrance and landscaping will be provided as part of the proposal.
- 2.2. The Westgate School is a 6 Form Entry Secondary School which currently has 998 pupils aged 11 – 16. The proposal will increase the capacity of the school to provide with 1200 school places covering the 11 – 16 age group plus 150 places for post-16 education which will account for a net increase of 352 pupils.
- 2.3. A total of 196 teachers and 191 supporting staff will be required when full capacity is reached. This will imply a net increase on employees of 24 Full time teachers and 14 supporting staff.
- 2.4. The total gross internal area to be created will amount 2138sqm over the two buildings. The total gross internal area of the entire school once completed will be 10403sqm. The extensions will provide with 7 new general classrooms, 3 new art classrooms with storage and art office, 1 new media classroom, new 6th form study and social spaces with private 6th form office, 3 group rooms, new multi-purpose hall with storage, new staff work room and WC for students and staff (including 2 fully accessible WC).
- 2.5. Proposed building A will be located towards the east of the site, overlooking the existing playing fields and north of the Caretaker's cabin and Scout Hut. This building will have east –west orientation with fenestration on the north and south elevations. A multipurpose hall with double height will be provided at the eastern corner of the building.
- 2.6. Proposed building B will be located towards the south of the site, to the front of the existing Science block. It will have east – west orientation with fenestration on the north and south elevation. Due to the proximity of this building to Cippenham Lane, the internal layout of this building will provide

with circulation areas to the south to mitigate noise. An internal courtyard will be created between building B and the Science Block.

- 2.7. An internal courtyard with a covered walkaway will be created between proposed building A and B.
- 2.8. In terms of design and materials, the proposed teaching blocks will have flat roofs and will be no higher than the existing buildings. They will provide with a modern design and will be finished in dark brick and white render to match the materiality of the campus' most modern existing buildings.
- 2.9. 41 additional car parking spaces will be provided as a result of the reconfiguration of the existing car park. In total, the School will provide a total of 129 car parking spaces.
- 2.10. 60 covered cycle parking spaces (30 cycle parking stands) will be provided towards the south of the site which will be accessed via the existing pupil entrance on Cippenham Lane.
- 2.11. The proposal includes a landscape strategy to ensure that appropriate visual amenity for pupils, staff and neighbouring properties is achieved.

3.0. Application Site

- 3.1. The Westgate School grounds cover 5.63 hectares and comprise a series of interlinked teaching blocks, including a sports hall, built between the 1960s and late 2000. The existing school buildings are situated in the western half of the site with main vehicular access from Cippenham Lane. Playing fields are located to the east.
- 3.2. The site is bounded by Cippenham Lane, Richards Way Open Space and residential properties to the south; residential properties and a public right of way to the west; a designated Existing Business Area to the north (fronting the A4 / Bath Road) and residential properties to the east.
- 3.3. Circa 15m from the south boundary of the site is Cippenham Court Farm, containing Cippenham Court, The Long Barn and The Great Barn. All of these buildings are Grade II Listed Buildings.
- 3.4. The site does not fall within a Conservation Area. No other designations or allocations apply to the site.

4.0. Site History

4.1. The most recent applications for the site are presented below:

P/03977/025	Erection of two storey infill extension Approved with Conditions; Informatives	09-Jun-2011
P/03977/024	Erection of two storey extension to provide new sports hall, changing rooms, classrooms and administration office. The works include a temporary construction compound Approved with Conditions; Informatives	15-Jun-2010
P/03977/023	Installation of 2 no. Portacabins for teaching purpose Approved with Conditions; Informatives	17-Sep-2009
P/03977/022	Demolition of existing single storey technology block and the construction of a two storey teaching block, with 2 no. Additional parking spaces. Approved with Conditions; Informatives	28-Jul-2009
P/03977/021	Installation of a total 3 no. New windows into 2 external faces of an existing classroom building Approved with Conditions; Informatives	01-Oct-2008
P/03977/020	Partial demolition of old school and erection of a two storey extension Approved with Conditions; Informatives	21-Jul-2004
P/03977/019	Erection of temporary buildings to provide staff room and library Approved (Limited Period Permission)	06-Aug-2003
P/03977/018	Erection of a single storey flat roof extension to sports hall to provide changing facilities, physiotherapy room, staffroom and caretakers workshop / store Approved with Conditions; Informatives	03-Apr-2003
P/03977/017	Erection of a two storey extension to provide lift Approved with Conditions	29-Nov-2002
P/03977/016	Certificate of lawful development for the replacement of existing windows and cladding with new aluminium windows and laminated panels to existing teaching block Approved Grant CLU/D	24-May-2002
P/03977/015	Extension to existing technology building to form new classroom Approved with Conditions	07-Dec-2001
P/03977/014	Proposed alteration to front car-parking layout Approved with Conditions	24-Jul-2001
P/03977/013	Erection of a drama building with a flat roof Approved with Conditions	13-Oct-2000
P/03977/012	Replacement of existing telcoms mast Approved Unconditional	10-Aug-2000

5.0. Neighbour consultation

5.1. Citroen Uk Ltd, 221, Bath Road, Slough, SL1 4BA, 207, Cippenham Lane, Slough, SL1 5AG, 29, Raleigh Close, Slough, SL1 9AN, Great Barn Studio, Bentley Road, Slough, SL1 5BB, 3, Fotheringay Gardens, Slough, SL1 5SP, 31, Raleigh Close, Slough, SL1 9AN, 33, Egremont Gardens, Slough, SL1 5SN, 23, Egremont Gardens, Slough, SL1 5SN, 25, Egremont Gardens, Slough, SL1 5SN, 31, Egremont Gardens, Slough, SL1 5SN, 164, Cippenham Lane, Slough, SL1 5BA, 19, Adam Close, Slough, SL1 9AP, 21, Adam Close, Slough, SL1 9AP, 23, Adam Close, Slough, SL1 9AP, 25, Adam Close, Slough, SL1 9AP, 11, Adam Close, Slough, SL1 9AP, 15, Adam Close, Slough, SL1 9AP, 17, Adam Close, Slough, SL1 9AP, 5, Adam Close, Slough, SL1 9AP, 7, Adam Close, Slough, SL1 9AP, 9, Adam Close, Slough, SL1 9AP, 34, Oakfield

Avenue, Slough, SL1 5AE, 33, Raleigh Close, Slough, SL1 9AN, 35, Raleigh Close, Slough, SL1 9AN, 37, Raleigh Close, Slough, SL1 9AN, 45, Raleigh Close, Slough, SL1 9AN, 47, Raleigh Close, Slough, SL1 9AN, 49, Raleigh Close, Slough, SL1 9AN, 51, Raleigh Close, Slough, SL1 9AN, 39, Raleigh Close, Slough, SL1 9AN, 41, Raleigh Close, Slough, SL1 9AN, 43, Raleigh Close, Slough, SL1 9AN, 29, Oakfield Avenue, Slough, SL1 5AE, 7, Egremont Gardens, Slough, SL1 5SN, 15, Egremont Gardens, Slough, SL1 5SN, 17, Egremont Gardens, Slough, SL1 5SN, 5, Egremont Gardens, Slough, SL1 5SN, 30, Oakfield Avenue, Slough, SL1 5AE, 1, Fotheringay Gardens, Slough, SL1 5SP, Adams Financial Services, 203, Cippenham Lane, Slough, SL1 5AG, The Westgate School, Cippenham Lane, Slough, SL1 5AH, 14, Egremont Gardens, Slough, SL1 5SW, 22, Fotheringay Gardens, Slough, SL1 5SR, 24, Fotheringay Gardens, Slough, SL1 5SR, 26, Fotheringay Gardens, Slough, SL1 5SR, 28, Fotheringay Gardens, Slough, SL1 5SR, 16, Fotheringay Gardens, Slough, SL1 5SR, 18, Fotheringay Gardens, Slough, SL1 5SR, 20, Fotheringay Gardens, Slough, SL1 5SR, 30, Fotheringay Gardens, Slough, SL1 5SR, 4, Egremont Gardens, Slough, SL1 5SW, 39, Adam Close, Slough, SL1 9AP, 37, Adam Close, Slough, SL1 9AP, 35, Oakfield Avenue, Slough, SL1 5AE, 37, Egremont Gardens, Slough, SL1 5SN, 27, Egremont Gardens, Slough, SL1 5SN, 29, Egremont Gardens, Slough, SL1 5SN, 35, Egremont Gardens, Slough, SL1 5SN, Sara Lee Household & Body Care Uk Ltd, 225, Bath Road, Slough, SL1 4AU, 27, Adam Close, Slough, SL1 9AP, 2, Egremont Gardens, Slough, SL1 5SW, 6, Egremont Gardens, Slough, SL1 5SW, 8, Egremont Gardens, Slough, SL1 5SW, 35, Adam Close, Slough, SL1 9AP, 27, Oakfield Avenue, Slough, SL1 5AE, 25, Raleigh Close, Slough, SL1 9AN, 33, Oakfield Avenue, Slough, SL1 5AE, 28, Oakfield Avenue, Slough, SL1 5AE, 166, Cippenham Lane, Slough, SL1 5BA, 12, Egremont Gardens, Slough, SL1 5SW, 16, Egremont Gardens, Slough, SL1 5SW, 7, Fotheringay Gardens, Slough, SL1 5SP, 33, Adam Close, Slough, SL1 9AP, 31, Adam Close, Slough, SL1 9AP, 29, Adam Close, Slough, SL1 9AP, Mcafee, 227, Bath Road, Slough, SL1 5PP, Matalan Retail Ltd, 217a, Bath Road, Slough, SL1 4AA, 21, Egremont Gardens, Slough, SL1 5SN, 19, Egremont Gardens, Slough, SL1 5SN, 9, Egremont Gardens, Slough, SL1 5SN, 11, Egremont Gardens, Slough, SL1 5SN, 9, Fotheringay Gardens, Slough, SL1 5SP, 8, Fotheringay Gardens, Slough, SL1 5SR, 10, Fotheringay Gardens, Slough, SL1 5SR, 12, Fotheringay Gardens, Slough, SL1 5SR, 14, Fotheringay Gardens, Slough, SL1 5SR, 2, Fotheringay Gardens, Slough, SL1 5SR, 4, Fotheringay Gardens, Slough, SL1 5SR, 6, Fotheringay Gardens, Slough, SL1 5SR, 37, Oakfield Avenue, Slough, SL1 5AE, 10, Egremont Gardens, Slough, SL1 5SW, 18, Egremont Gardens, Slough, SL1 5SW, 27, Raleigh Close, Slough, SL1 9AN, Long Barn, Cippenham Lane, Slough, SL1 5AH, 159, Cippenham Lane, Slough, SL1 5AH, 5, Fotheringay Gardens, Slough, SL1 5SP, 162, Cippenham Lane, Slough, SL1 5BA, 205, Cippenham Lane, Slough, SL1 5AG, 38, Oakfield Avenue, Slough, SL1 5AE, 36, Oakfield Avenue, Slough, SL1 5AE, 31, Oakfield Avenue, Slough,

SL1 5AE, 1, Hayling Close, Slough, SL1 5DE, 2, Hayling Close, Slough, SL1 5DE, 3, Hayling Close, Slough, SL1 5DE, 4, Hayling Close, Slough, SL1 5DE, 5, Hayling Close, Slough, SL1 5DE, 6, Hayling Close, Slough, SL1 5DE, 7, Hayling Close, Slough, SL1 5DE, 9, Hayling Close, Slough, SL1 5DE, 10, Hayling Close, Slough, SL1 5DE, 11, Hayling Close, Slough, SL1 5DE, 8, Hayling Close, Slough, SL1 5DE, 12, Hayling Close, Slough, SL1 5DE, Douwe Egberts Coffee Systems Ltd, 225, Bath Road, Slough, SL1 4AA, Secure Comuting International Ltd, 227, Bath Road, Slough, SL1 5PP, Arrowfield Services Ltd, Cippenham Court, Cippenham Lane, Slough, SL1 5AU, Slough Heating Supplies Ltd, Cippenham Lane, Slough, SL1 5AH, Flat D, 33, Oakfield Avenue, Slough, SL1 5AE, Flat C, 33, Oakfield Avenue, Slough, SL1 5AE, Flat B, 33, Oakfield Avenue, Slough, SL1 5AE, Stabilo International Gmbh, The Old Barn, Bennetts Close, Slough, SL1 5AP.

5.2. The application was also publicised via site notice on 10 January 2017 and press notice on 20 January 2017.

5.3. No representations from neighbouring properties have been received to date. If any representations are received before the Planning Committee, these will be included into the Planning Committee Amendments Sheet.

6.0. **Internal and Statutory consultees:**

6.1. Crime Prevention Design Advisor

No comments received.

6.2. Thames Water

No comments received.

6.3. Historic England

"Thank you for your letter of 10 January 2017 regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify or consult us on this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request."

6.4. Berkshire Archaeology

"This application site lies in the south of Slough. There are no known heritage assets close to the Westgate School. However this is more a reflection of the

absence of archaeological investigations during the suburban expansion of Slough rather than a real absence of buried remains. Where such investigations have taken place, for example excavations in the 1990s as part of the development of the 'Cippenham Sector' south of Lower Cippenham Lane, they demonstrate the wider archaeological potential of the gravel and brick earth terraces north of the River Thames and on which the Westgate School lies.

Excavations in advance of housing in Cippenham to the south and west of the School recorded rare evidence for Neolithic (4,300 – 2,000 BC) activity, Middle Bronze Age (1,700 – 1,000 BC) settlement and burial and near continuous farming from the Middle Iron Age (500 – 200 BC) to the end of the Roman period (AD 410). Recent excavations to the north-west of the School adjacent to the A4 Bath Road have also recorded elements of a ditched Roman field system. Finds recovered from the site included Roman pottery of 1st century AD date.

These remains were widespread over several hectares and demonstrate, along with other investigations to the south and east of Slough, that the terraces of the Middle Thames Valley were intensely farmed and settled throughout antiquity. Medieval remains were also recorded at Cippenham and may be related to the moated site at Cippenham, 450m to the south of the School, which is a nationally important Scheduled Monument.

An archaeological watching brief was undertaken at the School in 2009 during the construction of a two storey teaching block. This work did not record any buried remains but the area had undergone a degree of disturbance and conditions were not ideal for observing below ground deposits. The new build for this current proposal largely lies within previously undeveloped open space and covers an area of reasonable size (c. 0.5ha). On the basis of the above, it is considered that the site has an archaeological potential.

Therefore, in view of the site's potential, Berkshire Archaeology recommends that an appropriately worded condition is attached, should permission be granted. This is in accordance with Paragraph 141 of the NPPF which states that local planning authorities should 'require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible'. A condition is proposed"

6.5. Contaminated Land Officer

No comments have been received; any comments will be on the meeting amendment sheet.

6.6. Tree Officer

“The application proposed removing 2no. Norway maples from the front of the site and 2no. Hedges from an adjacent property. The maples are good but small specimens, however the hedges are overgrown and of little long term landscape value. All these trees would be classed a category C in accordance with the recommendations of BS5837: trees in relation to design demolition and construction. Trees of this category are recommended not to be of sufficient value to warrant restricting development.

I would also note that the Landscaping plan by Terrafirma dated 30/11/16 shows tree planting which would mitigate the loss of the trees and be of more long term landscape value. Accordingly I would recommend that if planning permission is granted that this or equivalent landscaping is required to be implemented by condition.”

6.7. Transport and Highways Development

No comments have been received; any comments will be on the meeting amendment sheet.

6.8. Environmental Protection

No objections subject to planning conditions.

“The site is in a residential area. The searches on our complaints system (Flare) show that there are no pending service requests which might have a bearing over the site. As for closed cases investigated within the last 2 years there are no issues.

Noise, dust and vibration from the construction phase may affect occupiers of nearby residential premises.

I have read through the information on sight lighting, as long as this is adhered to I have no concerns for sight lighting.

The applicant has not supplied methods to deal with waste arising from the construction phase. Such activities can have an affect on the residents particularly smoke from bonfires.

On site refuse storage should be considered carefully as insufficient storage methods may create odour, litter and rat problems for neighbouring premises.”

PART B: PLANNING APPRAISAL

7.0. **Policy Background**

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

National Planning Policy Framework, 2012 and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 9 – Natural and Built Environment

Core Policy 10 – Infrastructure

Core Policy 11 – Social Cohesiveness

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN3 – Landscaping Requirements

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy T9 – Bus Network and Facilities

Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

Slough Local Development Framework Proposals Map

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.

The main issues to be considered in the assessment of this proposal are considered to be as follows:

- Principle of development
- Visual Impact and design
- Highways and traffic
- Impact on neighbour amenity
- Trees, landscaping, sustainability and ecology

8.0. Principle of Development

8.1. Core Policies 1 and 6 of Slough Core Strategy 2006 – 2026 seek development proposals to follow the established Spatial Strategy which give priority to the development of existing or previously developed (Brownfield) sites and supports the provision of community facilities including education uses. The supplementary text to Core Policy 5 (Employment) identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force.

8.2. The Design & Access Statement submitted with the application and Slough Borough Council 'School Places Strategy, Part I Consideration and Comment, Dated 5 December 2013' indicate that the Borough has forecast pupil numbers in the area and established the need for a new extension on this site to cater for a maximum of 1200 pupils (8 Form of Entry) aged from 11 to 16 years and 150 pupils for post-16, in order to appropriately respond to the increasing demand of Secondary and Post-16 school places.

- 8.3. It is considered that the proposal would support the ongoing and established use of the site as a school and will provide with additional floor space required to meet the demand to increase pupil intake from the local community.
- 8.4. Based on the assessment above, it is considered that the intensification of educational use on site will be appropriate subject to considerations regarding design, traffic and highways, neighbouring amenity and sustainability issues.
- 8.5. As such, the principle of the development is considered to be acceptable and line with the provisions contained within the National Planning Policy Framework and Core Policies 1, 5, 6, 10 and 11 of Slough Core Strategy 2006 – 2026.

9.0. Visual Impact and design

- 9.1. The submitted Design and Access Statement presents the design considerations and constraints of the site taken into account when designing the current proposal. The design approach and concept is considered to make appropriate use of the strengths and constraints of the site.
- 9.2. In particular, the proposed two new buildings will be largely located in previously developed land and careful consideration has been taken to avoid significant loss of playing field areas.
- 9.3. The proposed buildings will have two storeys with flat roofs and would not be any higher than the existing buildings on site. Their compact footprint allows for new and improved classrooms and sixth form space with a multi-purpose hall.
- 9.4. Fenestration for proposed building A is largely located towards the west of the building in order to avoid loss of privacy and overlooking onto the Caretaker and Scouts hut to the south and allowing the double height hall to be the dominant element of the east elevation. In order to mitigate the effect of a blank elevation towards the north of the site, a grey brick corbel pattern has been incorporated into the design.
- 9.5. Proposed building B will be finished in white render for most of the south elevation, and few windows with metal louvres will be provided in this elevation. Such arrangement responds to the closeness of the building to Cippenham Lane and is considered to provide with an appropriate modern design that complements the overall appearance of other school buildings that front this road. The north elevation of this building will have a regular

fenestration which will be grouped in three blocks which provide with a clear rhythm and alternation of window sizes and ventilation louvres. The proposed two storey covered walkway will be finished with coloured metal fins to provide with contrast and hierarchy between the elements of the building.

- 9.6. A condition requesting samples of materials is recommended in order to ensure that the quality and finishes of the materials are of high standard.
- 9.7. The proposed internal courtyards have been designed to allow for better pedestrian flows between the existing school building and the playing pitches to the east, whilst creating a landscaped open amphitheatre with ramp and steps which will provide with a new socialisation space for pupils.
- 9.8. Relative to its context, proposed building B will be located circa 3.75m from the south boundary of the site. Cippenham Drive and Richards Way Open Space are located to the south of the site. Due to the openness of Richards Way Open Space and the limited height of this building (at 7.55m), it is considered that the construction of this teaching block will not result in a bulky or overbearing addition to the area which is mainly characterised by two storey buildings with an irregular building line towards Cippenham Lane.
- 9.9. It is acknowledged that Cippenham Court Farm, containing Cippenham Court, The Long Barn and The Great Barn (Grade II Listed Buildings) are located some 20m from the location of proposed building B.
- 9.10. Paragraph 135 of the National Planning Policy Framework indicates that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset”(NPPF, Para. 135)

- 9.11. As such, an assessment of the potential harm of the proposed development on the setting of the Grade II Listed Buildings is considered to be relevant in this instance.
- 9.12. Although this new building will result in the building line being brought forward than existing, it is considered that given the context of the site, the openness of the playing fields and open space in the vicinity and the separation distance

resulting by a busy thoroughfare as Cippenham Lane, the potential harm caused to the setting of Cippenham Court Farm will not be significant.

9.13. Proposed block A will be obscured by the extant caretakers' hut and therefore is not considered that this element of the proposal will have any detrimental impact on the setting of the Listed Buildings in the vicinity of the site.

9.14. Based on the assessment above, it is considered that the proposal will be in line with the provisions of the National Planning Policy Framework, Core Policies 8 and 9 of Slough Core Strategy 2006 -2026 and Policies EN1 and EN3 of Slough Local Plan 2004.

10.0. Highways and traffic

10.1. Core Policy 7 of Slough Core Strategy 2006 – 2026 sets out the Planning Authority's approach to the consideration of transport matters and seeks to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.

10.2. Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

10.3. The proposal will result in an increase in capacity for the School from 993 pupils (aged 11-16) to 1200 pupils (aged 11-16) plus 150 pupils at post-16 education, which will represent circa 25% of increase on pupil numbers. The operation of the enlarged School will require a maximum of 196 teachers and 191 supporting staff.

10.4. 41 car parking spaces will be provided by the reconfiguration of the existing car parking area. In total, the School will provide a total of 129 car parking spaces.

10.5. 60 covered cycle parking spaces will be provided towards the south of the site which will be accessed via the existing pupil entrance on Cippenham Lane.

10.6. The main issues in relation to highway and traffic matters are considered to relate to trip generation, parking provision and overspill parking on surrounding streets, improving pedestrian and cycle accessibility as well as encouraging a change of travel mode for staff and students to more sustainable modes of transportation.

10.7. An update in relation to these matters will be provided on the Planning Committee Amendment Sheet.

11.0. Impact on neighbour amenity

11.1. The proposed buildings will be located towards the south and east of the site where there are no immediately adjacent residential properties and therefore no harmful loss of outlook, privacy or increased sense of enclosure will result to neighbouring properties.

11.2. Due to the location of the proposed buildings, there will be no change on the current relationship between the properties located to the west and north of the School.

12.0. Trees, landscaping, sustainability and ecology

Landscaping and trees

12.1. The proposal will result in the removal of three small trees currently located towards the south of the site where proposed building B will be located. Replacement trees will be provided on the proposed courtyard between the two new buildings and towards the south boundary to provide with landscaping and screening from the caretakers' hut. The replacement trees are considered appropriate.

12.2. A Landscape plan, planting schedule and density and type of plants have been included as part of this application. The proposed tree, shrubs and planting species and colour scheme is considered to be appropriate for the site and future use. Hard landscaping details have also been provided.

Sustainability:

(a) Drainage

12.3. Core Policy 8 of Slough Core Strategy 2006 – 2026 states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality. The application site according the Environment Agency's places the site in Flood Risk Zone 1.

12.4. Changes in government legislation from April 2015 require major developments to provide measures which will form a Sustainable Drainage System. Sustainable Drainage Systems (SUDS) are an effective way to reduce the impact of urbanisation on watercourse flows, ensure the protection

and enhancement of water quality and encourage the recharge of groundwater in a natural way.

12.5. After a request from the Council's drainage and sustainability officer and consultants, more information was submitted indicating drainage proposals and mitigation measures.

12.6. An update in relation to these matters will be provided on the Planning Committee Amendment Sheet.

(b) Construction

12.7. Core Policy 8 of Slough Core Strategy 2006 -2026 contains the principle under which all development proposals should provide with adequate sustainability measures such as energy consumption reduction, recycle waste, reduction of water consumption and use of sustainable construction techniques.

12.8. The proposal has been designed to provide with an air-tight and super-insulated building envelope; high performance windows, doors and roof lights; provision of excellent levels of day lighting to all teaching areas to reduce energy use; acoustically treated ventilation strategy; energy efficient lighting and heating controls and low water-consumption sanitary installations.

12.9. The installation of photovoltaic panels has been mentioned in the Design and Access Statement however no details have been provided. A condition requiring details of the PV panels will be included in the final recommendation.

12.10. A site waste management plan will be developed to ensure that during construction the principles of minimising waste are maintained whilst the day lighting design has been carefully considered with good levels of day-lighting to each habitable space which will ensure minimum reliance on artificial lighting.

12.11. The external lighting will consist of low energy emergency compact fluorescent luminaires. The new external lighting will be designed to provide lighting levels to meet requirements of current regulations and comprises fittings mounted adjacent exit points to provide the required emergency lighting.

Ecology

12.12. A Preliminary Ecological Appraisal was undertaken in August 2016 at The Westgate School. During the Preliminary Ecological Appraisal, the site was assessed as having low potential for foraging and commuting bats foraging badger and breeding birds.

12.13. Based on the findings of the Preliminary Ecological Appraisal, there are no significant ecological constraints other than timing of clearance work to avoid nesting season.

13.0. **Summary**

13.1. The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.

13.2. It is recommended that the application be delegated to the Planning Manager for approval following resolution of outstanding highway, transport and drainage matters and finalising of conditions.

PART C: RECOMMENDATION

14.0. Based on the assessment above, the development is considered not to have an adverse affect on the sustainability and the environment for the reasons set out. As such, the recommendation is to delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway and drainage matters, finalising of conditions and final determination.

PART D: DRAFT LIST OF CONDITIONS

CONDITIONS:

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

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

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

- (a) Drawing No. 16062-RFT-00-00-DR-A-0003-SO-P02.0, Dated November 2016, Recd On 5 January 2017.
- (b) Drawing No. 16062-RFT-00-GF-DR-A-0131-S0-P04.0, Dated November 2016, Recd On 5 January 2017.

- (c) Drawing No. 16062-RFT-00-01-DR-A-0132-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (d) Drawing No. 16062-RFT-00-RF-DR-A-0301-S0-P03.0, Dated November 2016, Recd On 5 January 2017.
- (e) Drawing No. 16062-RFT-00-ZZ-DR-A-0402-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (f) Drawing No. 16062-RFT-00-ZZ-DR-A-0403-S0-P04.0, Dated November 2016, Recd On 5 January 2017.
- (g) Drawing No. 16062-RFT-00-ZZ-DR-A-0404-S0-P02.0, Dated November 2016, Recd On 5 January 2017.
- (h) Drawing No. 16062-RFT-00-ZZ-DR-A-0501-S0-P02.0, Dated November 2016, Recd On 5 January 2017.
- (i) Drawing No. 16062-RFT-00-XX-DR-A-0603-S0-P02.0, Dated October 2016, Recd On 5 January 2017.
- (j) Drawing No. 16062-RFT-00-XX-DR-A-0602-S0-P02.0, Dated October 2016, Recd On 5 January 2017.
- (k) Drawing No. 16062-RFT-00-XX-DR-A-0601-S0-P02.0, Dated October 2016, Recd On 5 January 2017.

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. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used on the development have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

4. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used in the construction of the access road, footpath and communal areas have been submitted to and approved in writing by the Local Planning Authority 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, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, which may comprise more than one phase of investigation, in accordance with a written scheme of investigation, which needs to be submitted by the applicant and approved by the Local Planning Authority.

REASON The site lies within an area of archaeological potential, specifically within an area of prehistoric and Roman potential. A programme of archaeological work is required to mitigate the impacts of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF and local plan policy. An initial phase of exploratory archaeological investigation through trial trenching would represent an appropriate first stage of work. The results of this exploratory work would determine if there were any areas of archaeological interest within the site that required further investigation prior to or during development. If permission is granted, the applicant should therefore ensure that their programme provides for an appropriate period of archaeological investigation prior to the commencement of development. Berkshire Archaeology would be pleased to meet with the applicant or their archaeological consultant to consider the scope of works, should permission be granted.

6. The development hereby approved shall be carried out in accordance with the following lighting documents:

(a) Drawing No. R10/06/SK07, Dated December 2016, Recd On 5 January 2016.

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

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

- (i) control of noise
 - (ii) control of dust, smell and other effluvia
 - (iii) control of surface water run off
 - (iv) site security arrangements including hoardings
 - (v) proposed method of piling for foundations
 - (vi) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
 - (vii) the route of construction traffic to the development
 - (vii) methods to minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
- (b) methods to minimise the pollution potential of unavoidable waste and dispose of unavoidable waste in an environmentally acceptable manner;

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

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

8. No development shall take place above ground floor slab level of any part of the development hereby approved until details of on site storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) have been submitted to and approved in writing by the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

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

9. The development hereby approved shall be carried out in accordance with the Ambient Noise Assessment prepared by 24 Acoustics Ltd, Dated 13th September 2016, Recd On 05 January 2017.

REASON To protect local residents from nuisance caused by excessive noise in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10. Landscaping of the development hereby approved shall be carried out in accordance with the following approved documents and drawings:

- (a) Tree Schedule prepared by David Archer Associated, Recd On 05 January 2017.
- (b) Drawing No. TL01, Recd On 05 January 2017
- (c) Drawing No. 1795-1002 Rev. 01, Dated 09.12.16, Recd On 05 January 2017.
- (d) Drawing No. 1795-1002-Rev 02, Dated 27.10.16, Recd On 05 January 2017.

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 and EN3 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

11. Prior to first occupation of the development hereby approved, 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 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

12. In accordance with the approved plans, 129 no. car parking spaces and 60 cycle parking spaces shall be provided on-site prior to the first occupation of the development hereby approved and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

13. The development hereby approved shall be carried out in accordance with the findings and recommendations set out in the Ecological Assessment produced by ECOSA Ltd, Dated October 2016.

REASON In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVES:

1. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

2. 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.

Registration Date:	28-Sep-2016	Application No:	S/00731/000
Officer:	Mark Dodes	Ward:	Cippenham Green
Applicant:	Mr. Mike Broom, Slough Borough Council Housing	Application Type:	Minor
		13 Week Date:	
Agent:	Mr. Derek Hampshire, The AED Practice Rockwell House, Wartling Hill, Wartling, East Sussex, BN27 1RY		
Location:	Land Adjacent To, 7, Moreton Way, Slough, SL1 5LS		
Proposal:	Demolition of existing garages and construction of 4 two storey three bedroom houses with associated parking		

Recommendation: Approve, subject to conditions



1.0 **SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration as the application is made by the Council on it's land and has attracted an objection.
- 1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations (including the objection mentioned above), it is recommended that the application be approved subject to conditions.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for the proposed erection of two pairs of semi detached dwellings (total of four units) on a brownfield site presently occupied by garages close to the junction with Barnfield. The proposed development would provide family accommodation in the form of four three bed units arranged over two floors. (Class C3).
- 2.2 Associated car parking provision would be provided in front of the units. A total of eight spaces are provided mostly arranged in a small courtyard.
- 2.3 The Garden sizes vary between 9m and 10.2m. Sheds and a patio area are provided for each unit. Close boarded fencing provides the rear boundary treatment.
- 2.4 The homes are designed to respond to the prevailing character of the area and feature low eaves lines (5m), deep hips running to a 7.5m ridge,, small windows and overhanging porches. The roof material will be concrete roof tiles and the facing material will be coloured render.
- 2.5 The proposals involve the creation of a new highway cross-over to facilitate access to two parking spaces. This work requires the use of 3rd party land (Highways Land) for which a crossing licence is required.

3.0 **Application Site**

- 3.1 The site of the proposed development comprises an existing array of 26 garages arranged in two parallel rows. The site is enclosed on all sides by existing homes and private gardens.
- 3.2 Housing opposite the site has a minimum separation of 20m. The area is not within a Conservation Area and there are no Heritage Assets nearby.
- 3.3 The surrounding area is entirely residential in nature.

Site History

None

4.0 **Neighbour Notification**

4.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, a site notice was displayed and all abutting and facing properties were notified of the proposals.

4.2 One objection received from number 2 Moreton Way (opposite the site). The objection refers to concerns regarding overlooking, loss of outlook, the impact of new residents in terms of noise and disturbance and the alleged impact on property values.

5.0 **Consultation**

5.1 Transport and Highways – No objection but a number of comments see below.

5.2 Tree Officer – No Comments

5.3 Air Quality – No Comments

5.4 Environmental Quality – Condition advised regarding contaminated land

6.0 **PART B: PLANNING APPRAISAL**

6.1 **Policy Background**

6.2 The following policies are considered the starting point for assessment of this application:

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

Paragraphs 6, 7, 17, 50 and 111.

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, 2008

- Core Policy 1 – Spatial Strategy
- Core Policy 3 – Housing Distribution
- Core Policy 4 – Type of Housing
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment
- Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

- cy H10 – Minimum Density F
- cy H14 – Amenity Space F
- Policy EN1 – Standard of Design
- cy EN5 – Design and Crime Prevention F
- cy T2 – Parking Restraint F
- cy T8 – Cycling Network and Facilities F

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. Paragraph 215 of 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.

Other relevant documents

- Slough Local Development Framework, Site Allocations, Development Plan Document (adopted November 2010)
- Slough Local Development Framework Proposals Map
- Slough Borough Council Developer's Guide Parts 1-4
- Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)
- Guidelines for Flat Conversions (April 1992)

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

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Relationship with and potential impact on neighbouring properties;
- 4) Amenity space for residents;
- 5) Parking and highway safety.

7.0 **Principle of Development**

- 7.1 The proposed development would be carried out on land which has been previously developed and is within an established residential area. Paragraphs 17 and 111 of the Framework expect Authorities to encourage the recycling of brownfield land to reduce the demand for greenfield sites and to assist (more broadly) in urban regeneration.
- 7.2 Core Policy 1 of the Core Strategy sets out the overarching spatial strategy for development within the Borough. 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.
- 7.3 The proposals make no conflict with policies CP1 and CP4. The loss of the off-street parking is noted, however such parking provision is often under-used for the purpose it was originally intended for. This is a product of a number of factors such as lifestyle changes, modern cars not requiring daily garaging, the preference for use of garages for ancillary storage etc. occupancy rates are also lower, based on informally discussions with property colleagues. Therefore it is highly unlikely that the loss of this garaging will have a significant negative effect on the parking in the locality.
- 7.4 Indeed there are benefits identifiable in removing opportunities for petty crime, and an overlooked space where anti-social behaviour can potentially take place. There are, therefore, some potential unintended benefits to the proposals beyond the delivery of much needed new social housing.
- 7.5 Surrounding development is homogenous and consist of family housing arranged over two floors with the design characteristics featured in the design characteristics featured in the proposals.
- 7.6 The proposals would be at a density related to the character of the surrounding area. The location is sustainable and has a range of existing local services, facilities and infrastructure that need not be listed in this report. The proposal would also increase the supply of family housing, albeit by a modest number, assisting the Borough in achieving government targets.

- 7.7 The proposed flats would be acceptable in principle and would comply with Core Policies 1, 3 and 4 of the Core Strategy. Government places significant weight to the deliver of all forms of housing and in particular for social housing which has seen a national decline in delivery since changes in government policy requirements for smaller developments came into effect.
- 7.8 Principle of development conclusion - Whilst the parking and highway impact of the loss of the existing off-street car parking is assessed below there is considered to be no in principle objection to the proposed development being carried out on this land.
- 8.0 **Design and Impact on the Street Scene**
- 8.1 The thrust of Policy EN1 of the Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy is that the design of proposed residential development should be of a high standard of design and reflect the character and appearance of the surrounding area.
- 8.2 The proposed buildings would be two storeys in height. The two pairs would be constructed of facing render some brick quoining and concrete tiles. It is considered that the materials proposed would be in keeping with the materials found in the locality.
- 8.3 The proposal would respect building line and would be of a high quality design and appearance. No nearby residential home has a right to a view over the site. This factor has been assigned only limited weight in so far as overlooking and overshadowing. Neither of these factors are considered to raise any concerns. The proposed development is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of the Core Strategy; Policy EN1 of The Adopted Local Plan for Slough; and the National Planning Policy Framework.
- 9.0 **Relationship With and Potential Impact on Neighbouring Properties**
- 9.1 The main impact on neighbouring occupiers would relate to separation distances between existing and proposed housing and any resultant overlooking, overshadowing and over dominance.
- 9.2 Core Policy 8 of The Core Strategy states that all development will be of a high quality and respect its location and surroundings. This policy also states that the design of all development within the existing residential areas should respect the amenities of adjoining occupiers.
- 9.3 Due to the particular idioms of the site and the linear nature of the scheme, there are not considered to be any such issues since any overlooking relationships already exist in the area. Angled views from 1st floor windows will provide views into neighbouring properties further along Moreton Way and visa-versa but this is a characteristic of the wider estate and the proposals reflect the same overlooking. Other properties require more consideration (below).

- 9.4 The guidelines set out in The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document regarding generally acceptable separation distances within a residential context are considered to be of relevance. Whilst the Guidelines relate principally to extensions to residential properties, the additional guidance contained within the supplementary planning document informs the interpretation and implementation of relevant development plan policies for developments in residential areas.
- 9.5 The guidelines require that a minimum separation distance of 15 metres is maintained in the case of a flank wall/primary elevation and 21 metres in the case of a primary elevation/primary elevation relationship. Guidelines relating to the application of the 45 degree vertical plane are also considered to be of relevance.
- 9.6 *Relationship with development to the rear of Numbers 3-9 Barnfield Road:*
- 9.7 The submitted plans show that the proposed development would maintain an 16-18 metre gap between the rear elevation of the site boundary. The proposals would not dominate or overshadow these properties unduly. The separation distances are acceptable and it is noted that there are no overlooking windows on the side elevations. No conflict is found with these units.
- 9.8 *Relationship with the homes opposite the site:*
- The front elevation of the dwellings opposite is 24m distant. Applying the standards contained within The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document, a separation distance of 21 metres between opposing primary elevations should normally be maintained. The proposals accord with policy CP8 Slough Local Development Framework, Core Strategy 2006 – 2026.
- 9.9 It is considered that the proposed development would be acceptable and would comply with Core Policy 8 of the Core Strategy and the National Planning Policy Framework (NPPF).
- 10.0 **Amenity Space for Residents**
- 10.1 The depth of rear gardens is generous and matches those in the area and is above the required standard. This factor will provide a good quality of life for prospective residents both indoor and outdoor.
- 10.2 It is considered that the proposal would comply with Core Policy 8 of the Core Strategy, Policy H14 of The Adopted Local Plan for Slough and the National Planning Policy Framework.
- 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 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards. Policy T2 states two off road spaces are expected:
- 11.3 The site is considered to be within a sustainable residential area with good access to bus and cycle routes. No additional parking is required.
- 11.4 The Highways Authority have raised a number of points including; details of visibility splays for the new entrance. This will result in a minor design change to ensure that there is no pedestrian conflict in the form of moving the spaces north and reducing the pathway in width.
- 11.5 The Highways Authority seeks confirmation that the garages are not in use for car parking. Overall the LPA are satisfied that this type and form of car parking is unappealing and under used for modern purposes where modern cars are used on a daily basis and are not prone to rusting. This condition request has not been transferred to the consent.
- 12.0 **Waste provision**
- 12.1 Suitable space at the rear of each property has been provided for the storage of bins and side alleys ways are provided to bring bins to the kerbside for collection. No concerns are raised.
- 13.0 **Utilities**
- 13.1 All key utilities are available in the area including power, gas, broadband, telephone and sewage. Each statutory provider has its own processes in place to provide these services. There is no evidence that there are any bottlenecks, shortfalls or capacity issues with these services based on officer experience.
- 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 all other

relevant material considerations. The quality of life of nearby existing residents will not be unduly prejudiced and must also be balanced against the significant benefits of the scheme in terms of the provision of new (much needed) social housing.

15.2 The proposal will provide economic gains (through demolition and construction jobs), social gains (new family social housing) and environmental benefits (loss of unattractive area and likely surface water betterment). The proposals are an efficient use of brownfield land.

15.3 It is recommended that the application be approved subject to conditions.

16.0 **PART C: RECOMMENDATION**

16.1 **Recommendation**

16.2 Approve subject to conditions.

PART D: CONDITIONS:

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

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

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:
SB1614/PL09 Rev C
SB1614/PL10 Rev D
SB1614/PL01 Rev A
SB1614/PL07 Rev G all plans are visible on the Slough Website

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area and to comply with the Policies in the Development Plan.

3. The external materials to be used on the development hereby approved shall match those found nearby and 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. The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by Thames Valley Police.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework.

5. It is suspected that this site and/or nearby land and water may be contaminated as a result of former use(s). Prior to the commencement of the development a phased risk assessment shall be carried out by a competent person in accordance with current government and Environment Agency Guidance and Approved Codes of Practice, such as CLR11, BS10175, BS5930 and CIRIA 665. Each phase shall be submitted in writing and approved by the LPA.

Phase 1 shall incorporate a desk study and site walkover to identify all potential contaminative uses on site, and to inform the conceptual site model. If the potential for contamination is identified in Phase 1 then a Phase 2 investigation shall be undertaken.

Phase 2 shall include a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform any remediation strategy proposal. If significant contamination is found by undertaking the Phase 2 investigation then Phase 3 shall be undertaken.

Phase 3 shall include a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use. This shall be submitted and approved in writing by the LPA prior to commencement. The remediation shall be carried out in accordance with the approved scheme and the applicant shall provide written verification to that effect.

The development shall not be occupied until any approved remedial works, have been carried out and a full validation report has been submitted and approved to the satisfaction of LPA. In the event that gas protection is required, all such measures shall be implemented in full and confirmation of satisfactory installation obtained in writing from a Building Control Regulator.

REASON To ensure that any ground and water contamination is identified and adequately addressed to ensure the safety of the development, the

environment and to ensure the site is suitable for the proposed use in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

6. Full details of the surface water disposal, including the levels on the frontage parking shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved. Details of suitability of the soil for soakaway purposes are required as part of this condition. Once approved, the details shall be fully implemented prior to the first occupation of the dwellings and retained as such thereafter.

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

7. No part of the development shall be occupied until the pedestrian visibility splays of 2.4x2.4 metres (measured from the back of footway) have been provided on both sides of the access and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway.

Reason: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

8. No part of the development shall be occupied until the new means of access has been altered in accordance with details to be approved prior to commencement and constructed in accordance with Slough Borough Council's Design Guide.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development

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

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

The development shall be carried out in accordance with the approved

scheme or as may otherwise be agreed in writing by the Local Planning Authority.

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

INFORMATIVES:

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.
2. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 for street naming and/or numbering of the unit/s.
3. The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.
4. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
5. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
6. The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.
7. The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.
8. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.
9. Prior to commencing works the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 / Minor Highway Works Agreement with Slough Borough Council for the implementation of the works in the highway works schedule.

SLOUGH BOROUGH COUNCIL

REPORT TO: PLANNING COMMITTEE

DATE: 22nd February 2017

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/16390/001	100, Mercian Way, Slough, SL1 5LX Retrospective application for a front porch and canopy and a single storey side and rear extension.	Appeal Granted 8 th February 2017
P/11010/002	190, Burnham Lane, Slough, SL1 6LE Construction of a first floor side, part two storey, part single storey rear extension and front porch extension.	Appeal Dismissed 8 th February 2017

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MEMBERS' ATTENDANCE RECORD 2016/17
PLANNING COMMITTEE

COUNCILLOR	16/06	29/06	03/08	07/09	05/10	02/11	07/12	18/01	22/02	22/3	26/4
Ajaib	P	P	P	P	P	P	P	P			
Bains	P	P	Ap	P	P	P	P	P			
Chaudhry	P	P	P	P	Ap	P	P	P			
Dar	P	P	P	P	P	P	P	P			
M. Holledge	P	P	P	P	P	P	P	P			
Plenty	P	P	P	P	P	P	P	P			
Rasib	Ap	Ap	P	P	P	P	P	Ap			
Smith	P	P	P	Ap	P	P	P	P			
Swindlehurst	P	P*	P	P	P	Ap	P	P			

P = Present for whole meeting
Ap = Apologies given

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

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