

PLANNING COMMITTEE **11th January 2012**

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

AGENDA ITEM 4

S/00671/002 - Newbeech House, Long Readings Lane

Revised drawings listed below acceptable.

Neighbour re notification period re revised proposals expires 16th January so recommendation changed.

- (a) Drawing No. 1109 P-001 Location Plan Recd On 29th Dec 2011
- (b) Drawing No. 1109 P-002 Rev 02 Ground Floor & layout Recd On 29th Dec 2011
- (c) Drawing No. 1109 P-003 Rev 02 Roof Plan Location Plan Recd On 29th Dec 2011
- (d) Drawing No. 1109 P-004 Rev 02 Landscape Plan Recd On 29th Dec 2011
- (e) Drawing No. 1109 P-005 Rev 02 Elevations Recd On 29th Dec 2011
- (f) Drawing No. 1109 P-006 Rev 02 Elevations Recd On 29th Dec 2011
- (g) Drawing No. 1109 P-007 Rev 01 Floor Plan Plan Recd On 29th Dec 2011
- (h) Drawing No. 1109 P-008 Rev 01 Floor Plan Recd On 29th Dec 2011
- (i) Drawing No. 1109 P-009 Rev 01 Floor Plan Recd On 29th Dec 2011
- (j) Drawing No. 1109 P-010 Rev 01 Floor Plan Recd On 29th Dec 2011
- (k) Drawing No. 1109 P-011 Floor Plan Recd On 29th Dec 2011

CHANGE TO RECOMMENDATION

Delegate decision to Head of Planning Policy and Projects.

AGENDA ITEM 7

P/06077/020 – Slough Grammar School, Lascelles Road, Slough

The description has been changed to refer to 12 no. classrooms and not 16 no. as shown in the Agenda item.

Comments have been received from the Council's Tree Advisor who has stated that the proposals would see the removal of one tree and has the potential to affect another 3 trees subject to a Tree Preservation Order. The loss of a tree is regrettable but it is a relatively small tree and which is already causing damage to existing adjacent buildings so no objections are raised to the loss of this tree subject to the planting of a replacement tree. The potential affect on the other 3 trees results from possible hard surfacing from the car park within the Root Protection Areas of these trees. These issues could be overcome with the production of an Arboricultural Method Statement and changes to the car park layout, if required.

RESPONSE:

An Arboricultural Implication Statement / Method Statement is being undertaken by the Applicant and will be considered further by Officers once received to ensure that the works can be undertaken without causing damage to the trees and can be agreed prior to the determination of the application.

Comments have been received from the Council's Drainage Advisor stating that the drainage report is incorrect in saying that the school drains to a combined sewer and that a site survey is needed to identify the existing system and a detailed drainage design is needed to accompany the application.

RESPONSE:

A drainage survey is being undertaken and details of this is currently being discussed with the Council's Drainage Advisor and can be agreed prior to the determination of the application.

Comments have been received from the Council's Transport Engineer's who has raised objections to the planning application on the grounds the adjoining highway network does not have sufficient operational capacity to accommodate the additional traffic generated by the proposed development. The increase in traffic associated with the proposed development will result in an unacceptable increase in delay on the network to general traffic and buses and is likely to be detrimental to the highway safety. Furthermore the arrangements for parental parking are not sufficiently detailed to assure that the impact on local resident's amenity has been taken into account by the applicant. However if the developer was to agree to the mitigation package set out below then the highway objection would be removed:

- dedication of land to the Local Highway Authority free of charge, re-siting of fence/hedge and widening of footway/cycleway along sections of the site frontages along the A4 and Lascelles Road;
- financial contribution to the linking of the traffic signals at the A4 pedestrian crossing to the west of Lascelles Road and the traffic signals at the A4/Langley road junction. Contribution to be determined subject to further work by SBC;
- Car Parking Management Plan – which should form part of the Travel Plan;
- Travel Plan monitoring contribution of £6k; and

- Residents Parking Survey and Consultation and required works (as necessary) – contribution to be agreed subject to further work by SBC/developer's consultant.

RESPONSE:

The comments that have been received from the transport consultant are based on the figures that are detailed in the Transport Assessment that accompanies the application stating that there would be an increase in pupil numbers by 155 (Paragraph 2.1). The applicant has now confirmed that the development will allow a projected increase of 80 students in school population as a result of identified demographic growth of 16 – 19 year olds in Slough. The increase has been taken up by the additional classrooms within the 6 classroom block recently approved and enabled by a bid for DfE funds which was supported by the LEA. The purpose of the further development and of the current application is largely to re-provide accommodation - in terms of the classrooms (12 new rooms) 8 will immediately replace time expired temporary classrooms which the school will remove as soon as the new facility is complete. The remaining 4 classrooms will allow the school to plan the curriculum more effectively and flexibly but are not planned to allow for any increase in overall numbers. The 2 phases of development between them will allow the school to accommodate the planned demographic increase which amounts to **80** student places and the approved scheme can accommodate that total as well as allowing some relaxation of the timetabling issues currently being encountered at the school. Therefore in light of the confirmation of numbers the trip numbers that have been calculated would seem to be inaccurate and correct trip number details can be collated and an appropriate mitigation package can be negotiated if deemed necessary.

The applicant's have further commented with regards to parking that it is currently 'informal' but there are around 30 cars parking regularly at the front of the school - others on Lascelles Road. It is estimated that with the drop off arrangement in place the school will lose 15 spaces. The plans currently show 57 new spaces (net gain of 42) to minimise the need for parking on the street. There is a likelihood that as a result of the arboricultural report we will need to reduce the numbers slightly so it is estimated that the total increase will amount to 35 in the final arrangement, which would seem to negate the need for a parking survey as suggested.

Final details with regards the highways and transport implications can be agreed prior to the determination of the application.

Additional conditions would be added to any permission to ensure the removal of the temporary classrooms before the new element of the building is brought into use and to agree a scheme of community use for the gym.

CHANGE TO RECOMMENDATION

Delegate to the Head of Planning Policy and Projects for Resolution of Outstanding Matters Relating to Trees, Transport, Highways and Drainage, Completion of a Section 106 Agreement, if required, Finalising Conditions and Final determination.

AGENDA ITEM 8
P/08112/004 – 40, Halkingcroft, Slough

Paragraph 3.1 of the report refers to Timber Road. This is an error and should read Turner Road.

Whilst the proposed development remains as shown on the deposited plans, the description of the development refers to the erection of a front, side and rear extension, however it is considered that the description of the proposed extension as a 'front extension to garage' better describes the nature of the proposal. The description of the development is therefore amended to read:

CHANGE IN SHAPE OF ROOF OF THE EXISTING FLAT ROOF GARAGE TO CROWN TOP, ERECTION OF A SINGLE STOREY FRONT EXTENSION TO GARAGE WITH CROWN TOP ROOF IN CONNECTION CONVERSION OF GARAGE INTO HABITABLE ACCOMMODATION.

Reason for refusal no. 2 set out in Part D of the officer report which previously referred to a front and side extension is amended to reflect the change in the description as above read:

The proposed conversion of the garage to habitable accommodation incorporating the change in the shape of the roof to a crown top roof and the erection of a single storey front extension to the garage would be unacceptable as the proposed front projection would accentuate its excessive width when considered in conjunction with the previously approved two storey side extension. The proposal would therefore fail to appear in proportion with the original dwelling. It would be contrary to Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008; Policies EN1, EN2 and H15 of The Adopted Local Plan for Slough 2004; PPS1; and The Slough Local Development Framework Residential Extensions Guidelines Supplementary Planning Document.

NO CHANGE TO RECOMMENDATION