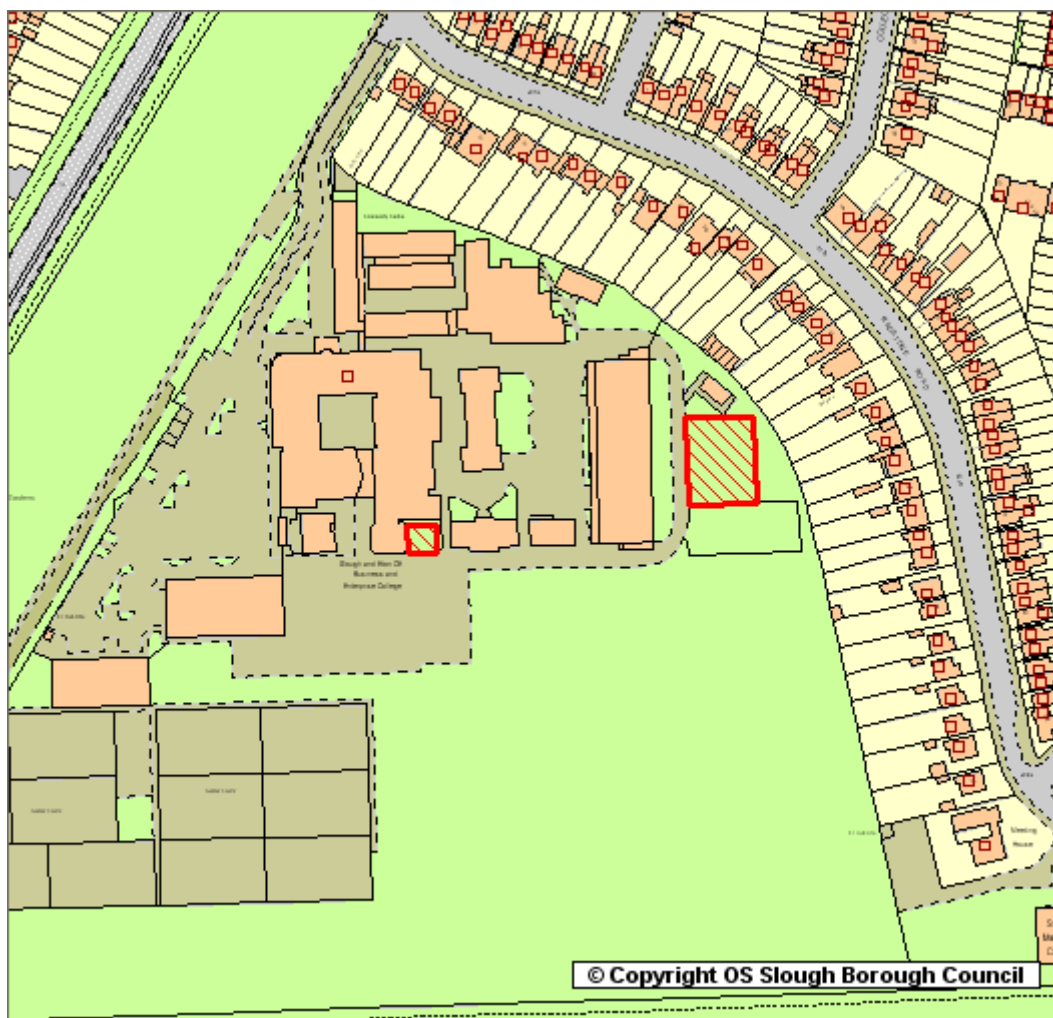


Registration Date:	30-May-2012	Applic. No:	P/02114/019
Officer:	Mr. J. Dymond	Ward:	Chalvey
		Applic type:	Major
		13 week date:	29th
Applicant:	Mr. Chris Fisher		
Agent:	Mrs. Ashley Davis, ADP Cantay House, Park End Street, Oxford, OX1 1JD		
Location:	Slough & Eton C Of E School, Ragstone Road, Slough, SL1 2PU		
Proposal:	CONSTRUCTION OF 2 NO. TWO STOREY FLAT ROOFED MODULAR CLASSROOM BUILDINGS (ONE FOR SIXTH FORM AND OTHER FOR SEN FACILITIES).		

Recommendation: Delegate to the Head of Planning Policy and Projects for formal determination



1.0 **SUMMARY OF RECOMMENDATION**

1.1 This application has been referred to the Planning Committee for consideration as the application is for a Major Development.

1.2 Having considered the relevant policies set out below, the representations received from consultees and other interested parties, and all other relevant material considerations, it is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following the consideration of any additional comments received from consultees, consideration of further information regarding highway and transport matters, completion of a Section 106 Agreement and finalising of conditions.

PART A: BACKGROUND

2.0 **Proposal**

2.1 This is a full planning application for the proposed erection of two buildings. One building would provide additional accommodation for post-16 students in the form of a sixth form building; the second building would provide SEN facilities at the school.

2.2 The proposed sixth form building would comprise a stand-alone two storey modular building. The proposed gross internal floor area of the building would be 590.5 square metres. The proposed building would provide six additional classrooms, an common room and additional office space for staff. The proposed building would dimension 1181m² in floor area. It is also proposed for the building to be utilised for community use.

2.3 The proposed SEN building would be two storeys in height and would occupy a smaller footprint. The proposed gross internal floor area of the building would be 72.5 square metres. The proposed building would provide a teaching space for up to ten pupils with three smaller rooms which would be utilised as offices and for small group/individual teaching.

4.0 **Application Site**

4.1 The site is in use as a secondary school with sixth form. The school site is 6 hectares in area and is located to the south of Slough Town Centre. The school site is broadly triangular in shape. The school buildings are located to the north of the site and the school playing fields and Power League facility are situated to the south. The M4 motorway is beyond the southern boundary. To the north and east of the school are the properties of Ragstone Road. The rear

gardens of these properties back onto the boundary with the site.

4.2 Prior to September 2006, the school catered for pupils aged 11-16 only; however the school subsequently became an 11-19 school with a designated sixth form.

4.3 In October 2010, the school sixth form learner number was 138. In October 2011 the sixth form learner number was 177 and current predictions suggest that this number will rise to 220 by October 2012 and thereafter to approximately 300. This rapid increase is understood to have caused considerable pressure on classroom space.

5.0 **Site History**

5.1 **Recent applications relating to the site are as follows:**

P/02114/018 ERECTION OF AN ACOUSTIC FENCE.

Approved with Conditions; Informatives 01-May-2008

P/02114/017 DEMOLITION AND EXTENSIONS TO EXISTING SCHOOL BUILDINGS AND ERECTION OF NEW TWO STOREY TEACHING BLOCK

Approved with Conditions; Informatives 25-May-2007

P/02114/016 ERECTION OF A TEMPORARY BUILDING FOR CLASSROOM USE

Approved (LPP); Informatives 11-Apr-2006

P/02114/015 ERECTION OF A NEW BUILDING TOTALLING 228 SQ.MTRS FOR USE AS A BUSINESS ENTERPRISE CENTRE

Approved with Conditions; Informatives 07-Jun-2005

P/02114/014 ERECTION OF A TEMPORARY STYLE BUILDING FOR COMMON ROOM

Approved with Conditions 13-Oct-2003

P/02114/013 ERECTION OF TEMPORARY BUILDING WITH TWO ROOMS FOR USE AS STUDENT COMMON ROOMS

Approved with Conditions 02-Oct-2002

P/02114/012 ERECTION OF A TEMPORARY BUILDING TO

PROVIDE 2 ADDITIONAL CLASSROOMS

Approved with Conditions; Informatives 13-Jun-2002

P/02114/011 RETENTION OF 2NO. NON-ILLUMINATED
POSTMOUNTED SIGNS AT SITE ENTRANCE AND
NO.1 ILLUMINATED FASCIA SIGN (AMENDED
PLANS 16.10.00)

Approved with Conditions 25-Oct-2000

P/02114/010 VARIATION OF CONDITION 2 OF PLANNING
PERMISSION P/02114/009 FOR THE APPROVAL
OF DETAILED AMENDMENTS TO THE EXTERNAL
APPEARANCE OF THE PAVILION BUILDING,
SPORTS HALL AND LINK BLOCK

Approved with Conditions; Informatives 04-May-2000

P/02114/009 PROVISION OF MULTI PURPOSE SPORTS
CENTRE TO INCLUDE SPORTS HALL, PAVILLION,
12 NO. MULTI PURPOSE GAMES COURT WITH
FLOODLIGHTS AND CAR PARKING. (AMENDED
PLANS RECEIVED 02/08/99)

Approved with Conditions; Informatives 09-Nov-1999

P/02114/008 CELLULAR TELECOMMUNICATIONS SITE
COMPRISING OF A 20 METRE POLE &
EQUIPMENT CABIN WITHIN A FIXED COMPOUND

Approved with Conditions; Informatives 17-Dec-1998

P/02114/007 INSTALLATION OF CONTAINER FOR STORAGE

Approved with Conditions 17-Dec-1997

P/02114/006 CHANGE FLAT ROOFS TO PITCH ROOFS TO
PART OF THE BUILDING

Approved with Conditions 08-Jul-1997

P/02114/005 THREE REPLACEMENT PLUS TWO NEW
MODULAR CLASSROOMS WITH OFFICE AND
TOILETS

Approved with Conditions 13-Mar-1996

P/02114/004 CONSTRUCTION OF FIRE ACCESS ROAD AND
EXTENDED HARD PLAY SURFACE; ERECTION

OF SINGLE STOREY EXTENSION TO CRAFT
DESIGN AND TECHNOLOGY WORKSHOPS AND
MUSIC BLOCK. (B.C.C. REG.3 CONSULTATION)

Approved with Conditions 31-Mar-1993

P/02114/003 ALTERATIONS TO MOTOR VEHICLE
MAINTENANCE UNIT.

No Observations 06-Apr-1987

P/02114/002 ERECTION OF TEMPORARY CLASSROOM.

Approved (Limited Period Permission) 16-Aug-1984

6.0 **Neighbour Notification**

6.1 36, Ragstone Road, Slough, SL1 2PX, 54, Ragstone Road, Slough, SL1 2PX, 38, Ragstone Road, Slough, SL1 2PX, 44, Ragstone Road, Slough, SL1 2PX, 56, Ragstone Road, Slough, SL1 2PX, 24, Ragstone Road, Slough, SL1 2PU, 58, Ragstone Road, Slough, SL1 2PX, 32, Ragstone Road, Slough, SL1 2PX, 60, Ragstone Road, Slough, SL1 2PX, 28, Ragstone Road, Slough, SL1 2PU, 46, Ragstone Road, Slough, SL1 2PX, 24a, Ragstone Road, Slough, SL1 2PU, 48, Ragstone Road, Slough, SL1 2PX, 34, Ragstone Road, Slough, SL1 2PX, 22, Ragstone Road, Slough, SL1 2PU, 30, Ragstone Road, Slough, SL1 2PU, 50, Ragstone Road, Slough, SL1 2PX, 26, Ragstone Road, Slough, SL1 2PU, 52, Ragstone Road, Slough, SL1 2PX, 42, Ragstone Road, Slough, SL1 2PX, Doctors Surgery, 40, Ragstone Road, Slough, SL1 2PY

6.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site. The application was advertised in the 13th July 2012 edition of the Slough Express.

6.3 One letter of objection has been received. The concerns raised in this letter are summarised as follows:

6.4 Occupier of 56 Ragstone Road – Object for the following reasons in summary:

- The proposal would create more traffic in this congested road;
- It will result in overlooking and reduce privacy;
- It will increase noise;
- It will affect a big old tree by cutting or part cutting;
- It will increase parking congestion.

7.0 **Consultation**

- 7.1 Traffic and Road Safety/Highways Development
- 7.2 Further information requested regarding car parking and cycle parking provision. The increase in pupil numbers would lead to a small increase in vehicle trips and it is considered that the increase in trips would be manageable.

The existing Travel Plan will need to be updated and implemented to ensure that the necessary development mitigation is provided. Conditions recommended.

PART B: PLANNING APPRAISAL

8.0 **Policy Background**

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

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

Building a strong, competitive economy
Promoting sustainable transport
Requiring good design
Promoting healthy communities
Meeting the challenge of climate change, flooding and coastal change
Conserving and enhancing the natural environment
Conserving and enhancing the historic environment
Facilitating the sustainable use of minerals

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

Core Policy 1 – Spatial Strategy
Core Policy 5 – Employment
Core Policy 6 – Retail, Leisure and Community Facilities
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 9 – Natural and Built Environment
Core Policy 10 – Infrastructure
Core Policy 11 – Social Cohesiveness
Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN2 – Extensions
Policy EN3 – Landscaping Requirements
Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4
Ministerial Statement, Planning for Growth, (March 2010)

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

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Potential impact on neighbouring properties;
- 4) Transport, parking/highway safety.

9.0 **Principle of Development**

9.1 As will be noted from the planning history of the site, there is an extensive history of planning applications relating to the development of the site as a secondary school with sixth form for education purposes.

9.2 The proposal is required to provide facilities for the increasing number of pupils that will be attending Slough and Eton in the coming years and the need to prepare for participation by 16–19 year olds in education and training when students are entitled to choose their provider.

9.3 It is stated that the school faces difficulties in terms of the provision of appropriate learning environments and pressure on classroom space.

9.4 The National Planning Policy Framework states at para. 72 that “local planning authorities should take a proactive, positive and collaborative approach to ... development that will widen choice in education.”

9.5 Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document similarly supports the provision of community facilities including education uses.

9.6 The supplementary text to Core Policy 5 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document which relates to 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. It is envisaged that the current skills gap will be reduced

over time as a result of the continuing success of students attending schools and colleges.

9.7 Furthermore, it is recognised that uses such as education are in themselves an important source of jobs. They are therefore classed an employment use for the purposes of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document.

9.8 The proposal would support the ongoing and established use of the site as a secondary school to provide further education courses and contribute towards improving skills and employment opportunities. The proposal is required in order that the school can provide additional facilities to meet the demand for increased pupil numbers. The principle of the proposal is therefore considered to be acceptable. The principle of the proposal would comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10.0 **Design and Impact on the street scene**

10.1 The proposed buildings would be of modular construction. The proposed materials would be a mixture of brick and render with aluminium doors and windows.

10.2 It is considered that the design and appearance of the proposed buildings would be inkeeping with the design and appearance of the adjacent recently constructed buildings.

10.3 It is considered that the proposed buildings would be well related to the existing school buildings. It is considered that the proposed buildings would have no adverse impact on the street scene.

10.4 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

11.0 **Potential Impact on Neighbouring Properties**

11.1 The proposed SEN building would be erected on the site of an existing school building. It is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.

11.2 The proposed sixth form building would be located to the east of the existing school buildings.

- 11.3 To the east of the proposed sixth form building is the boundary of the school site. The rear gardens of the properties fronting Ragstone Road are situated beyond this boundary.
- 11.4 The separation distance between the eastern elevation of the proposed sixth form building and the boundary at its closest point would be 5 metres; however this increases to 17 metres to the southern end of the building due to the curved boundary of the site.
- 11.5 The separation distance between the eastern elevation of the proposed sixth form building and the rear façade of the closest residential property on Ragstone Road would be 30 metres.
- 11.6 It is considered that reasonable separation distance would be maintained between the side of the proposed sixth form building and the neighbouring residential properties. It is not considered that the proposed sixth form building would have a detrimental impact on neighbour amenity by reason of overdominance or loss of light.
- 11.7 Amendments have been sought regarding the position of windows at first floor level. Subject to the receipt of satisfactory revised plans, it is considered that the proposal would not give rise to unacceptable overlooking.
- 11.8 It should be noted that the eastern boundary with the rear gardens of those properties on Ragstone Road is interspersed with trees which would provide visual screening of the proposed development.
- 11.9 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.
- 12.0 **Transport, Parking/Highway Safety**
- 12.1 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document 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.
- 12.2 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.
- 12.3 The Council's Transport consultant has commented that further information is required. Clarification has been sought with respect

to staff numbers, and car and cycle parking provision. An update will be provided in relation to these matters.

- 12.4 The existing Travel Plan will need to be updated and implemented to ensure that the necessary development mitigation is provided. A Travel Plan monitoring fee will be secured through a Section 106 Agreement.
- 12.5 Further consideration will be given to transport matters once additional information has been received. Further conditions may be recommend accordingly.

13.0 **Summary**

- 13.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.
- 13.2 It is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following the consideration of any additional comments received from consultees, consideration of further information regarding highway and transport matters, completion of a Section 106 Agreement and finalising of conditions.

PART C: RECOMMENDATION

- 13 **Delegate to the Head of Planning Policy and Projects for formal determination following consideration of further information regarding highway and transport matters, completion of a Section 106 Agreement and finalising of conditions.**

13.2 **PART D: LIST OF CONDITIONS**

CONDITIONS:

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

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

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

To be confirmed.

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. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site and the development shall be carried out in accordance with the details approved.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, 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. Samples of external materials to be used in the construction of the access road, pathways and communal areas within 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, 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 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, 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. 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 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.

7. No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved landscaping scheme) have been submitted to and approved in writing by the Local Planning Authority. These measures shall be implemented prior to works beginning on site and shall be provided and maintained during the period of construction works.

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.

8. Prior to the occupation of the development hereby granted permission, a school travel plan shall be submitted to the Local Planning Authority for approval in writing. This plan shall set out measures and targets to reduce car travel to the school, based on Slough Borough Council guidance. The travel plan shall set out a five year programme of scheme and initiatives, identified in conjunction with Slough Borough Council and it shall be reviewed on a annual basis in accordance with the timescale laid out in the plan.

REASON To reduce travel to work by private car, to meet the objectives of Core Policy 7 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 permitted shall not begin until details of on and off site drainage works have been submitted to the Local Planning Authority and approved in writing. No works which result in the discharge of ground or surface water from the site shall be commenced until the off-site drainage works detailed in the approved scheme have been completed.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, the National Planning Policy Framework and the Technical Guidance to the National Planning Policy Framework.

10. Full details of the surface water disposal shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved. Once approved, the details shall be fully implemented prior to the first occupation of the dwellings and retained as such thereafter.

REASON To ensure that the proposed development is satisfactorily drained in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document,

December 2008.

11. 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) site lighting
- (vi) proposed method of piling for foundations
- (vii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (viii) the route of construction traffic to the development

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.

12. No construction work shall take place outside the hours of 08:00 - 18:00 hrs Monday to Friday, 08:00 - 13:00 hrs on a Saturday and no working at all on Sundays or public holidays.

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.

13. Prior to the development hereby approved first being brought into use, a scheme shall be submitted to and approved in writing by the Local Planning Authority for external site lighting including details of the lighting units, levels of illumination and hours of use. 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.

14. No development shall take place until details in respect of measures to:

- (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;
- (d) 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 buildings.

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.

15. No development shall commence until a construction management plan which shall include details of how construction traffic will be managed and points of access for construction traffic has been submitted to the Local Planning Authority. Once approved, the submitted details shall be full implemented throughout the full course of the construction phase of the development hereby approved.

REASON To ensure that construction traffic does not interfere with traffic and access to the site in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

16. Prior to the development hereby approved first being brought into use, details of the cycle parking provision (including location, housing and cycle stand details) shall be 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 first 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, Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

17. Prior to the multi-function hall hereby approved first being brought into use, a community use statement for shall be submitted to the Local Planning Authority and approved in writing. Once approved, the multi-function hall shall only be used for purposes in accordance with the approved community use statement and/or for purposes in association with Slough and Eton C of E School, and for no other purposes falling within Use Class D2 of The Town and Country Planning (Use Classes) Order 1987 (as amended), unless otherwise agreed in writing with the Local Planning Authority.

REASON To secure wider community benefits in accordance with Core Policy 11 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework and to ensure that the site is developed in accordance with the submitted planning application in the interests of providing sufficient parking provision to safeguard the amenities of the area 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.

18. The multi-function hall hereby approved shall not be open to members of the public / customers outside the hours of 08:00 hours to 17:00 hours on Mondays-Fridays, and at no times on Saturdays or Sundays and Bank/Public Holidays.

REASON To ensure that the use of the premises does not prejudice the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance 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.

19. No additional floor space shall be created through the construction of a first floor or mezzanine floor above the proposed multi-function hall, or external extension without the prior written approval of the Local Planning Authority.

REASON In the interests of parking provision in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy T2 of The Adopted Local Plan for Slough 2004 and to safeguard neighbour amenity in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

20. The windows serving the common room in the north elevation of the development hereby approved shall be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

INFORMATIVES:

1. The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.
2. 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, EN2, EN3, EN5, T2 and T8 of The Adopted Local Plan for Slough 2004 and Core Policies 1, 5, 6, 7, 8, 9, 10, 11, and 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, the National Planning Policy Framework, and the Technical Guidance to the National Planning Policy Framework

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.