

PLANNING COMMITTEE

5th September 2012

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

AGENDA ITEM 4
P/00427/005

Amended plans have been received further to the comments of the Council's Transport Consultant regarding the access and cycle store and the Transport Consultant has confirmed that the amendments are acceptable.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 5

P/01036/038

One further letter of objection received raising similar concerns to those listed in the report for other objectors.

Revised layout and landscape strategy plans received to clarify the eastern boundary tree retention and planting proposals plus additional trees in the open space to replace the significant mature trees to be lost.

Regarding the outstanding matters referred to in paragraph 15, recommendation, the Environment Agency has just withdrawn their objection. They request conditions to cover items such as surface water drainage strategy and details, detail of culvert changes, flood storage, finished floor levels, changes to the stream, soil remediation strategy, piling. Valuation study checking has resulted in negotiation of a small increase in the Section 106 financial contribution; the 28% figure in the report is now 31 %. Discussions about control of the adjacent access/development continue.

In paragraph 2.4 the number of homes served by Foxherne is 24 not 25. In paragraph 2.5 both sides of Dolphin Road are used for car parking.

Conditions listed below.

DRAFT CONDITIONS

1. Commence within three years

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

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

2. Approved plans

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

To be completed

Layout 0683/P/102/C
Landscape Master Plan LIN 17818 10 G
Open Space Extract LIN 17818 14 A

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 Materials

Construction of any house or flat shall not commence until details of materials and samples of bricks and tiles to be used on the development hereby approved have first been submitted to

and been approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

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

4. Bin Stores

Notwithstanding the bin stores shown on the approved layout for the block of flats construction of the block flats shall not commence until details of bin stores have first been submitted to and been approved in writing by the local planning authority. The development shall be carried out in accordance with the details approved.

REASON In the interest of visual amenity and in accordance with the adopted Local Plan for Slough policy EN1.

5. Cycle Stores

No flat in the block of flats shall be occupied until hoop style cycle stands have been provided in accordance with the approved drawings.

REASON In the interest of promoting non car modes of travel and in accordance with the adopted Core Strategy 2006- 2026.

6. Lighting Scheme

Construction of any house or flat shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination for roads and paths and parking areas) 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 safety to comply with the Policy EN1 of The Adopted Local Plan for Slough 2004 and policy 12 of the adopted Core Strategy 2006 - 2026.

7. Rain Water Storage

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

REASON In the interest of sustainable development in particular reduction of fresh water consumption.

8. Boundary treatment

Construction of any house or flat shall not commence 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. No house or flat shall be occupied until its associated boundary treatment has been provided in accordance with the approved details. No house or flat shall be occupied until the remaining boundaries of the site have been provided

with boundary treatment in accordance with the details approved and in accordance with a phasing plan that has first been submitted to and been approved in writing by the local planning authority. The boundary treatment shall be maintained and retained at all time in the future.

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

9. Boundary treatment Dolphin Rd access

Construction of the Dolphin Road access road shall not commence until accoustic fences have been constructed alongside 80 and 86 Dolphin Road in accordance with details that have first been submitted to and been approved in writing by the Local Planning Authority. The boundary treatment shall be maintained and retained at all time in 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 and in the interest of the living conditions of adjacent residents in accordance with policy 9 of the adopted Core Strategy 2006 - 2026.

10. Noise Attenuation

No dwelling marked with a blue line on the drawing at Appendix 1 of Environmental Noise and Vibration Survey dated 9th March 2011 shall be (1) occupied until glazing has been installed on the facades marked in blue on the drawing in accordance with the details stated in Appendix 1 of the Report and (2) started until ventilation has been installed for the rooms installed with glazing re (1) above in accordance with details that shall first been submitted to and been approved in writing by the local planning authority.

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

11. Archaeology

No development shall take place within the site, including any ground preparation works (but excluding demolition of 82/84 Dolphin Rd) until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

12. Internal access roads

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

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

13. Foxherne Access

The access from Foxherne shall serve no more than 24 dwellings.

REASON In the interest of the free flow of traffic or conditions of general safety along the neighbouring highway.

14. No through access

No dwelling shall be occupied until the 6 bollards shown on the approved layout drawing that prevent through vehicular access from Foxherne to Dolphin Rd. have been installed. No dwelling shall be occupied until fencing (pursuant to condition 8) between open space and roads (that would prevent through vehicular access) has been installed. The bollards shall be installed in accordance with details that have first been submitted to and been approved in writing by the local planning authority. The details shall include provision for the emergency services vehicles to temporarily remove the bollards. The bollards and associated fencing shall be retained to prevent vehicular access through the site thereafter.

REASON In the interest of the free flow of traffic or conditions of general safety along the neighbouring highway.

15. New access

No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

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

16. Off Site Highway Works

To be completed

17. Replacement street parking

Construction of any building or road beyond the first 70m of access from Dolphin Road shall commence until Dolphin Road kerb side residents parking places lost as a result of the access road works have been replaced alongside the access road.

REASON To ensure no loss of existing residents parking.

18. Travel Plan

No construction work above the eaves of any building shall commence until the Travel Plan has been implemented. The provisions of the Travel Plan shall be implemented thereafter. The Travel Plan shall be that submitted with the planning application - Residential travel Plan March 2012 Ref DS/H181.

REASON In the interest of reducing non car modes of travel.

19. Construction Management Scheme

To be completed

20. Replacement Playing Field

No more than 70 metres of the access road from Dolphin Road shall be constructed until a replacement sports pitch has been provided. No dwelling shall be occupied until the replacement school playing field has been laid out.

REASON In the interest of retaining open air recreation space and sports facilities.

21. Public Open Space

No more than 100 dwellings shall be occupied until 0.6 hectares of public open space with play facilities has been laid out in accordance with landscape details pursuant to condition X. The public open space shall be retained for public recreation thereafter.

REASON In the interest of living conditions of future nearby residents, in the interest of visual amenity of the neighbourhood and policy OSC 5 of the Local Plan 2004 and adopted Core Strategy 2006 - 2026.

22. Landscape Design

No development other than the replacement playing field and first 70 metres of the access road from Dolphin Road shall commence on site until a detailed landscaping and tree planting scheme has been submitted to and been 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. It should also include hard surfacing and play facilities. Tree planting shall take account of existing and proposed underground services.

The scheme shall include an implementation phasing plan.

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

23. Landscape management plan

Construction of buildings shall not commence until a landscape management plan has been submitted to and approved in writing by the Local Planning Authority. This management plan shall set out short term planting establishment work for all planting. The management plan shall set out short and long term landscape maintenance details and management responsibilities for the landscape areas other than the privately owned domestic gardens, shown on the approved landscape plan. The plan shall be carried out in accordance with the approved details.

REASON To ensure the long term retention of landscaping within the development to meet the objectives of Policy EN3 of The Adopted Local Plan for Slough 2004.

24. Public Space Management

Construction of buildings shall not commence until a public space management plan has been submitted to and been approved by the local planning authority. The plan shall include details of how private roads and the public open space are to be maintained. The plan shall be implemented as approved.

REASON In the interest of residential amenity and public safety.

25. Tree Protection. No development shall commence until the measures for tree protection in the Arboricultural Method Statement (TO BE REVISED) have been implemented. The measures shall be provided and maintained during the construction period.

REASON To ensure satisfactory retention of trees in the interest of visual amenity and to be in accordance with policy EN4 of the Local Plan for Slough 2004.

26. Wildlife mitigation scheme

No development shall commence on site until the Reptile Mitigation & Method Statement (March 2012 revision B) has been implemented. Construction of buildings shall not commence until a wildlife habitat enhancement scheme, including phasing of work, has been submitted to and been approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme.

REASON In the interest of mitigating ecological impact of the development and in the interest of enhancing the biodiversity of the site.

27. Low or zero carbon energy

To be completed

28. Soil remediation scheme

To be completed after consideration of Environment Agency latest comments.

29. Thames Water piling restriction

To be completed taking account of the Environment Agency's latest letter

30. Surface Water Drainage

To be completed taking account of the Environment Agency's latest letter

31. Environment Agency

To be completed

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 6

P/02114/019

Amended plans have been received which show the proposed windows at first floor level to the northern end of the building in an amended position.

Further clarification has been received with respect to the anticipated increase in staff and student numbers associated with the proposed development.

Staff Numbers:

It has been stated that staff numbers are currently at 141 and it is not envisaged that there would be any noticeable increase. It is stated that current small class sizes (in pupil numbers) will increase slightly in size and more efficient use of the staff the school already have already in place will occur. The applicant has also stated that they are agreeable to entering into a Section 106 Agreement and revising their Travel Plan to undertake necessary measures.

Relevant parking standards contained within The Adopted Local Plan for Slough 2004 are for a minimum of 1 no. per staff, plus 8 per school. The number of parking spaces on site is stated as being 152. On this basis, it is considered that on-site parking provision would be acceptable and the proposal would have no undue adverse impact on traffic.

Cycle Parking:

With regard to cycle parking, the applicant has advised that the current cycle parking facility is covered with lighting and is locked during the school day. It is stated that there is sufficient space for at least 76 cycles, approximately 50% of this is currently in use by existing pupils, most of whom live within a very short distance of the school and travel to and from school by foot – this is understood to be the norm for the majority of pupils and some staff.

In light of the amended plans that have been received, it is recommended that the list of possible conditions is amended as follows:

Condition 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. 100, Dated 26.04.12, Recd On 30/05/2012
- (b) Drawing No. 120 Revision C, Dated 23.08.12, Recd On 23/08/2012
- (c) Drawing No. 125 Revision B, Dated 23.08.12, Recd On 23/08/2012
- (d) Drawing No. 130, Dated 26.04.12, Recd On 15/05/2012

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.

Condition 20:

The windows serving the common room and sixth form office at first floor level in the north elevation of the sixth form building hereby approved shall, prior to the first occupation of the building, be glazed with obscure glass and any opening shall be at a high level (above 1.8m internal floor height) only. These windows shall be retained in that form thereafter. No additional windows shall be inserted in the north or east elevations of the sixth form building hereby approved without the prior permission of the Local Planning Authority.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

NO CHANGE TO RECOMMENDATION

AGENDA ITEM 8 **S/00072/001**

Planning History

It should be noted that an application has been received for the proposed erection of a two storey side extension to Farnham Road Surgery. The proposal includes the proposed use of the land the subject of this application to provide additional car parking in connection with the Surgery. The details of this application are as follows:

P/00371/010 - ERECTION OF TWO STOREY EXTENSION TO SURGERY BUILDING TO PROVIDE PHARMACY (110SQM) AT GROUND FLOOR AND MEDICAL RECORDS STORAGE (32 SQM) AND ADMIN OFFICE (64 SQM) AT SECOND FLOOR LEVEL, CHANGE OF USE OF EXISTING PHARMACY ON FIRST FLOOR TO MULTI-PURPOSE ROOM AND CONSULTING ROOM. ERECTION OF SINGLE STOREY FRONT EXTENSION TO PROVIDE NEW ENTRANCE LOBBY/LARGER WAITING AREA. CHANGE OF USE OF LAND AND FORMATION OF CAR PARK INCORPORATING ALTERATIONS TO ACCESS AND TURNING AREA AND RELOCATION OF GARAGES IN CONJUNCTION WITH ALTERATIONS TO EXISTING CAR PARK LAYOUT.

Consultations on this application will be undertaken shortly and as such the application is under assessment and at an early stage.

Whilst there are therefore two current applications for different types of development on the land, it is important that each application should be considered on its own merits.

NO CHANGE TO RECOMMENDATION