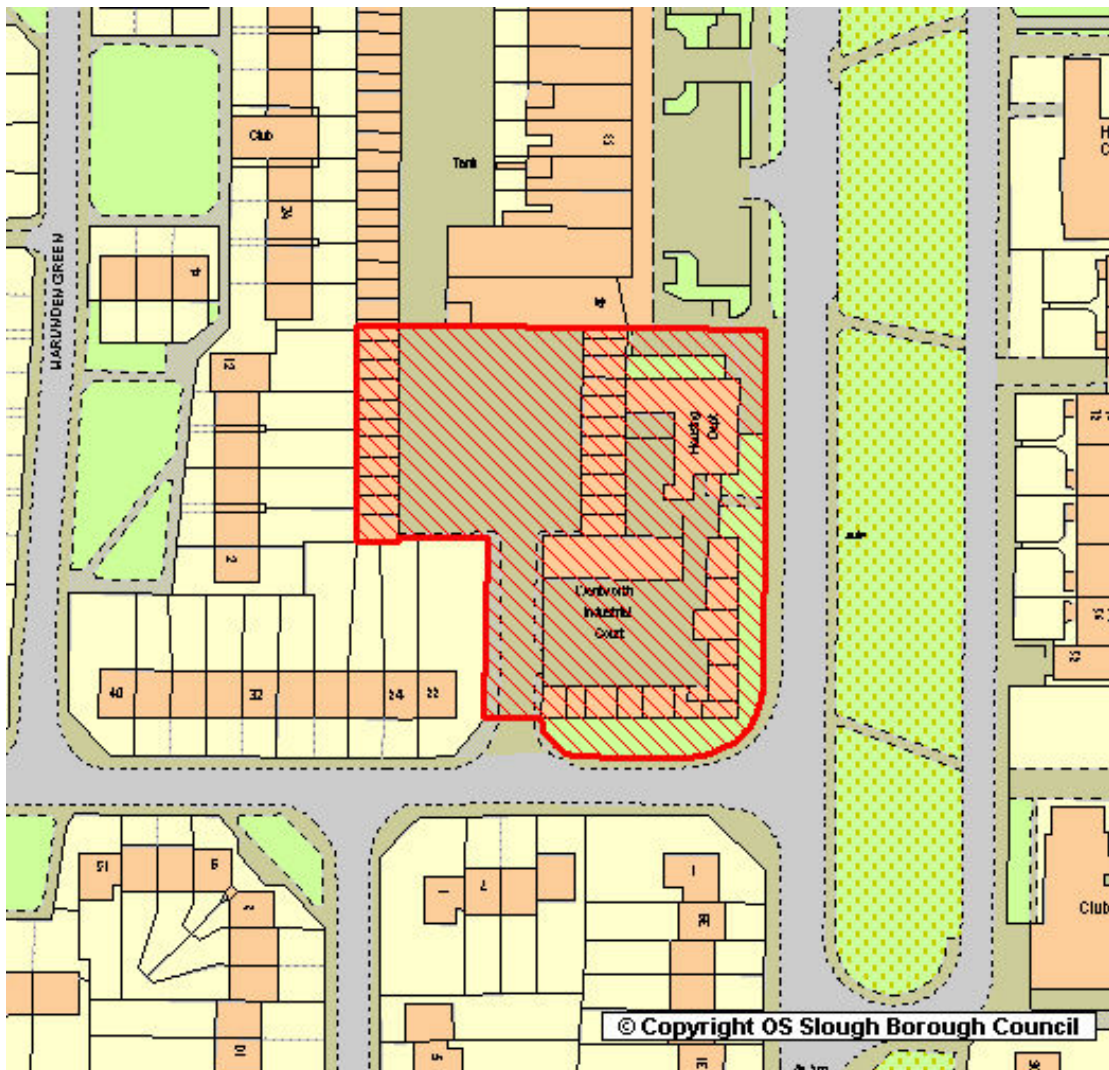


Registration Date:	20-Jul-2011	Applic. No:	S/00308/003
Officer:	Mr. Albertini	Ward:	Britwell
		Applic type:	<b>Major</b>
		13 week date:	<b>19th October 2011</b>
Applicant:	Mr. Jeffery Owen, Slough Borough Council		
Agent:	Mr. Inderpal Bhogal, ADP Cantay House, Park End Street, Oxford, OX1 1JD		
Location:	Wentworth Industrial Court and 41- 43, Wentworth Avenue, Slough, SL2 2ER		
Proposal:	MIXED USE COMMUNITY BUILDING TO INCLUDE SOCIAL, WELFARE AND LEARNING FACILITIES FOR THE LOCAL COMMUNITY		

**Recommendation:** Approve subject to Conditions



## **S/00308/003**

### 1.0 **SUMMARY OF RECOMMENDATION**

1.1 Approve with Conditions.

### **PART A: BACKGROUND**

#### 2.0 **Proposal**

2.1 A new 1,200 sq metre single storey building to accommodate a replacement library, crèche, meeting rooms, hall, café, learning areas, 'my council' office and associated spaces. At the rear will be a garden area and 12 car parking spaces off the existing access on Goodwin Way. The building will have its main pedestrian access approximately in the same position as that for the former Sure Start building.

2.2 The building will be slightly closer to the road than the existing. It will also result in narrowing the footway to the shops along the north boundary next to the shops car park. The building will be taller and bulkier than the existing buildings being 5.4 metres high on the Wentworth Ave frontage but sloping back from that edge and with the rear portion of the building being less than 4 metres high.

2.3 The elevations of the main, larger, part of the building will be mainly coloured cladding. The rear portion will be clad with brick.

2.4 The existing tree on the corner of Goodwin Road is shown as being retained.

#### 3.0 **Application Site**

3.1 The 0.34 hectare site contains the former Sure Start building and industrial units the latter accessed off Goodwin Rd. Both are due for demolition in August. The site also includes land at the rear that used to have garages on it. To the north are shops and car park, to the west are homes in Marunden Green and Goodwin Rd. On the opposite side of the adjacent roads are residential properties.

#### 4.0 **Site History**

4.1 None relevant

#### 5.0 **Neighbour Notification**

5.1 Wentworth Ave 45, 47, 52-100 ev.  
Goodwin Road 22,24, 1.3,5,7  
Marunden Green 2-22 even

No observations received.

Any observations received as a result of the public notice will be reported on the amendment sheet.

## 6.0 **Consultation**

### 6.1 Transport

- Request additional car parking alternatively provide a new northbound bus stop with shelter and passenger information outside the development and parking controls/financial contribution for parking controls.
- Request adjacent footway enhancements and two pedestrian refuges in Wentworth Ave.
- Cycle storage to be agreed by condition.
- Cycle stand at entrance needed.
- Provide shower and lockers for cyclists.
- Provide disabled access on southern elevation.
- Revise entrance door design to avoid conflict with pedestrians.
- 

Any revisions to these requests will be reported on the amendment sheet. Some may require a Section 106 Council Undertaking.

### 6.2 **Highways**

Any comments will be reported on amendment sheet.

6.3 Environmental Protection - Any comments to be reported on amendment sheet. A site investigation indicates minimal risks re contamination.

## **PART B: PLANNING APPRAISAL**

### 7.0 **Appraisal**

7.1 The proposal does not conflict with the Core Strategy. The industrial units are not part of an allocated business area on the Proposals Map and the existing community use will be replaced by the new building. The Site Allocations plan specifically seeks new community facilities as part of the allocated Britwell regeneration site.

7.2 The building will be bigger than that which exists but it will still be acceptable in terms of street scene being part of the neighbourhood centre were bigger buildings are grouped. The separation distances from residential property are large enough for the latter not to be dominated by the new building nor adversely affected by the increased activity and community hall use. A condition has been added regarding noise attenuation.

7.3 The coloured cladding although contrasting with use of brick on most nearby buildings is appropriate to identify the building on the street it being a local community use. Retention of the existing tree is helpful to soften the view of the big building as you travel up Wentworth Ave.

7.4 12 parking spaces are insufficient bearing in mind the size of building and range of facilities particularly the hall and meeting rooms. However the existing shops car park provides sufficient extra space on a shared use basis. If that car park is lost in the future (as part of wider regeneration proposals) additional parking for

the Hub will be needed. The Transport Section have said they would as an alternative accept provision of a new northbound bus shelter next to the site to enhance public transport access and parking controls in the area.

- 7.5 Cycle parking needs to be added at the entrance and other cycle parking altered. These can be covered by a revision and by condition. The transport section have also asked for footway/pedestrian enhancements.
- 7.6 The recommendation is subject to consideration of any substantive issues raised from any observations yet to be received. It is also subject to review of Transport Section requirements that may involve a Section 106 Council Undertaking prior to any permission being granted.

### **PART C: RECOMMENDATION**

#### **8.0 Recommendation**

- 8.1 Approve with conditions.

#### **9.0 PART D: LIST OF CONDITION(S)**

##### Condition(s)

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. L1400 P2 site 18th July 2011
- (b) Drawing No. L1100 P6 gf 18th July 2011
- (c) Drawing No. L1300 P1 sections 18th July 2011
- (d) Drawing No L1200 P6 elevations 18th July 2011

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

3. Details of external materials and samples of bricks and 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.

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

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

5. The building shall not be occupied until a surface water drainage scheme has been implemented in accordance with details that shall have first been submitted to and been agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

REASON To prevent the risk of flooding in accordance with Policy EN32 of The Adopted Local Plan for Slough 2004 and the Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

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

The approved tree protection works shall be carried out prior to commencement of development and retained for the duration of the construction works on the site. Hard landscaping shall be carried out prior to occupation of the building. The approved landscaping and planting scheme shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

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

7. No development shall commence until details of the alterations to the existing points of access between the application site and the highway have been submitted to and approved in writing by the Local Planning Authority and the access alterations shall be implemented in accordance with the details approved prior to occupation of the development.

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

8. 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 T3 of The Adopted Local Plan for Slough 2004 and the Core Strategy.

9. The building shall not be occupied until an off site parking, transport and access scheme has been implemented or secured in accordance with details that shall have first been submitted to and agreed in writing by the Local Planning Authority prior to the commencement of building works above damp proof course level. The scheme shall include (1) parking controls in the vicinity of the site. (2) pedestrian enhancements including new tactile paving at the site access and junction of Goodwin R/Wentworth Avenue. (3) either (a) provision for an additional 30 car parking spaces to be available or (b) provision of a new bus stop with shelter, raised kerb and real time passenger information equipment on Wentworth Ave. northbound.

REASON In the interest of free flow of traffic and conditions of general safety on the road and paths in the vicinity of the site and in the interest of sustainability in particular to encourage non-car modes of travel.

10. The building shall not be occupied until a cycle storage scheme has been implemented in accordance with details that shall have first been submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. The scheme shall include provision of cycle storage at the entrance to the building; details of cycle stands, details of cycle store security.

REASON In the interest of sustainability in particular to encourage non car modes of travel.

11. Building work above the damp proof course level shall not be carried out until confirmation from a person accredited under BREEAM has been received to show that the design of the development has achieved a rating of 'very good' under BREEAM. Confirmation from an accredited surveyor that the completed building has achieved a rating of 'very good' under BREEAM shall be submitted as soon as the certificate is available after completion of the development.

REASON In the interest of sustainable development and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

12. A noise attenuation scheme shall be implemented prior to the occupation of the building in accordance with details that shall have first been submitted to and been approved by the Local Planning Authority prior to building works above damp roof course level.

REASON In the interest of the living conditions of nearby residents.

Informative(s)

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

Policies:- EN1, EN3, OSC, 17 and T8 of The Adopted Local Plan for Slough 2004 and Core Policies 5, 6,7,8,9,11 and 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

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