

Registration Date:	28-Feb-2013	Applic. No:	S/00696/000
Officer:	Mr. J. Dymond	Ward:	Farnham
		Applic type:	Major
		13 week date:	30th May 2013

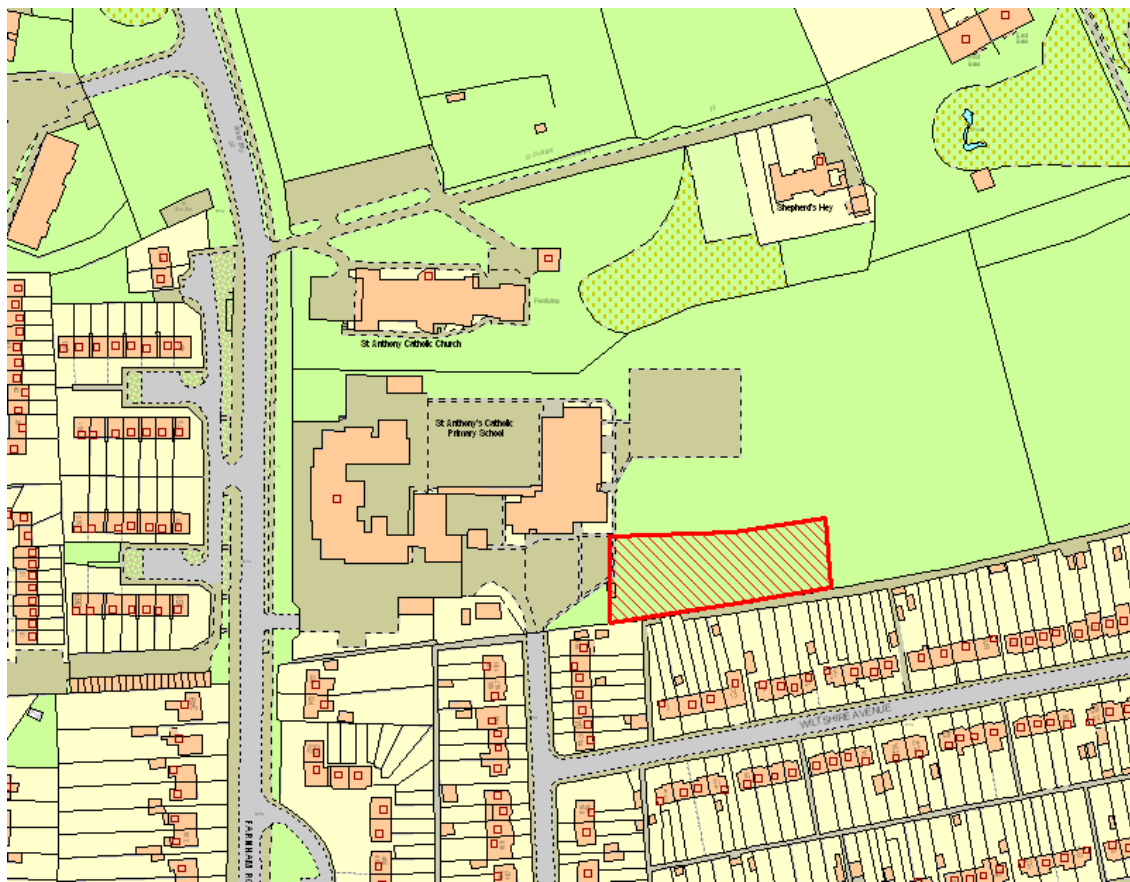
Applicant: Mr. James Craig, Slough Borough Council

Agent: Mr. Lee Packman, The AED Practice Building L27, London Road Campus, London Road, Reading, Berkshire, RG1 5AQ

Location: St. Anthonys Catholic Primary School, Farnham Road, Farnham Royal, Slough, SL2 3AA

Proposal: ERECTION OF TWO SINGLE STOREY BUILDINGS WITH FLAT ROOFS INCORPORATING ROOF LANTERNS TO PROVIDE 10 NEW CLASSROOMS (ONE BUILDING TO CONTAIN SIX CLASSROOMS INCLUDING GROUP TEACHING SPACE, OFFICE AND ASSOCIATED WC FACILITIES, AND ONE BUILDING TO CONTAIN FOUR CLASSROOMS, INCLUDING AN OFFICE SPACE, WC AND GROUP TEACHING ROOM), FORMATION OF MACADAM FOOTPATH, AND ASSOCIATED WORKS.

Recommendation: Delegate to Head of Planning Policy and Projects



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 final determination, subject to consideration of tree and landscaping issues, completion of an undertaking and finalising of conditions.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for the erection of 2no. single storey buildings with flat roofs incorporating roof lanterns to provide 10 new classrooms. One building would be 662m² and would contain six classrooms including a group teaching space, an office and associated WC facilities. The other building would be 374m² and would contain four classrooms, including an office space, a WC and a group teaching room. The development would also involve the formation of macadam footpath, and associated works.
- 2.2 It is proposed to carry out the development in two phases. The classroom building containing six classrooms would be erected under the first phase, and the classroom building containing four classrooms would be erected under the second phase.

3.0 **Application Site**

- 3.1 St Anthony's Catholic Primary School is situated to the north of the Borough in close proximity to the edge of the boundary with South Bucks. The School is located on the eastern side of Farnham Road.
- 3.2 The surrounding area to the south and west of the site is primarily urban in nature, characterised mainly by housing development. To the north and east of the site the aspect is more rural. The west of the site is built up with school buildings, whereas the east of the site remains open with the school playing fields.

4.0 **Site History**

- 4.1 P/04694/010 THE REFURBISHMENT OF EXISTING PLAY AREAS COMPRISING OF RESURFACING ADDITIONAL PLAY EQUIPMENT, SECURE FENCING AND A NEW PATH

- Approved with Conditions; Informatives 22-Sep-2010
- P/04694/009 ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF TO CARETAKERS HOUSE.
- Approved with Conditions; Informatives 17-Aug-2009
- P/04694/008 CERTIFICATE OF LAWFULNESS FOR THE ERECTION OF A SINGLE STOREY SIDE EXTENSION WITH PITCHED ROOF TO CARETAKERS HOUSE
- Withdrawn by Applicant 16-Jun-2009
- P/04694/007 ERECTION OF A SINGLE STOREY EXTENSION WITH FLAT ROOF TO PROVIDE RECEPTION / WAITING ROOM
- Approved with Conditions; Informatives 26-May-2009
- P/04694/006 ERECTION OF A SINGLE STOREY REAR EXTENSION TO EXTEND CLASS ROOM AND STAFF ROOM
- Approved with Conditions; Informatives 10-Aug-2007
- P/04694/005 RETROSPECTIVE APPLICATION FOR EXISTING BUILDING AND PROPOSED EXTENSION TO BUILDING TO PROVIDE WC/CLOAKROOM (ADDITIONAL LETTER RECEIVED 24/01/2001)
- Approved with Conditions; Informatives 29-Jan-2001
- P/04694/004 ERECTION OF A SINGLE STOREY FLAT ROOF EXTENSION TO A DETACHED TERRAPIN
- Withdrawn (Treated As) 06-Aug-2002
- P/04694/003 ERECTION OF SINGLE STOREY FLAT ROOF EXTENSION TO SCHOOL
- Withdrawn by Applicant 04-Nov-1998
- P/04694/002 PROVISION OF GLAZED COVERED WAY OVER EXISTING PATH
- Approved with Conditions 17-Jun-1994

5.0 **Neighbour Notification**

- 5.1 5, Wiltshire Avenue, Slough, SL2 1BB, 7, Wiltshire Avenue, Slough, SL2 1BB, 19, Wiltshire Avenue, Slough, SL2 1BB, 33, Wiltshire Avenue, Slough, SL2 1BB, 35, Wiltshire Avenue, Slough, SL2 1BB, 27, Wiltshire Avenue, Slough, SL2 1BB, 25, Wiltshire Avenue, Slough, SL2 1BB, 73, Wiltshire Avenue, Slough, SL2 1BB, West Barn, Church Road, Farnham Royal, Slough, SL2 3AW, 41, Wiltshire Avenue, Slough, SL2 1BB, 43, Wiltshire Avenue, Slough, SL2 1BB, 49, Wiltshire Avenue, Slough, SL2 1BB, 51, Wiltshire Avenue, Slough, SL2 1BB, 57, Wiltshire

Avenue, Slough, SL2 1BB, 63, Wiltshire Avenue, Slough, SL2 1BB, 79a, Wiltshire Avenue, Slough, SL2 1BB, 79, Wiltshire Avenue, Slough, SL2 1BB, St. Anthonys Catholic Church, Farnham Road, Farnham Royal, Slough, SL2 3AE, 69, Wiltshire Avenue, Slough, SL2 1BB, 21, Wiltshire Avenue, Slough, SL2 1BB, 3, Wiltshire Avenue, Slough, SL2 1BB, 1, Wiltshire Avenue, Slough, SL2 1BB, 37, Wiltshire Avenue, Slough, SL2 1BB, 39, Wiltshire Avenue, Slough, SL2 1BB, 178, Stafford Avenue, Slough, SL2 1AS, 75, Wiltshire Avenue, Slough, SL2 1BB, 9, Wiltshire Avenue, Slough, SL2 1BB, 59, Wiltshire Avenue, Slough, SL2 1BB, 174, Stafford Avenue, Slough, SL2 1AS, 176, Stafford Avenue, Slough, SL2 1AS, 191, Stafford Avenue, Slough, SL2 1AR, 189, Stafford Avenue, Slough, SL2 1AR, 65, Wiltshire Avenue, Slough, SL2 1BB, 71, Wiltshire Avenue, Slough, SL2 1BB, 172, Stafford Avenue, Slough, SL2 1AS, 17, Wiltshire Avenue, Slough, SL2 1BB, 23, Wiltshire Avenue, Slough, SL2 1BB, 29, Wiltshire Avenue, Slough, SL2 1BB, 31, Wiltshire Avenue, Slough, SL2 1BB, 45, Wiltshire Avenue, Slough, SL2 1BB, 47, Wiltshire Avenue, Slough, SL2 1BB, 183, Stafford Avenue, Slough, SL2 1AR, 180, Stafford Avenue, Slough, SL2 1AS, 351, Farnham Road, Farnham Royal, Slough, SL2 3AF, 181, Stafford Avenue, Slough, SL2 1AR, 170, Stafford Avenue, Slough, SL2 1AS, 377, Farnham Road, Farnham Royal, Slough, SL2 3AF, 407, Farnham Road, Farnham Royal, Slough, SL2 3AF, 187, Stafford Avenue, Slough, SL2 1AR, 185, Stafford Avenue, Slough, SL2 1AR, 526, Farnham Road, Slough, SL2 1HX, 55, Wiltshire Avenue, Slough, SL2 1BB, 53, Wiltshire Avenue, Slough, SL2 1BB, 170a, Stafford Avenue, Slough, SL2 1AS, 379, Farnham Road, Farnham Royal, Slough, SL2 3AF, 177, Stafford Avenue, Slough, SL2 1AR, 179, Stafford Avenue, Slough, SL2 1AR, 524, Farnham Road, Slough, SL2 1HX, 61, Wiltshire Avenue, Slough, SL2 1BB, Shepherds Hey, Farnham Road, Farnham Royal, Slough, SL2 3AE, 77, Wiltshire Avenue, Slough, SL2 1BB, 67, Wiltshire Avenue, Slough, SL2 1BB, East Barn, Church Road, Farnham Royal, Slough, SL2 3AW, 15, Wiltshire Avenue, Slough, SL2 1BB, 13, Wiltshire Avenue, Slough, SL2 1BB, Shepherd's Hey, Farnham Road, Farnham Royal, Bucks, SL2 3AE

5.2 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 and the application was advertised in the 15th March 2013 edition of The Slough Express.

5.3 Occupier of Sheperd's Hey, Farnham Road - Object for the following reasons in summary:

- Concerns about 10 classrooms would significantly increase number of pupils which will increase noise;
- Large increase in traffic down Farnham Road which is unmanageable at certain times of the day;
- Unclear whether the school will be used on Saturday as the weekend is the only respite for the noise;
- Car parking has been grossly underestimated;
- Otherwise no objection to the expansion of the school.

5.4 Occupier of 177 Stafford Avenue - Object for the following reasons in summary:

- Level of traffic in Stafford Avenue is already high at the beginning

and end of the school day. Adding a potential three hundred pupils and associated parents/cars will lead to complete gridlock.

5.5 Occupier of West Barn, Church Road - Object for the following reasons in summary:

- Traffic generation: There is major congestion at the start and end of the school day on Farnham Road combined with gridlock on Church Road at these times;
- Concerned that expansion will lead to further illegal parking on Farnham Road;
- Noise: Garden abuts the playing field and noise is high at break time. With another 180 pupils, this is bound to increase.

5.6 The concerns raised are noted, and those matters that are considered to be material planning considerations are assessed below.

6.0 **Consultation**

6.1 Sport England

No objection.

6.2 Traffic and Road Safety/Highways Development

Transport and highway mitigation required in connection with the proposed development. Identified mitigation required includes the following:

- Provision of additional hard standing for parking in Broad Oak Court;
- Widening of the footpath between Stafford Avenue and Farnham Road adjacent to the southern boundary of the site to 3m wide to improve cycling access;
- Provision of double height kerbing or some other parking deterrent along Farnham Road and general area;
- Upgrade the crossing point to a Toucan;
- Other normal cycling and transport measures including: cycle parking, travel plan, cycling provision schemes, lining & signing, variable 20mph signing.

6.3 Contaminated Land

No potentially contaminative historical land uses recorded at the site. No visual or olfactory signs of potential contamination recorded during the geotechnical site investigation; the geological sequence comprised topsoil overlying natural ground.

6.4 Tree Management Officer

Recommend that the application be supported by an Arboricultural

Survey/Arboricultural impact assessment and landscape proposal. A tree survey has been received and the comments of the Tree Officer will be reported on the amendment sheets.

6.7 Principal Engineer - Drainage

No comments received.

6.8 South Bucks District Council

No objection.

6.9 Environmental Protection

No comments received.

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 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

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 OSC2 – Protection of School Playing Fields

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

7.2 There are considered to be a number of issues relevant to the assessment of this application. The main issues are considered to be as follows:

- Principle of development
- Design and Impact on street scene
- Highways and transport
- Impact on neighbour amenity
- Drainage and flood risk
- Trees and landscaping
- Ecology
- Planning obligations

8.0 **Principle of Development**

8.1 The proposed classroom buildings would be erected on land currently forming part of the grassed area of the school playing fields. Sport England has been consulted and has confirmed that the site would be considered to form part of, or constitute a playing field for planning purposes.

8.2 It is noted however that no pitches are marked out in this area and the trees in situ are considered to restrict the use of this area for pitch sports. Sport England therefore considers that the potential impact of the proposal on the playing field is therefore minimal. No objection is raised.

8.3 Policy OSC2 of the Adopted Local Plan for Slough sets out that development proposals should not have an unacceptable adverse impact on playing pitch provision. It is not considered that the proposed classroom buildings would have an unacceptable adverse impact on playing pitch provision and as such, the proposal is considered to be acceptable in terms of this policy.

8.4 Turning to the acceptability of the principle of the proposed buildings, 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.”

8.5 Core Policy 6 of the Core Strategy similarly supports the provision of community facilities including education uses.

8.6 The supplementary text to Core Policy 5 of the Core Strategy, 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.

- 8.7 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 Core Strategy. The submitted application form indicates that full time equivalent staff numbers will increase from 48 to 60.
- 8.8 School expansion is taking place across the Borough in response to a rapid increase in demand for school places. Central Government has allocated Slough capital funding in the form of Basic Need funding to expand school provision.
- 8.9 St Anthony's Catholic Primary School is currently a two form entry primary school with a Published Admissions Number (PAN) of 60 (total of 510 pupils); the proposal is to increase the school to a three form of entry primary school with a PAN of 90 (total of 690 pupils). It is submitted that the proposal will help meet the growing number of school places required in the catchment area.
- 8.10 The proposed classrooms would provide two new blocks containing ten classrooms to accommodate *180 extra pupils*.
- 8.11 The proposed classrooms are considered to contribute towards meeting the demand for additional school places in the area and would support the continued use of the site for education purposes. The proposed development is considered to comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.
- 9.0 **Design and Impact on Street Scene**
- 9.1 Core Policy 8 of the Core Strategy and Policies EN1 and EN2 of The Adopted Local Plan for Slough require that development shall be of a high quality design which shall respect its location and surroundings and provide amenity space and landscaping as an integral part of the design. The National Planning Policy Framework states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 9.2 The proposed classroom buildings would be single storey in height. They would be rectangular in shape and would have flat roofs. The buildings would feature roof lanterns to provide light to corridors and rooflights are proposed above classrooms.
- 9.3 The proposed buildings would be sited adjacent to the southern boundary of the site. The siting of the proposed buildings is considered to be reasonably well related to the existing school buildings. They are considered to respect the general pattern of development on the site in terms of maintaining the group of school buildings to the west of the site and maintaining open playing fields to the east. It is not considered that the proposed buildings would be visible from the street and as such they

are not considered to impact on the street scene.

9.4 The proposed buildings are considered to be acceptable in design terms. The proposed classrooms would be of a modular construction and would be rendered with an external finish. Windows and external doors would be colour coated aluminium casements set at a uniform height.

9.5 The proposed classrooms are 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.

10.0 **Highways and Transport**

10.1 The main issues in relation to highway and traffic matters are considered to be with regard to trip generation, parking, improving pedestrian and cycle accessibility, and encouraging a change of travel mode for staff and students.

10.2 There are two vehicular accesses to the school. One access is from Farnham Road and the other access is from Stafford Avenue. There are four pedestrian accesses to the school.

10.3 There are 48 no. car parking spaces on the site. These parking spaces are for staff use only. It is understood that the School has an agreement with St. Anthony's Church to the north relating to the use of their 42 no. space car park during pick up and drop off times.

10.4 It is understood that the school does not currently benefit from dedicated cycle storage and a store for 30 no. cycles is proposed as part of the proposed development.

10.5 A transport statement and school travel plan have been prepared and submitted with the application. The travel plan proposes measures that St Anthony's Catholic Primary School will use to promote walking and cycling in order to reduce the amount of single car usage.

10.6 The Council's Transport consultant considers that a contribution for mitigation is required to address the potential highway and transport impacts of the proposal. The identified mitigation required includes the following:

- Provision of additional hard standing for parking in Broad Oak Court;
- Widening of the footpath between Stafford Avenue and Farnham Road adjacent to the southern boundary of the site to 3m wide to improve cycling access;
- Provision of double height kerbing or some other parking deterrent along Farnham Road and general area;

- Upgrade the crossing point to a Toucan;
- Other normal cycling and transport measures including: cycle parking, travel plan, cycling provision schemes, lining & signing, variable 20mph signing.

10.7 Whilst such obligations would normally be secured through a Section 106 Agreement, in this instance the applicant is the Borough Council and as such, it is unable to enter into a normal agreement with itself under this Section. However, confirmation has been received from the applicant that they are prepared to fund the identified highway and transport measures and accordingly, an undertaking will have to be completed prior to the issuing of the permission.

10.8 Subject to an undertaking for a financial contribution for appropriate mitigation measures being received, it is considered that the highway and transport would be acceptable and the development would comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies T2 and T8 of The Adopted Local Plan for Slough 2004 and the National Planning Policy Framework.

11.0 **Impact on Neighbour Amenity**

11.1 The proposed buildings would be single storey in height and would have flat roofs.

11.2 The separation distance between the proposed classroom buildings and the rear elevation of 13 and 15 Wiltshire Avenue would be 25 metres. The separation distance between the nearest corner of the proposed classroom building to the west and 180 Stafford avenue would be 18 metres.

11.3 Whilst windows to classrooms are proposed in the south elevations of the buildings, it is not considered that views from these windows would have the potential to give rise to an unacceptable impact on neighbour amenity through overlooking. In addition, it is not considered that the proposed buildings would have the potential to have an adverse impact on the amenity of neighbouring occupiers as a result of their height, proximity to the boundary with neighbouring properties, or through loss of light or overshadowing.

11.4 Whilst concerns have been raised regarding the potential disturbance to neighbouring residential properties as a result of noise, it is not considered that the proposed classrooms would have the potential to give rise to any additional undue adverse impact to the surrounding area as a result of noise. Whilst the proposed buildings would allow for an increase in the number of pupils attending the school by 180; the general layout, size and provision of playing pitches and other outside spaces in relation to neighbouring properties would remain as existing. Whilst it is noted that concerns have been expressed regarding the use of the school site on

Saturdays, the nature of the use of the site in terms of days of the week that the school will open and the hours of operation would not appear to change as a result of this proposal.

11.5 In terms of impact on neighbour amenity including noise, the proposed development is considered to comply 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.

12.0 **Drainage and Flood Risk**

12.1 The site is located within Flood Zone 1. As such, the site has a low probability of river or sea flooding. It is proposed that finished floor levels will be set a minimum of 150mm above adjacent ground levels to enable surface water to be conveyed safely across the site without affecting property. A condition is recommended requiring the submission of drainage details for approval prior to the commencement of the development. Having regard to drainage and flood risk matters, it is considered that the proposed development would be acceptable and compliant 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.

13.0 **Trees and Landscaping**

13.1 The proposal would involve the removal of a number of trees adjacent to the southern boundary of the site. These are listed on the submitted site layout plan. A tree survey has been requested and further consideration will therefore be given to tree and landscaping matters having regard to the provisions of 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.

14.0 **Ecology**

14.1 The applicant has submitted a Phase 1 Habitat Survey. The survey concludes that the habitats found on site are of low nature conservation value as they are widespread, frequent, easily re-creatable and support animal species that are common and generally widespread in the UK as a whole.

14.2 The proposal is considered to be acceptable in ecological terms. Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development will not be permitted unless it preserves natural habitats and the biodiversity of the Borough. The submitted survey is considered to demonstrate that the proposal will comply with this policy, and the National Planning Policy Framework.

15.0 **Process**

15.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through requesting additional information. The development is considered to be sustainable and is considered to accord with the requirements of the National Planning Policy Framework.

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16.0 **Summary**

16.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received from consultees and other interested parties, and all other relevant material considerations.

16.2 It is recommended that the application be delegated to the Head of Planning Policy and Projects for formal determination following consideration of tree and landscaping issues, completion of a an undertaking and finalising of conditions.

PART C: RECOMMENDATION

17.0 **Recommendation**

17.1 Delegate to the Head of Planning Policy and Projects for final determination following consideration of tree and landscaping issues, completion of an undertaking and finalising of conditions.

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:

- (a) Drawing No. 01, Dated JAN 2013, Recd On 11/02/2013
- (b) Drawing No. SB1284/MP121, Dated 07.01.12, Recd On 11/02/2013
- (c) Drawing No. SB1284/MP122, Dated 07.01.12, Recd On 11/02/2013
- (d) Drawing No. SB1284/MP131, Dated 07.01.12, Recd On 11/02/2013
- (e) Drawing No. SB1284/MP132, Dated 07.01.12, Recd On 11/02/2013
- (f) Drawing No. SB1284/EL201, Dated 07.01.12, Recd On 11/02/2013

- (g) Drawing No. SB1284/EL202, Dated 07.01.12, Recd On 11/02/2013
- (h) Drawing No. SB1284/SP101, Dated 07.01.12, Recd On 11/02/2013
- (j) Drawing No. SB1284/SP102, Dated 28.02.13, Recd On 28/02/2013

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. 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.

5. 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.

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. 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 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.

8. 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.

9. 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.

10. 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.

INFORMATIVES:

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through requesting additional information. 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.
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, (to Supplementary Planning Guidance) and to all relevant material considerations.

Policies:- EN1, EN2, EN3, EN5, T2, T8 and OSC2 of The Adopted Local Plan for Slough 2004; 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; and 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.