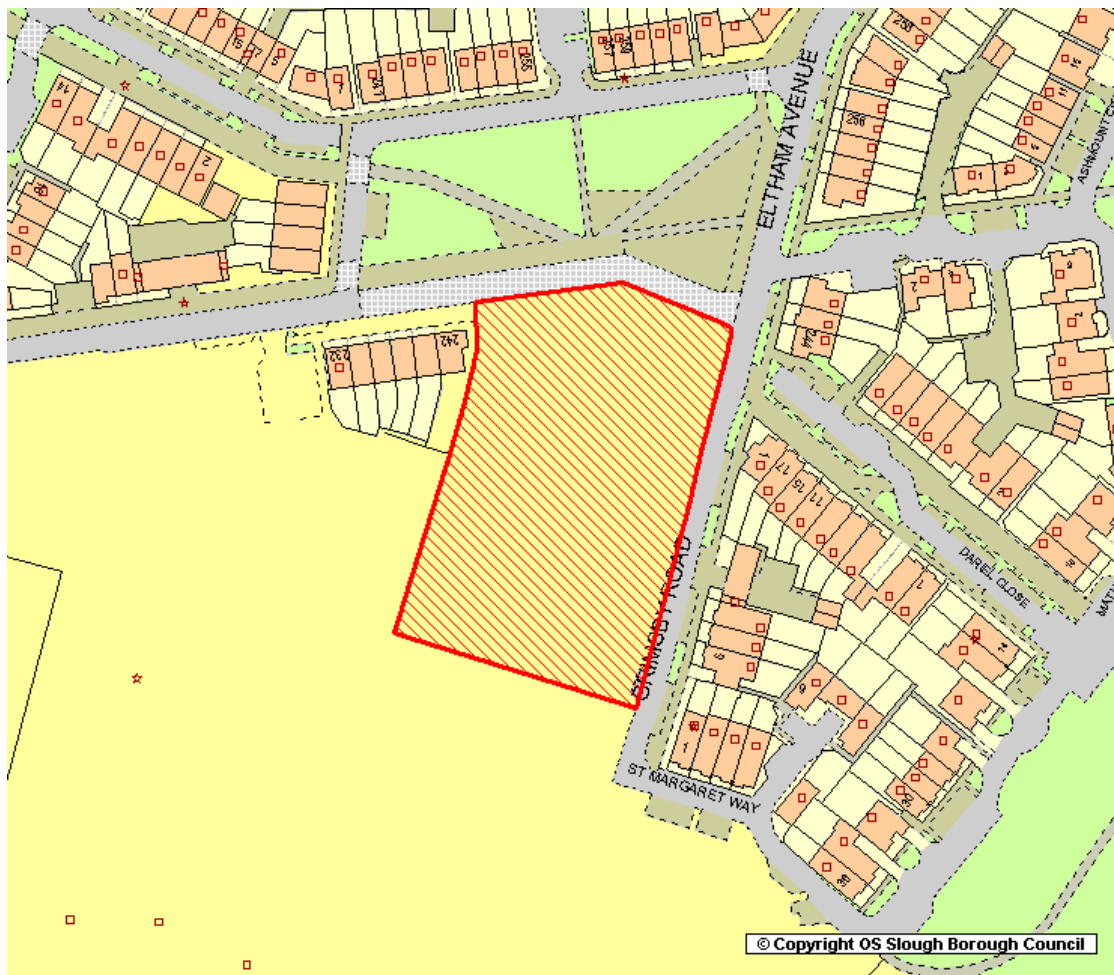


Registration Date:	13-Dec-2012	Applic. No:	P/08770/072
Officer:	Mr. Albertini	Ward:	Cippenham Meadows
		Applic type:	Major
		13 week date:	14th March 2013
Applicant:	Barratt Homes Ltd		
Agent:	Mr. Roger Rippon, Rippon Development Services 19, Christchurch Gardens, Reading, RG2 7AH		
Location:	Land South of Eltham Avenue, & West of Grimsby Road, Cippenham, Slough, Berkshire		
Proposal:	CONSTRUCTION OF 20 NO. DWELLINGS WITH ASSOCIATED ACCESS, CAR PARKING AND LANDSCAPING.		

Recommendation: Delegate to HPPP for Section 106 agreement.



1.0 **SUMMARY OF RECOMMENDATION**

Delegate to HPPP for Section 106 to be completed.

PART A: BACKGROUND

2.0 **Proposal**

2.1 Since the application was first submitted the number of dwellings has been reduced by 1 to 20 homes. The mix of homes comprises:

2 four bedroom houses
10 three bedroom houses
2 three bedroom houses – affordable
3 two bedroom houses – affordable
2 two bedroom maisonettes – affordable
1 one bedroom flat over garage – affordable.

2.2 Most of the homes will be 2 and half storeys high with some 2 storey next to the Grimsby Road frontage. They are terraced except the 4 beds which are semi detached. One terrace faces the central open space on Eltham Ave another faces onto the courtyard area that provides parking for the first terrace. A third terrace faces Grimsby Road.

2.3 The affordable housing will comprise mostly homes at target rents. 2 of the houses will be shared ownership.

2.4 There are 2 allocated parking spaces per home plus extra spaces for the 4 bed units and some visitor spaces.

2.5 The elevations will be similar to the recently built homes adjacent comprising boarding at upper levels on most homes, grey roofs and brickwork below plus render feature panels.

2.6 The applicant has offered financial contributions towards transport, recreation and education facilities that can be secured in a Section 106 agreement.

3.0 **Application Site**

3.1 The 0.43 hectare site sits between homes built by Barratt in Cippenham phase 3 and 4. Asda is short walk to the east beyond the play area/open space and Western House school is within walking distance to the west. The site forms the southern side of the focal point for this part of phase 3 and 4 with a small open space; shared surface area and bus stop.

3.2 The contractor's compound on the site is being cleared most works

on phase 4 having been completed. Some external works and infrastructure works are outstanding regarding phase 3 & 4.

- 3.3 To the west and south are mainly 2 and half or 3 storey homes and similarly to the east on the opposite side of the road.

4.0 **Site History**

- 4.1 Phase 3 outline 300 homes approved May 2006 P/08770/056

Phase 4 161 homes approved 2010 P/08770/067 and reserved matters /070 – adjacent site.

5.0 **Neighbour Notification**

- 5.1 Grimsby Rd 1-9 odd
Eltham Ave 238 – 260 ev. 241-269 odd
Kenbury Drive 17-37 odd
Glyncroft 1 – 13 odd
St. Margarets Way 1

- 5.2 One objection received concerned about the area becoming congested, narrow roads, speeding traffic, young people hanging around, unsocial behaviour, parking problems. Response – a higher parking ratio is proposed than the surrounding area which will hopefully limit overspill on to the surrounding streets. Unsocial behaviour is not something that can be controlled via the planning system and the new housing will not necessarily contribute to the problem. The surrounding estate roads are quite narrow – that is part of the design of the estate.

6.0 **Consultation**

- 6.1 Transport – traffic generation from the site as a health centre had not been taken account of in the original traffic impact assessment. Consequently a contribution is sought towards the integrated transport strategy for improvements along the A4 corridor and at Twinches Lane. In addition to encourage non-car modes of travel a public transport voucher is sought for each household.

- 6.2 Highways – requested revisions substantially incorporated in revised drawings. A better sightline from the development access had been sought but as reduced sightlines had been accepted for earlier phases the developers have not been asked to provide this.

- 6.3 Housing – Requested change of mix now agreed. Requested social rent and shared ownership. Agreed a form of affordable rent that has rents similar to target rents accepted by the Council.

- 6.4 Education – request education contribution
- 6.5 Berkshire Archaeology – request study as adjacent excavation found items of interest.
- 6.6 Environment Agency – no objection

PART B: PLANNING APPRAISAL

7.0 Policy Background

- 7.1 The principle of development on the site was established by the phase 3 outline permission. Although the indicative boundary of the health centre has altered slightly as part of phase 4 development the associated Section 106 agreement effectively reserved a site for 5 years for a health centre. The 5 year period expired in May 2012. Over that period Barratt had at various times been in contact with the PCT about it taking the site but no 'agreement to lease', the key trigger in the Section 106, had been signed within the 5 year period.
- 7.2 The proposal complies with Core Strategy policy in terms of type and distribution of housing. The updated 5 year supply of housing includes this site as part of the Cippenham urban extension.
- 7.3 The site overlaps flood zone 2 but because of level changes associated with the Cippenham development the Environment Agency are not objecting.
- 7.4 Regarding affordable housing the application is being treated as a phase of the wider Cippenham development so 40% affordable housing has been requested. Normally schemes of less than 25 units do not require affordable housing on site.

8.0 Design Matters

- 8.1 The scheme is quite dense but in the context of the surrounding development is not inappropriate. The core of the phase 3 and 4 development was intended to have a concentration of homes compared to the fringes.
- 8.2 The elevations and form of development tie in with the earlier phases. There is space for some tree planting to continue the street trees in Eltham Ave adjacent.
- 8.3 Whilst several homes front onto the street most parking is to the rear the adjacent shared surface, open space and bus stop not being suitable for kerb side or frontage parking. Parking meets

Council standards and is greater than that adjacent which is important. The earlier phase 3 had limited parking due to Government policy at that time and the permission having been granted by the Secretary of State. Consequently there is limited spare parking capacity so it is important that this site has adequate on site parking.

- 8.4 The scheme complies with Core Strategy and Local Plan design and related housing policies.

9.0 **Infrastructure**

- 9.1 The applicant has agreed the principle of paying the requested financial contributions to transport, education and recreation facilities. This application is being treated as a continuation of the earlier phases so no new open space/play area is needed, those having been secured already. The recreation contribution will go towards maintenance of the open spaces.

- 9.2 A reduced education contribution has been accepted. This reflects the fact that the previous phase 3 and 4 contributions helped pay for the new school expansion; education contributions and the way they are applied are currently being reviewed and the 40% affordable housing achieved for a site. If the site were not part of the phased Cippenham development it may well be claimed by a future developer, as an independent scheme under 25 units for which the 40% affordable housing policy would not apply.

10.0 **Conclusion**

- 10.1 The Cippenham phase 3 outline permission included this site. The health centre proposal of 2006 has not been secured in the timescale specified in the permission. A further and final phase of housing development is satisfactory subject to securing the following in a Section 106 agreement – Affordable Housing (40%); transport contribution, bus ticket voucher, recreation contribution, education contribution, sustainable development.

- 10.1 Having considered the relevant policies referred to in this report , the representations received and all other relevant material considerations the following recommendation is made.

11.0 **PART C: RECOMMENDATION**

Recommendation

Delegate a decision to the Head of Planning Policy and Projects

- for the signing of a satisfactory Section 106 Agreement.

- to agree any minor amendments to the planning application, draft conditions list and Section 106 planning obligation matters.

12.0 **PART D: LIST OF CONDITIONS.**

12.1 **Conditions**

1. Time

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:

P857/001 Rev H Layout Received 31/1/13
P857/SS01 rev C Streetscene Received 8/1/13
P857/2BM 01 B & 02 A House Type Received 8/1/13
P857/2BF 04 & 04 House Type Received 11/10/12
P857/MA01 House Type Received 11/10/12
P857/MA+ 01 & 02 House Type Received 11/10/12
P857/NO+ 01 & 02 House Type Received 11/10/12
P857/HO 01 & 02 House Type Received 11/10/12
P857/2BH 01 House Type Received 11/10/12
P8573BH 01 & 02 House Type Received 11/10/12
P8573BH 01Rev B & 02 House Type Received 8/1/13

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. Materials

Details 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.

4. Lighting Scheme

The development shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and 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.

5. Landscaping Scheme

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 plant density, position size 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. Boundary treatment

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.

7. 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.

8.

Internal access roads

Prior to first occupation of the development, 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.

9. 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 (unless otherwise agreed by the local planning authority) : 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.

10. Low or zero carbon energy

Construction of any house or flat shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority. The scheme shall include details of energy to be generated on the site from low or zero carbon sources equivalent to 10% of the

developments estimated carbon emissions and it shall also state which dwellings will incorporate the energy generation equipment. The scheme shall be implemented as approved and no dwelling shall be occupied until its associated energy generating equipment has been installed and is operational.

REASON In the interest of sustainable development in particular reducing carbon emissions.

11. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site plus wheel cleaning facilities during the construction period. These details shall thereafter be implemented as approved before the development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users.

12. Surface water

No dwelling shall be occupied until until surface water drainage has been installed 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 the development hereby approved.

REASON To prevent the risk of flooding in accordance with Policy 8 of the Core Strategy 2006 -2026.

13. Archaeology

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority.

Reason:

The development relates to a known archaeological site, identified by evaluation during previous phases of development. Areas developed as part of Phase 3 received further investigation following initial evaluation, with remains on the current site being preserved in situ. Excavation of these remains

will allow them to be preserved by record and will further enhance our understanding of the archaeology of the area, particularly in relation to the density and nature of settlement activity.

Soil Contamination

DETAILS TO BE CONFIRMED

Garage use for parking only

The garage(s) hereby permitted shall only be used to accommodate cars which are used ancillary to the enjoyment of the dwelling-house on the site and shall not be used for any trade or business purposes; nor adapted as habitable room(s) without the prior permission in writing from the Local Planning Authority.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities and visual amenities of the area in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

14. Removal of Permitted Development rights - outbuildings

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class E no buildings greater than 25 cubic metres shall be erected, constructed or placed on the site without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular retaining gardens that are small for the size property and location of the development.

15. Removal of Permitted Development rights - extensions

Notwithstanding the terms and provisions of the Town and Country Planning General Permitted Development Order 1995 (or any order amending or revoking and re-enacting that Order), Schedule 2, Part 1, Class A no building shall be enlarged more than 5 cubic metres without the express permission of the Local Planning Authority.

REASON In the interest of residential amenity in particular the protection of garden space.

INFORMATIVE(S):

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:- EN 1 EN3 H14 H10 of The Adopted Local Plan for Slough 2004 and Core Policy 3, 4, 7, 8, 9, 10, 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.

3. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. 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.

Informative

This notice DOES NOT convey any consent that you may require for Building Regulations. If you are unsure whether you need Building Regulations approval and before you start any work please contact Building Control Services independently on (01753) 875810 to check whether they require an application.