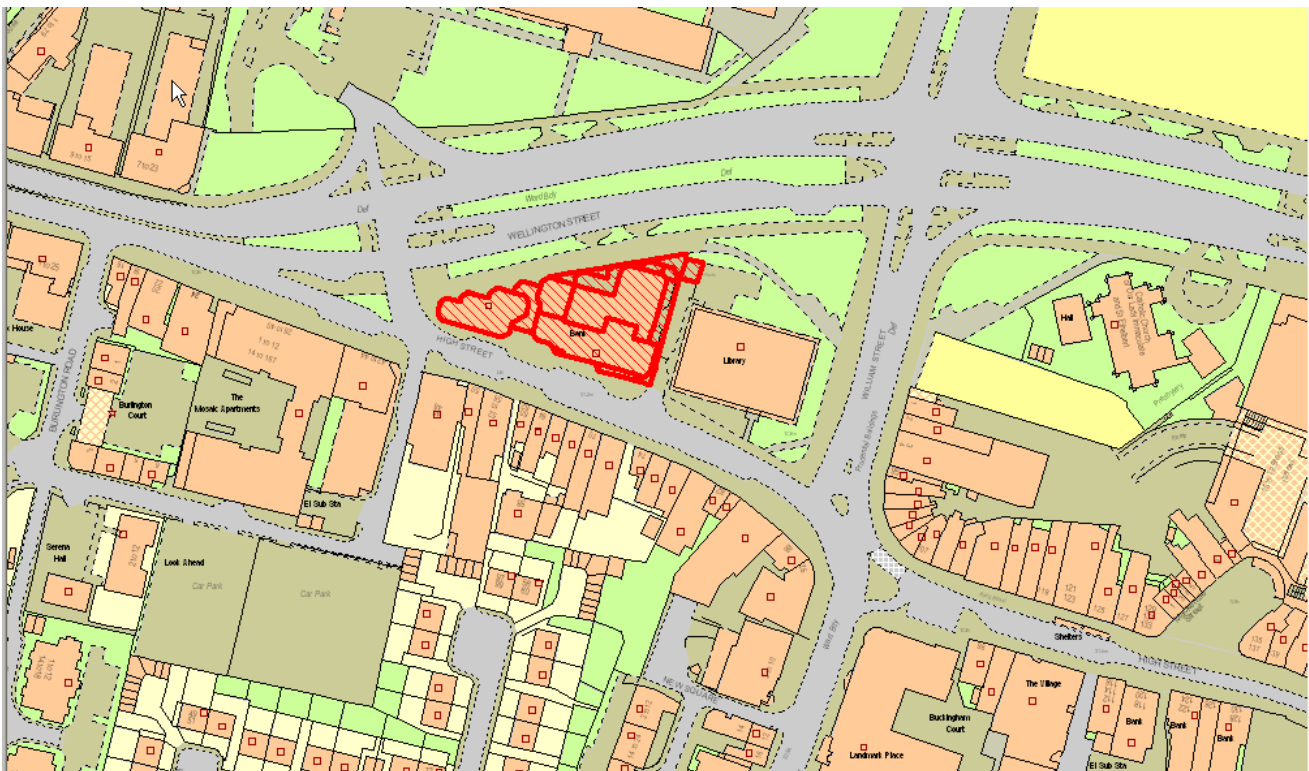


<b>Registration Date:</b>	20-May-2014	<b>Applic. No:</b>	P/05898/023
<b>Officer:</b>	Mr. J. Dymond	<b>Ward:</b>	Chalvey
<b>Applicant:</b>	Grainmarket Properties Ltd		
<b>Agent:</b>	Geoff, Armstrong The Exchange, Colworth Science Park, Sharnbrook, Bedford, Bedfordshire, MK44 1LQ		
<b>Location:</b>	Cornwall House, 67, High Street, Slough, SL1 1BZ		
<b>Proposal:</b>	CHANGE OF USE OF UPPER FLOORS FROM OFFICES (CLASS B1A) TO RESIDENTIAL (CLASS C3) AND CONSTRUCTION OF EXTENSIONS TO BUILDING TO CREATE 53 NO. NEW APARTMENTS (27 NO. ONE BEDROOM, 23 NO. TWO BEDROOM, 3 NO. THREE BEDROOM), AND CHANGE OF USE AND EXTENSION TO EXISTING GROUND FLOOR UNIT TO LEISURE USE (CLASS D2)		

**Recommendation: Delegate to Development Management Lead Officer**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be delegated to Development Management Lead Officer for consideration of further information relating to Environmental Quality, formal determination following completion of a Section 106 Agreement and finalising of conditions.
- 1.2 This application has been referred to the Planning Committee for consideration as the application is for a major development.

## **PART A: BACKGROUND**

### **2.0 Proposal**

- 2.1 This is a full planning application for the proposed change of use of the upper floors of Cornwall House from offices (Class B1a) to residential (Class C3) and construction of extensions to the building to create 53 no. new apartments (27 no. one bedroom, 23 no. two bedroom, 3 no. three bedroom), and the change of use and extension to existing ground floor unit to leisure use (Class D2). The applicant has advised that the finish and internal specification of the flats would be of a high quality.
- 2.2 Associated car parking provision would be provided at ground floor level, underneath the building. Associated car parking spaces would also continue to be available at the nearby Burlington Road car park which is situated to the south of the site.

### **3.0 Application Site**

- 3.1 The site is situated on a prominent triangular shaped corner site adjacent to the junction between Wellington Street to the north, the High Street to the south and the library to the east. Cornwall House is located within the identified Slough town centre as shown on the Slough Local Development Framework Proposals Map and falls outside of the defined Primary and Secondary Shopping Frontages. The character of the area is considered to be urban in nature and there are a range of town centre uses in the immediate vicinity of the site.
- 3.2 The building is currently used for office purposes with a Class A2 bank and a retail annexe at ground floor level. It is understood that the offices are largely vacant – the office at fourth floor level is occupied however this is due to be come vacant within a year. It is understood that marketing of the offices and retail annexe has not been successful in attracting new tenants.
- 3.3 When viewed from Bath Road, it is considered that the floors of the building appear stepped and rise from the west to the east. The eastern end of the building is four storeys in height with a plant room above.
- 3.4 To the north of Cornwall House is Wellington Street, beyond which is the site of the former University of West London Slough campus. This site is understood to be currently vacant.
- 3.5 To the south of Cornwall House is the High Street. The buildings on the southern side of the High Street are mainly two to four storeys in height and part of this area is designated as falling within Slough Old Town. The Mosaic Apartments, situated to the west of Cornwall

House and the north of Burlington Car Park rises to eight storeys in height. Part of Burlington Road Car Park is utilised by Cornwall House on Monday-Friday.

- 3.6 To the east of Cornwall House is the library. This building is three storeys in height. It is proposed to redevelop this site as the library facilities will be accommodated within The Curve, which will be Slough's new learning and cultural centre. Construction of The Curve has commenced on site and it is expected to open in 2015.
- 3.7 To the west of Cornwall House is the High Street.
- 3.8 In terms of the constraints affecting the site, Cornwall House is located within flood zone 1 and as such there would be a low probability of flood risk. The site is located outside of a Conservation Area. Statutorily and non-statutorily listed buildings in the vicinity of the site are as follows:
- 3.9
- Church of Our Lady Immaculate & St Ethelbert, St Ethelbert's Presbytery – Grade II
  - Prudential Building, William Street – Locally listed
  - Grapes PH, High Street – Locally listed
- 3.10 It should be noted that Wellington Street is covered by Slough Borough Council Designated Air Quality Management Area 4 (Air Quality Management [No4] Order 2011) which covers the A4 Bath Road from the junction with Ledgers Road/Stoke Poges Lane in an easterly direction along Wellington Street, up to the Sussex Place junction.
- 3.11 The area has been designated as such in relation to a likely breach of the nitrogen dioxide (annual mean) objective as specified in the Air Quality Regulations. The site is also subject to reasonably high levels of noise as a result of its proximity to the A4.

#### **4.0 Site History**

- 4.1 There have been previous planning applications relating to Cornwall House for the display of advertisements, addition of plant and other minor operational development. Previous applications considered to be of relevance relating to the site are as follows:

P/05898/020 ERECTION OF 2X FENCES TO PREVENT UNAUTHORISED ACCESS TO THE UNDERCROFT WALKWAY TO THE CENTRE OF THE PROPERTY LEADING FROM THE HIGH STREET TO WELLINGTON STREET

Approved with Conditions; Informatives 11-Jul-2007

P/05898/012 INSTALLATION OF GLAZING ON GROUND FLOOR.

Approved with Conditions 12-Jul-1985

P/05898/011 RETENTION OF USE OF INDEPENDENT RETAIL UNIT AS OFFICES

Approved with Conditions 03-Mar-1986

P/05898/010 CHANGE OF USE FROM INDEPENDENT OFFICE AND INDEPENDENT RETAIL UNIT TO A COMBINED OFFICES WITH RETAIL.

Approved with Conditions 19-Nov-1984

P/05898/009 CHANGE OF USE FROM PROPOSED PUBLIC HOUSE TO SHOWROOM

(37 2 SQ M).

Approved with Conditions 01-May-1984

P/05898/008 CHANGE OF USE OF PROPOSED PUBLIC HOUSE TO OFFICES E.G. B ANKS BUILDING SOCIETIES OR ESTATE AGENTS.(372 SQ M).

Withdrawn (Treated As) 23-Mar-1984

P/05898/006 INSTALLATION OF SHOPFRONT & INTERNAL FITTINGS FOR BANK

Approved with Conditions 07-Dec-1983

P/05898/005 ERECTION OF SINGLE STOREY EXTENSION AT REAR OF BUILDING

Approved with Conditions 21-Feb-1983

P/05898/004 RETENTION OF DEVELOPMENT WITHOUT COMPLIANCE WITH CONDITION NO 6 OF EXISTING PLANNING PERMISSION SB220 DATED 19/05/80

Approved with Conditions 21-Feb-1983

P/05898/002 REDEVELOPMENT TO PROVIDE 36 000 SQ FT OF OFFICES PUBLIC HOUSE WITH MANAGERS FLAT CARETAKERS FLAT ANCILLARY PLANT ROOM AND LAYOUT OF CAR PARKING

Approved with Conditions 24-Dec-1982

P/05898/001 ERECTION OF BUILDING WITH OFFICES ON GROUND AND FOUR UPPER FLOORS AND PUBLIC HOUSE (40 000 SQ FT) (RESERVED MATTERS)

Approved with Conditions 01-Feb-1982

P/05898/000 ERECTION OF OFFICE BUILDING ON GROUND AND FOUR UPPER FLOORS TOGETHER WITH A PUBLIC HOUSE

Approved with Conditions 27-Jul-1984

## **5.0 Neighbour Notification**

5.1 C F B T Careers Services Ltd, 48, High Street, Slough, SL1 1EL, 79, Beechwood Gardens, Slough, SL1 2HP, 77, Beechwood Gardens, Slough, SL1 2HP, 81, Beechwood Gardens, Slough, SL1 2HP, 83, Beechwood Gardens, Slough, SL1 2HP, 85, Beechwood Gardens, Slough, SL1 2HP, 87, Beechwood Gardens, Slough, SL1 2HP, 64a, High Street, Slough, SL1 1EL, Harvey & Thompson Ltd, 64, High Street, Slough, SL1 1EL, Slough Borough Council, Slough Central Library, 85, High Street, Slough, SL1 1EA, 74a, High Street, Slough, SL1 1EL, Bhasin News, 74, High Street, Slough, SL1 1EL, 56, High Street, Slough, SL1 1EL, 69, Beechwood Gardens, Slough, SL1 2HP, 71, Beechwood Gardens, Slough, SL1 2HP, 59, Beechwood Gardens, Slough, SL1 2HP, 57, Beechwood Gardens, Slough, SL1 2HP, Mr Lai Chinese Restaurant, 70, High Street, Slough, SL1 1EL, 76a, High Street, Slough, SL1 1EL, 66a, High Street, Slough, SL1 1EL, 66, High Street, Slough, SL1 1EL, 75, Beechwood Gardens, Slough, SL1 2HP, 73, Beechwood Gardens, Slough, SL1 2HP, Caterpillar, Chalfont House, Regal Court 42-44, High Street, Slough, SL1 1EU, Stows, 72,

High Street, Slough, SL1 1EL, 65, Beechwood Gardens, Slough, SL1 2HP, 67, Beechwood Gardens, Slough, SL1 2HP, B Simmons & Son, 50, High Street, Slough, SL1 1EL, Collins Opticians, 60, High Street, Slough, SL1 1EL, 78a, High Street, Slough, SL1 1EL, Corals, 78, High Street, Slough, SL1 1EL, 89, Beechwood Gardens, Slough, SL1 2HP, 68a, High Street, Slough, SL1 1EL, 91, Beechwood Gardens, Slough, SL1 2HP, Fairrice Food & Wine, 68, High Street, Slough, SL1 1EL, 93, Beechwood Gardens, Slough, SL1 2HP, 95, Beechwood Gardens, Slough, SL1 2HP, 63, Beechwood Gardens, Slough, SL1 2HP, 61, Beechwood Gardens, Slough, SL1 2HP, 80, High Street, Slough, SL1 1EL, 66b, High Street, Slough, SL1 1EL, 66c, High Street, Slough, SL1 1EL, 52-54, High Street, Slough, SL1 1EL, Youth Offending Team, 48, High Street, Slough, SL1 1EL, 46, High Street, Slough, SL1 1EL, B C S Global Networks, Regal Court 42-44, High Street, Slough, SL1 1EL, Orega Slough Ltd, Regal Court 42-44, High Street, Slough, SL1 1EL, Venn Group Ltd, Regal Court 42-44, High Street, Slough, SL1 1EL, Barclay Kane Ltd, Regal Court 42-44, High Street, Slough, SL1 1EL, Unify Corporation Uk Ltd, Regal Court 42-44, High Street, Slough, SL1 1EL, 58, High Street, Slough, SL1 1EL, Caterpillar Impact Products Ltd, Regal Court 42-44, High Street, Slough, SL1 1EL, University Of West London, Slough Campus, Wellington Street, Slough, SL1 1YG

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 has been advertised in The Slough Express.

5.2 No representations received.

## **6.0 Consultation**

### 6.1 Transport and Highways:

No objections; amended plans acceptable.

### 6.2 Drainage Engineer:

No comments received.

### 6.3 Environmental Protection:

Object to the proposal and express concerns regarding noise and air quality.

### 6.4 Thames Water:

No objections; comments provided.

### 6.5 Crime Prevention Design Advisor:

No comments received.

### 6.6 Environmental Quality:

- 1) The development is located within the Town Centre Air Quality Area. Passive monitoring at locations close to the site clearly indicate the northern boundary of the site is exposed to excessive NO<sub>2</sub> levels in breach of the national air quality objectives.
- 2) The air quality consultant confirms that exposure at 1<sup>st</sup> floor will be in breach of the annual NO<sub>2</sub> 40 ug<sup>m</sup><sup>3</sup> limit – however air quality modelling needs to be treated with caution and there is ± 25% error within the model.
- 3) Worse case scenario would indicate breaches of the national air quality objective levels

up to the 4<sup>th</sup> floor.

- 4) There will also be exposure to the southern elevation which has not been modelled.
- 5) It is advised that a fresh air mechanical ventilation system (preferably climate control ventilation system) should be installed for the whole development in my opinion not just at 1<sup>st</sup> floor level to reduce the exposure of poor air quality exposure to future residents of the building.
- 6) The developer should submit details of mechanical ventilation system it proposes to install and how it will operate - and it is recommended the plant is installed on the roof of the development as this will be the location of cleanest air intake.
- 7) 2013 bias adjusted air quality levels show similar levels to 2012 and a plateau trend for air quality in this area – 2014 is currently showing deterioration of air quality in the locality although we require annualised data that has been bias corrected before drawing conclusions. The point is that air quality is not improving in the town centre, and will almost certainly require intervention measures (sustainable transport measures, traffic measures, low emission measures)
- 8) National trends indicate that reduction in NO<sub>x</sub> emissions have not been achieved as originally modelled for the past 4-5 years.
- 9) New background NO<sub>2</sub> maps indicate significant reduction in NO<sub>2</sub> levels over the next 6 years to 2020 based on uptake of Euro 5 and 6 vehicles. This needs to be treated with caution because of the experience of previous modelling predictions.
- 10) Air quality monitoring is required both at the northern A4 (Wellington Street) elevation of the development and southern elevation (High Street) of the development along the slip road (which is particularly at risk of canyon effect).
- 11) Air quality monitoring contributions are sought towards new air quality monitoring network, reporting, and action planning over the next 6 years within the town centre up to 2020. It is suggested for a development of this size a contribution of £10,000 is reasonable. The monitoring will encompass both passive diffusion tube monitoring and analysis over 6 year period and the will pay towards continuous monitoring as we intend to install a new air quality monitoring station located on Bath Road.
- 12) In respect of proactive air quality management it is noted there will be no increase in the parking provision for the site. However, in compliance with the Borough's Air Quality Action Plan we are actively promoting sustainable transport and electric vehicle infrastructure. The Borough will have over 10 electric vehicle charging points for public use by the end of 2015, we require the developer to install electric vehicle charging infrastructure within the ground floor car park area of the development to be used by residents and business to promote low emission vehicle use. We recommend at least 5 electric vehicle charging points are installed this accounts for 10% of the residential parking allocation.
- 13) The site is affected by very high levels of road traffic noise, and comprehensive noise impact survey is required to determine the daytime and night-time environmental noise levels affecting the site.
- 14) The developer needs to design a sound insulation and ventilation scheme to adequately protect the habitable areas (living rooms and bedrooms) of the development from road traffic noise. It is recommended the developer refers to BS8233 standards for good internal noise levels taking account of both the LA<sub>eq</sub> and LA<sub>max</sub> exposure at night and LA<sub>eq</sub> levels in the daytime.
- 15) This may require the windows being replaced so may potentially have a significant impact on the development.

## **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 Planning Practice Guidance

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

Core Policy 1 – Spatial Strategy  
Core Policy 3 – Housing Distribution  
Core Policy 4 – Housing  
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 EN3 – Landscaping Requirements  
Policy EN5 – Design and Crime Prevention  
Policy EN17 – Locally Listed Buildings  
Policy H9 – Comprehensive Planning  
Policy H11 – Change of Use to Residential  
Policy H14 – Amenity Space  
Policy OSC15 – Provision of Facilities in new Residential Developments  
Policy S1 – Retail Hierarchy  
Policy S8 – Primary and Secondary Frontages  
Policy S17 – New Shop Fronts  
Policy S18 – Security Shutters  
Policy T2 – Parking Restraint  
Policy T8 – Cycling Network and Facilities  
Policy TC2 – Slough Old Town

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

Other relevant documents

Slough Local Development Framework, Site Allocations, Development Plan Document (adopted November 2010)

Slough Local Development Framework Proposals Map

Slough Borough Council Developer's Guide Parts 1-4

Guidelines for the Provision of Amenity Space Around Residential Properties (January 1990)

Guidelines for Flat Conversions (April 1992)

7.2 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) Relationship with and potential impact on neighbouring properties;
- 4) Amenity space for residents;
- 5) Parking and highway safety.

**8.0 Principle of Development**

8.1 Core Policy 1 of the Core Strategy sets out the overarching spatial strategy for development within the Borough. This policy requires that the scale and density of development will be related to the site's current or proposed accessibility, character and surroundings.

8.2 Core Policy 4 of the Core Strategy sets out the Council's approach to the consideration of proposed housing development within the Borough.

8.3 Core Policy 5 of the Core strategy states that outside Existing Business Areas, the change of use or redevelopment of existing offices to residential will be encouraged where this is considered appropriate. Policy H11 of The Adopted Local Plan for Slough states that proposals for the conversion and change of use of existing commercial properties to residential use will be permitted subject to the proposal meeting relevant criteria.

8.4 It is considered that the proposed change of use and extension of the existing offices to provide Class C3 flats would be acceptable in principle having regard to the above policies. It should also be noted that the change of use of offices to flats can be carried out under permitted development, and the applicant has submitted drawings showing that a scheme for the conversion of the building to provide 50 no. flats could be delivered.

8.5 The total number of flats proposed and the mixture of 1, 2 and 3 bedroom (duplex) units would be acceptable in this location. It is considered that the intended high quality of the residential accommodation in terms of specification, facilities and room sizes is welcomed.

8.6 Turning to the proposed leisure unit, Core Policy 6 of the Core Strategy states that all new major retail, leisure and community developments will be located in the shopping area of Slough town centre in order to improve the town's image and to assist in enhancing its attractiveness as a Primary-Regional Shopping Centre.



- 8.7 Cornwall House is situated within the town centre; however the site falls outside of the defined primary and secondary shopping frontages as shown on the Slough Local Development Framework Proposals Map. The High Street frontage on the opposite side of the road to the south is identified as forming a secondary frontage.
- 8.8 There is currently a Class A2 bank situated at the ground floor level of Cornwall House and there are smaller units providing an active commercial frontage on the southern side of the High Street.
- 8.9 The site is situated on the opposite side of the High Street and outside of the defined shopping area. In the current climate, it is considered undesirable for further retail uses to be introduced outside of this area which may lead to a stretching of the retail core, and could result in vacancies were retailers to move to the new units, from the defined shopping area on the opposite side of the road. This was raised at pre-application stage and the applicant has sought to address this by proposing an assembly and leisure use in this ground floor unit. Such a use is considered to be acceptable in this location.

## **9.0 Design and Impact on the Street Scene**

- 9.1 The thrust of Policy EN1 of the Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy is that the design of proposed residential development should be of a high standard of design and reflect the character and appearance of the surrounding area.
- 9.2 The proposal involves the erection of extensions to the building. These extensions would be erected at first, second, third, fourth and fifth floor level. The proposed extensions would maintain the stepped appearance of the building and chamfered corners. The existing curtain walling and glazing is to be retained and replicated.
- 9.3 This design approach is considered to be acceptable, and the proposed extensions would be inkeeping with the character and appearance of the existing building and surrounding area.
- 9.4 Turning to the living conditions for future occupiers, the applicant has submitted an air quality assessment. This assessment considers the impact of air quality on the living conditions of future occupiers.
- 9.5 Environmental Quality have been consulted. Concerns have been raised regarding air quality and noise matters, and mitigation has been requested in the form of fresh air mechanical ventilation system; a contribution towards air quality monitoring; the provision of electric vehicle charging points and the designing of a sound insulation and ventilation scheme. The applicant will be providing further information relating to Environmental Quality comments. An update will be provided on the Committee Amendment sheet.
- 9.6 The proposal is not considered to have an adverse impact on the setting of statutory listed and locally listed buildings. The impact of the proposal on these heritage assets would be acceptable.

## **10.0 Relationship With and Potential Impact on Neighbouring Properties**

- 10.1 It is considered that the main area for consideration in relation to the potential impact on neighbouring occupiers would be with respect to the potential impact of the proposed extensions in terms of overshadowing, loss of light and over dominance; as well as the relationship of the proposal with a future redevelopment on the site of the existing library, and the relationship between the proposed commercial and residential uses.

- 10.2 Impact of the Proposed Extensions
- 10.3 Core Policy 8 of The Core Strategy states that all development will be of a high quality and respect its location and surroundings.
- 10.4 There appear to be residential properties located to the south of the site, on the opposite side of the High Street. These properties comprise flats above ground floor commercial uses. It is not considered that the proposed change of use of the building would give rise to unacceptable adverse impacts. Furthermore, the proposed extensions would maintain the general massing and proportions of the building. It is not considered that the proposal would give rise to unacceptable overshadowing, loss of light or over dominance.
- 10.5 Future Redevelopment Proposals
- 10.6 Turning to the future redevelopment of the library site, it is considered necessary to ensure that the proposed development does not adversely impact or sterilise the future development potential of any adjacent key sites within the regeneration area.
- 10.7 Uses for the library site were shown as comprising either Class A1 retail or Class A3 restaurant/café uses to the William Street and High Street frontages, and a hotel to the Wellington Street frontage. For the upper storeys, it was proposed to provide a Class C1 hotel fronting Wellington Street and Class C3 residential use fronting William Street and High Street.
- 10.8 Policy H9 of the Adopted Local Plan for Slough states that a comprehensive approach should be taken in any residential development scheme to ensure that adjoining land which is capable of development is not sterilised.
- 10.9 It would appear that the proposal would not have a significant impact on the future redevelopment potential of the library. Plans have been prepared showing the proposed development in the context of a future development as shown on the submitted parameters plan. It is considered that the proposal would not lead to unacceptable undue overshadowing, loss of light or the potential for overlooking.
- 10.10 Relationship Between the Proposed Commercial and Residential Uses
- 10.11 It would appear that commercial servicing would be well separated from the entrances to the proposed flats. Separate refuse stores would be provided for residential and commercial occupiers.
- 10.12 The applicant has confirmed that noise transmission between demises through the existing structure will be checked and upgraded to meet Building Regulations where required.
- 10.13 A condition is recommended regarding the hours of operation and hours of deliveries for the proposed assembly and leisure unit.
- 10.14 It is considered that the proposed development would be acceptable and would comply with Core Policy 8 of the Core Strategy and the National Planning Policy Framework.
- 11.0 Amenity Space for Residents**
- 11.1 Terrace areas would be provided for use by future occupiers of some of the units.
- 11.2 The design of the proposed terraces is such that they would have the potential to provide a small usable outside area and the level of provision is considered to be acceptable given

the location of the site, the constraints of the existing building and the need to provide a satisfactory standard of living accommodation given issues regarding air quality and noise.

- 11.3 It is considered that the proposal would comply with Core Policy 8 of the Core Strategy, Policy H14 of The Adopted Local Plan for Slough and the National Planning Policy Framework.

## **12.0 Parking and Highway Safety**

- 12.1 Core Policy 7 of the Core Strategy 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 site is located within the town centre and the Parking Standards within the Adopted Local Plan for Slough allow for nil car parking spaces to be provided in the case of residential development.
- 12.4 The ground floor layout has been amended in light of the comments made by the Council's Transport consultant.
- 12.5 The amended layout shows that 19 no. car spaces would be provided within the demise and 40 no. spaces would be retained in the allocated car park on Burlington Road. The applicant submits that this is the equivalent of one space for each of the 56 no. flats and three visitor spaces.
- 12.6 In addition, 46 no. cycle spaces are provided in the form of two-tier racks in an internal store. A separate new secure store would also be provided which would provide up to 16 no. single racks in the new secure store in the undercroft area. The applicant submits that this would equate to one per flat and up to six visitor spaces.
- 12.7 The revised plans have been assessed by Transport and are considered acceptable. Subject to conditions, the proposal is considered acceptable in parking and highway safety terms.

## **13.0 Planning Obligations**

- 13.1 Core Policy 10 of the Core Strategy states that development will only be allowed where there is sufficient existing, planned or committed infrastructure. All new infrastructure must be sustainable. Where existing infrastructure is insufficient to serve the needs of new development, the developer will be required to supply all reasonable and necessary on-site and off-site infrastructure improvements.
- 13.2 Affordable Housing and Education
- 13.3 On sites of 1 hectare or 25 dwellings or more, 30% of dwellings in a development shall normally be social housing to meet those in most need as defined by the Council. The Developer's Guide sets out that in the case of developments comprising 15 or more dwellings, a financial contribution for education would be sought for each dwelling.
- 13.4 Whilst the proposed planning application scheme would be for 53 no. dwellings, the

applicant has highlighted the fact that this application must be considered in the context of recent changes to permitted development rights, which present the opportunity to convert the building to residential use without the need for a full planning application.

13.5 Given this position, and the fact that no objections would likely be raised on transport and highways impacts; contamination risks; and flooding risks as set out above, it is considered that it would be unreasonable to seek contributions for affordable housing and education.

13.6 Drawings have been submitted with this application showing that a scheme for the conversion of the building to provide 50 no. flats could be delivered under permitted development. The additional three units which would be provided through the extension scheme would only constitute a modest net increase and this increase in itself would not meet the above thresholds.

13.7 At pre-application stage, the applicant submitted copies of reports indicating that this approach has been taken elsewhere. Officers have however also recommended this approach in relation to a similar situation within the Borough, for example planning application P/11826/005 which related to Wellington House. This application involved the change of use of the existing offices to flats and the erection of an extension to form an additional floor.

#### 13.8 Environmental Quality

13.9 A contribution of £10,000 has been requested for air quality monitoring. The monitoring will encompass both passive diffusion tube monitoring and analysis over 6 year period and the will pay towards continuous monitoring as it is proposed to install a new air quality monitoring station located on Bath Road.

13.10 Given the concerns raised by Environmental Quality, it is considered that this contribution would be reasonable and would comply with Regulation 122 of The Community Infrastructure Levy Regulations 2010 in that it would be:

- (a) necessary to make the development acceptable in planning terms;
- (b) directly related to the development; and
- (c) fairly and reasonably related in scale and kind to the development.

13.11 The applicant has indicated that they are agreeable to this obligation and will be providing further information relating to Environmental Quality. An update will be provided on the Committee Amendment sheet.

#### **14.0 Process**

14.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. Pre-application advice has been provided and amendments have been undertaken to the proposed development. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

#### **15.0 Summary**

15.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received, and all other relevant material considerations.

15.2 It is recommended that the application be delegated to the Development Management Lead Officer for consideration of further information relating to Environmental Quality,

formal determination following completion of a Section 106 Agreement and finalising of conditions.

## **PART C: RECOMMENDATION**

### **16.0 Recommendation**

- 16.1 Delegate to Development Management Lead Officer for consideration of further information relating to Environmental Quality, formal determination following completion of a Section 106 Agreement and finalising of conditions.

### **17.0 PART D: 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:

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. 4265 – L003 – P0, Dated May 14, Recd On 07/05/2014
- (b) Drawing No. 4265 – L002 – P0, Dated TBC Recd On TBC
- (c) Drawing No. 4265 – L120 – P5, Dated Apr 14, Recd On 23/05/2014
- (d) Drawing No. 4265 – L121 – P6, Dated Apr 14, Recd On 23/05/2014
- (e) Drawing No. 4265 – L122 – P6, Dated Apr 14, Recd On 23/05/2014
- (f) Drawing No. 4265 – L123 – P6, Dated Apr 14, Recd On 23/05/2014
- (g) Drawing No. 4265 – L124 – P6, Dated Apr 14, Recd On 23/05/2014
- (h) Drawing No. 4265 – L125 – P6, Dated Apr 14, Recd On 23/05/2014
- (i) Drawing No. 4265 – L210 – P1, Dated Apr 14, Recd On 23/05/2014
- (j) Drawing No. 4265 – L211 – P1, Dated Apr 14, Recd On 23/05/2014
- (k) Drawing No. 4265 – L212 – P1, Dated Apr 14, Recd On 23/05/2014
- (l) Drawing No. 4256 – L213 – P1, Dated Apr 14, Recd On 23/05/2014
- (m) Drawing No. 4265 – 3D1 – P0, Dated Apr 14, Recd On 23/05/2014
- (n) Drawing No. 4265 – 3D2 – P0, Dated Apr 14, Recd On 23/05/2014
- (o) Drawing No. 4265 – 3D3 – P0, Dated Apr 14, Recd On 23/05/2014
- (p) Drawing No. 4265\_L200\_P1, Dated Apr 14, Recd On 20/05/2014
- (q) Drawing No. 4265\_L201\_P0, Dated Apr 14, Recd On 20/05/2014
- (r) Drawing No. 4265\_L202\_P0, Dated Apr 14, Recd On 20/05/2014
- (s) Drawing No. 4265\_L203\_P0, Dated Apr 14, Recd On 20/05/2014
- (t) Drawing No. 4265\_M900\_P2, Dated Apr 14, Recd On 20/05/2014
- (u) Drawing No. 4265\_M901\_P2, Dated Apr 14, Recd On 20/05/2014
- (v) Drawing No. 4265\_M902\_P1, Dated Apr 14, Recd On 20/05/2014
- (w) Drawing No. 4265\_M903\_P1, Dated Apr 14, Recd On 20/05/2014
- (x) Drawing No. 4265\_M904\_P1, Dated Apr 14, Recd On 20/05/2014
- (y) Drawing No. 4265\_M905\_P2, Dated Apr 14, Recd On 23/05/2014

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.

4. The Development hereby approved shall incorporate measures to minimise the risk of crime and to meet the specific security needs of the application site and the development. Any security measures to be implemented in compliance with this condition shall seek to achieve the 'Secured by Design' accreditation awarded by Thames Valley Police.

REASON In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000; in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to reflect the guidance contained in The National Planning Policy Framework.

5. No development shall take place until a scheme has been 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 the amenities of the area and to comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

6. No development shall commence until details of wall and floor sound insulation for the flats hereby approved has been submitted to the Local Planning Authority and approved in writing. Once approved, the approved details shall be implemented prior to the first occupation of the flats, and retained in that form thereafter unless otherwise agreed in writing with the Local Planning Authority.

REASON To protect the occupiers of the flats from internal noise transmission in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

7. No development shall be begun until details of the cycle parking provision (including location, housing and cycle stand details) have been 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 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, and to meet

the objectives of the Slough Integrated Transport Strategy.

8. No development shall commence until details of the proposed bin stores (to include siting, design and external materials) have been submitted to and approved in writing by the Local Planning Authority. The approved stores shall be completed prior to first occupation of the development and retained at all times in the future for this purpose.

REASON In the interests of visual amenity of the site in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

9. No future occupier of the flats hereby approved shall be entitled to a car parking permit from the Council to park upon the public highway within any current or future local controlled parking zone.

REASON In order to ensure that the development does not harm the amenities of the occupiers of neighbouring residential properties by adding to on-street parking demand in the area in accordance with Policy T2 of The Adopted Local Plan for Slough 2004 and Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

10. Prior to the first occupation of the development hereby approved, details of electric vehicle charging points (to include the location, type and technical specification) shall be submitted to the Local Planning Authority and approved in writing. Once approved, the electric vehicle charging points shall be fully implemented prior to the first occupation of the development hereby approved and not subsequently altered thereafter, unless otherwise agreed in writing with the Local Planning Authority.

REASON In the interests of the living conditions of future occupiers of the flats in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

11. The car parking spaces shall only be used by the occupiers of Cornwall House and not for any separate commercial use.

REASON In the interests of the amenity of future occupiers and neighbouring residents in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

12. 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 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.

13. No development shall take place until details of on-site storage (including any open air storage facilities) for waste material awaiting disposal (including details of any screening) during the construction have been submitted to and approved in writing by

the Local Planning Authority. Such facilities shall be provided in accordance with the approved details prior to the first occupation of the development and thereafter permanently retained.

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.

14. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and 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) proposed method of piling for foundations
- (vi) construction and demolition working hours, hours during the construction and demolition phase, when delivery vehicles taking materials are allowed to enter or leave the site.

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.

15. 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.

#### **INFORMATIVES:**

1. The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.
2. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.



5. It is recommended that at least 5 electric vehicle charging points are installed.
6. 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.