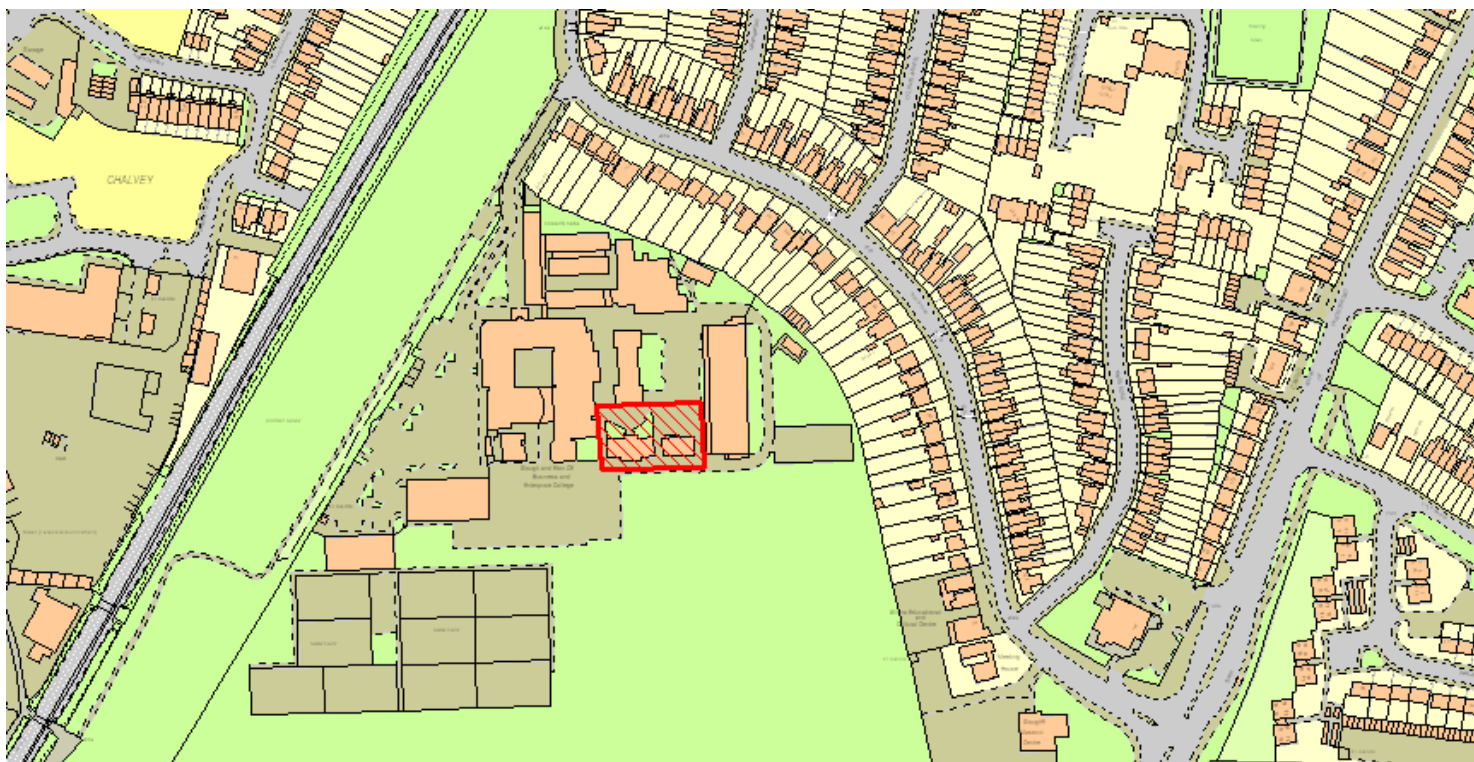


Registration Date:	31-Oct-2014	Applic. No:	P/02114/022
Officer:	Neetal Rajput	Ward:	
		Applic type:	Major
		13 week date:	30 th January 2015
Applicant:	Mr. Chris Fisher, Business Manager, Slough and East Berks		
Agent:	Mr. Ross Melbourne, ADP ADP, Cantay House, Park End Street, Oxford, OX1 1JD		
Location:	SLOUGH AND ETON C E SCHOOL, RAGSTONE ROAD, SLOUGH, BERKS, SL1 2PU		
Proposal:	DEMOLITION OF AN EXISTING SINGLE STOREY BLOCK FOR CONSTRUCTION OF A THREE STOREY BLOCK TO PROVIDE ADDITIONAL TEACHING AND STAFF FACILITIES.		

Recommendation: Delegate to Acting Planning Manager



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 Acting Planning Manager for formal determination following the consideration of any additional comments received from consultees, including highway and transport matters and finalising of conditions.

PART A: BACKGROUND

2.0 Proposal

- 2.1 This is a full planning application for the construction of a three storey building to provide a new library, teaching and staff facilities, including but not limited to 6 laboratories, IT suites, 4 classrooms, breakout/study area and WCs.
- 2.2 The proposed building would comprise a stand-alone three storey building. The proposed gross internal floor area of the building would be 2124 square metres. As the school has increased its intake of pupil numbers over the years, there is a requirement to expand the existing facilities to meet the demand from pupils to ensure that facilities within the school are not compromised.
- 2.3 This development proposes not to increase car or cycle parking spaces, nor any change to the number of employees or pupils. There is no loss of playing area as a result of this proposal.
- 2.4 The proposed building would be 10.26 metres in height and there are a number of windows and doors proposed for adequate access and natural daylight. At the highest point, the proposed development measures 11.3 metres, this is for the enclosure of plant equipment.

4.0 Application Site

- 4.1 The site is in use as a secondary school with sixth form. The school site is 6 hectares in area and is located to the south of Slough Town Centre. The school site is broadly triangular in shape. The school buildings are located to the north of the site and the school playing fields and Power League facility are situated to the south. The M4 motorway is beyond the southern boundary. To the north and east of the school are the properties of Ragstone Road. The rear gardens of these properties back onto the boundary with the site.
- 4.2 Prior to September 2006, the school catered for pupils aged 11-16 only; however the school subsequently became an 11-19 school with a designated sixth form.
- 4.3 In October 2010, the school sixth form learner number was 138. In October 2011 the sixth form learner number was 177 and the school as confirmed that this number will rise to 260 for both lower and upper years. There current pupil numbers for years 7 to 11 is 900, giving a total pupil number of 1160. This increase in pupil

numbers of the years is understood to have caused considerable pressure on classroom space.

5.0 Site History

5.1 Recent applications relating to the site are as follows:

P/02114/021 ERECTION OF TWO STOREY PITCHED ROOF BUILDING FOR USE AS SCIENCE BLOCK TO PROVIDE 8 NO. SCIENCE LABORATORIES AND ASSOCIATED OFFICES, MEETING ROOMS AND PREPARATION ROOMS FOLLOWING DEMOLITION OF EXISTING SINGLE STOREY BUILDINGS.

Refused; Informatives 10-Apr-2014

P/02114/020 SUBMISSION OF DETAILS PURSUANT TO CONDITIONS NO 03 (SAMPLES OF EXTERNAL MATERIALS), 4 (ACCESS ROAD, PATHWAYS AND COMMUNAL AREAS), 5 (LANDSCAPING AND TREE PLANTING), 6 (BOUNDARY TREATMENT), 7 (TREE PROTECTION), 8 (TRAVEL PLAN), 9 (DRAINAGE WORKS), 10 (SURFACE WATER), 11 (WORKING METHOD STATEMENT), 13 (SITE LIGHTING), 14 (WASTE MEASURES), 15 (CONSTRUCTION MANAGEMENT), 16 (CYCLE STORAGE) 17 (COMMUNITY USE STATEMENT) OF PLANNING PERMISSION P/02114/019 DATED 22/03/2013 FOR CONSTRUCTION OF CLASSROOM BUILDINGS (ONE FOR SIXTH FORM AND OTHER FOR SEN FACILITIES).

Application is currently under determination.

P/02114/019 CONSTRUCTION OF 2 NO. TWO STOREY FLAT ROOFED MODULAR CLASSROOM BUILDINGS (ONE FOR SIXTH FORM AND OTHER FOR SEN FACILITIES).

Approved with Conditions; Informatives 22-Mar-2013

P/02114/018 ERECTION OF AN ACOUSTIC FENCE.

Approved with Conditions; Informatives 01-May-2008

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

Approved with Conditions; Informatives 25-May-2007

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

Approved (LPP); Informatives 11-Apr-2006

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

Approved with Conditions; Informatives 07-Jun-2005

- P/02114/014 ERECTION OF A TEMPORARY STYLE BUILDING FOR COMMON ROOM
Approved with Conditions 13-Oct-2003
- P/02114/013 ERECTION OF TEMPORARY BUILDING WITH TWO ROOMS FOR USE AS STUDENT COMMON ROOMS
Approved with Conditions 02-Oct-2002
- P/02114/012 ERECTION OF A TEMPORARY BUILDING TO PROVIDE 2 ADDITIONAL CLASSROOMS
Approved with Conditions; Informatives 13-Jun-2002
- P/02114/011 RETENTION OF 2NO. NON-ILLUMINATED POSTMOUNTED SIGNS AT SITE ENTRANCE AND NO.1 ILLUMINATED FASCIA SIGN (AMENDED PLANS 16.10.00)
Approved with Conditions 25-Oct-2000
- P/02114/010 VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/02114/009 FOR THE APPROVAL OF DETAILED AMENDMENTS TO THE EXTERNAL APPEARANCE OF THE PAVILION BUILDING, SPORTS HALL AND LINK BLOCK
Approved with Conditions; Informatives 04-May-2000
- P/02114/009 PROVISION OF MULTI PURPOSE SPORTS CENTRE TO INCLUDE SPORTS HALL, PAVILLION, 12 NO. MULTI PURPOSE GAMES COURT WITH FLOODLIGHTS AND CAR PARKING. (AMENDED PLANS RECEIVED 02/08/99)
Approved with Conditions; Informatives 09-Nov-1999
- P/02114/008 CELLULAR TELECOMMUNICATIONS SITE COMPRISING OF A 20 METRE POLE & EQUIPMENT CABIN WITHIN A FIXED COMPOUND
Approved with Conditions; Informatives 17-Dec-1998
- P/02114/007 INSTALLATION OF CONTAINER FOR STORAGE
Approved with Conditions 17-Dec-1997
- P/02114/006 CHANGE FLAT ROOFS TO PITCH ROOFS TO PART OF THE BUILDING
Approved with Conditions 08-Jul-1997
- P/02114/005 THREE REPLACEMENT PLUS TWO NEW MODULAR CLASSROOMS WITH OFFICE AND TOILETS
Approved with Conditions 13-Mar-1996

P/02114/004 CONSTRUCTION OF FIRE ACCESS ROAD AND EXTENDED
HARD PLAY SURFACE; ERECTION OF SINGLE STOREY
EXTENSION TO CRAFT DESIGN AND TECHNOLOGY
WORKSHOPS AND MUSIC BLOCK. (B.C.C. REG.3
CONSULTATION)

Approved with Conditions 31-Mar-1993

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

No Observations 06-Apr-1987

P/02114/002 ERECTION OF TEMPORARY CLASSROOM.

Approved (Limited Period Permission) 16-Aug-1984

6.0 Neighbour Notification

6.1 16, Ragstone Road, Slough, SL1 2PU, 113, Ragstone Road, Slough, SL1 2PR, 36,
Ragstone Road, Slough, SL1 2PX, 59, Ragstone Road, Slough, SL1 2PP, 6,
Ragstone Road, Slough, SL1 2PU, 39, Ragstone Road, Slough, SL1 2PP, 27,
Ragstone Road, Slough, SL1 2PP, 115, Ragstone Road, Slough, SL1 2PR, 67,
Ragstone Road, Slough, SL1 2PP, 79, Ragstone Road, Slough, SL1 2PR, 33,
Ragstone Road, Slough, SL1 2PP, 29, Ragstone Road, Slough, SL1 2PP, 91,
Ragstone Road, Slough, SL1 2PR, 54, Ragstone Road, Slough, SL1 2PX, 81,
Ragstone Road, Slough, SL1 2PR, 72, Ragstone Road, Slough, SL1 2PX, 117,
Ragstone Road, Slough, SL1 2PR, 38, Ragstone Road, Slough, SL1 2PX, 55,
Ragstone Road, Slough, SL1 2PP, 77a, Ragstone Road, Slough, SL1 2PR, 44,
Ragstone Road, Slough, SL1 2PX, 93, Ragstone Road, Slough, SL1 2PR, 56,
Ragstone Road, Slough, SL1 2PX, 47, Ragstone Road, Slough, SL1 2PP, 41,
Ragstone Road, Slough, SL1 2PP, 24, Ragstone Road, Slough, SL1 2PU, 58,
Ragstone Road, Slough, SL1 2PX, 119, Ragstone Road, Slough, SL1 2PR, 18,
Ragstone Road, Slough, SL1 2PU, 14, Ragstone Road, Slough, SL1 2PU, 35,
Ragstone Road, Slough, SL1 2PP, 75, Ragstone Road, Slough, SL1 2PR, 121,
Ragstone Road, Slough, SL1 2PR, 111, Ragstone Road, Slough, SL1 2PR, 32,
Ragstone Road, Slough, SL1 2PX, 125, Ragstone Road, Slough, SL1 2PR, 60,
Ragstone Road, Slough, SL1 2PX, 95, Ragstone Road, Slough, SL1 2PR, 61,
Ragstone Road, Slough, SL1 2PP, 8, Ragstone Road, Slough, SL1 2PU, 2,
Ragstone Road, Slough, SL1 2PU, 49, Ragstone Road, Slough, SL1 2PP, 28,
Ragstone Road, Slough, SL1 2PU, 46, Ragstone Road, Slough, SL1 2PX, 69a,
Ragstone Road, Slough, SL1 2PP, 69, Ragstone Road, Slough, SL1 2PP, 57,
Ragstone Road, Slough, SL1 2PP, 51, Ragstone Road, Slough, SL1 2PP, 64,
Ragstone Road, Slough, SL1 2PX, 127, Ragstone Road, Slough, SL1 2PR, 62,
Ragstone Road, Slough, SL1 2PX, 43, Ragstone Road, Slough, SL1 2PP, 24a,
Ragstone Road, Slough, SL1 2PU, 97, Ragstone Road, Slough, SL1 2PR, 63,
Ragstone Road, Slough, SL1 2PP, 83, Ragstone Road, Slough, SL1 2PR, 129,
Ragstone Road, Slough, SL1 2PR, 48, Ragstone Road, Slough, SL1 2PX, 99,
Ragstone Road, Slough, SL1 2PR, 37, Ragstone Road, Slough, SL1 2PP, 135,
Ragstone Road, Slough, SL1 2PR, 34, Ragstone Road, Slough, SL1 2PX, 131,
Ragstone Road, Slough, SL1 2PR, 101, Ragstone Road, Slough, SL1 2PR, Flat 5,
35, College Avenue, Slough, SL1 2NB, Flat 6, 35, College Avenue, Slough, SL1
2NB, Flat 2, 35, College Avenue, Slough, SL1 2NB, Flat 3, 35, College Avenue,
Slough, SL1 2NB, Flat 4, 35, College Avenue, Slough, SL1 2NB, Flat 1, 35, College
Avenue, Slough, SL1 2NB, 22, Ragstone Road, Slough, SL1 2PU, 71a, Ragstone
Road, Slough, SL1 2PP, 71, Ragstone Road, Slough, SL1 2PP, 74, Ragstone

Road, Slough, SL1 2PX, 85, Ragstone Road, Slough, SL1 2PR, 133, Ragstone Road, Slough, SL1 2PR, 4, Ragstone Road, Slough, SL1 2PU, 105, Ragstone Road, Slough, SL1 2PR, 103, Ragstone Road, Slough, SL1 2PR, 123, Ragstone Road, Slough, SL1 2PR, 31, Ragstone Road, Slough, SL1 2PP, 68, Ragstone Road, Slough, SL1 2PX, 66, Ragstone Road, Slough, SL1 2PX, 107, Ragstone Road, Slough, SL1 2PR, 77, Ragstone Road, Slough, SL1 2PR, 30, Ragstone Road, Slough, SL1 2PU, 87, Ragstone Road, Slough, SL1 2PR, 50, Ragstone Road, Slough, SL1 2PX, 65, Ragstone Road, Slough, SL1 2PP, 53, Ragstone Road, Slough, SL1 2PP, 45, Ragstone Road, Slough, SL1 2PP, 73a, Ragstone Road, Slough, SL1 2PR, 73, Ragstone Road, Slough, SL1 2PR, 20, Ragstone Road, Slough, SL1 2PU, 26, Ragstone Road, Slough, SL1 2PU, 70, Ragstone Road, Slough, SL1 2PX, 14, Ragstone Road, Slough, SL1 2PU, 10, Ragstone Road, Slough, SL1 2PU, 89, Ragstone Road, Slough, SL1 2PR, 52, Ragstone Road, Slough, SL1 2PX, 109, Ragstone Road, Slough, SL1 2PR, 42, Ragstone Road, Slough, SL1 2PX, Doctors Surgery, 40, Ragstone Road, Slough, SL1 2PY, 22a, Ragstone Road, Slough, SL1 2PU

6.2 In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site. The application was advertised in the 28th November 2014 edition of the Slough Express.

6.3 Two letters of objection has been received. The concerns raised in the letters are summarised below:

- Over the past several years, the site; the field adjacent to objector's property has undergone a series of major developments, as a result overshadowing has become an issue, noise nuisance has increased, loss of privacy in private areas and overlooking.
- A three storey block in this location will further increase the above factors.
- Scale of development will result in an oppressive overbearing impact on overlooking houses, in particular the unacceptable loss of privacy and unreasonable overshadowing that will occur.

6.4 Local Planning Authority Response:

It should be noted that part of the objections received relate to a building that has already been constructed, granted consent under planning application reference: P/02114/019. This building provides screening for the building that is being proposed. As such, with the exception of the enclosure for the plant, the proposed building will not be seen by the properties fronting Ragstone Road, therefore there are no concerns relating to overlooking, loss of privacy or overshadowing.

In terms of noise nuisance, the proposed building is located within the confines of the school grounds and is located approximately 70m away from the nearest residential properties, therefore this would not warrant a reason for refusal.

7.0 Consultation

7.1 Environment and Resilience (Neighbourhood Enforcement)

7.2 No comments received.

7.3 Asset Management (Education Planning)

7.4 No comments received.

7.5 Tree Management Officer

7.6 The application proposes the removal of birch tree, this tree is visible from outside the school area and is of some amenity to the users of the school. Though this tree is not of sufficient importance as to warrant re designing the proposed buildings it would be desirable to replace the tree in a nearby location to mitigate its loss.

7.7 Traffic and Road Safety/Highways Development

7.8 Further information requested regarding car parking and cycle parking provision. The applicant has advised that there will be no increase in pupil numbers and therefore there should be no highway impact as a result of the development. The applicant will need to agree a planning condition that restricts the number of pupils on the school role to 1160 including a total of 260 in the sixth form.

The existing Travel Plan will need to be updated and implemented to ensure that it accurately reflects the current site. Conditions recommended.

PART B: PLANNING APPRAISAL

8.0 Policy Background

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

National Planning Policy Framework (2012) and the Technical Guidance to the National Planning Policy Framework

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

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

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

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design
Policy EN2 – Extensions
Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention
Policy T2 – Parking Restraint
Policy T8 – Cycling Network and Facilities
Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

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

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

9.0 Principle of Development

9.1 As will be noted from the planning history of the site, there is an extensive history of planning applications relating to the development of the site as a secondary school with sixth form for education purposes. A previous planning application P/02214/021 was refused for a similar proposal due to its siting in close proximity to the boundary with the residential properties in Ragstone Road, resulting in overbearing and overshadowing. Following discussions with the Local Planning Authority, the siting of the building was revised and subsequently this application has been submitted.

9.2 The proposal is required to provide facilities for the increasing number of pupils that will be attending Slough and Eton in the coming years although it should be noted that there will be no increase in the number of pupils as part of this application.

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

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

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

9.6 The supplementary text to Core Policy 5 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document which relates to employment identifies that there is a need for better education and training opportunities in order to improve the skills of some of the resident work force. It is envisaged that the current skills gap will be reduced over time as a result of the continuing success of students attending schools and colleges.

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

9.8 The proposal would support the ongoing and established use of the site as a secondary school to provide further educational facilities and contribute towards

improving skills and employment opportunities. The proposal is required in order that the school can provide additional facilities to meet the demand for increased pupil numbers. The principle of the proposal is therefore considered to be acceptable. The principle of the proposal would comply with Core Policies 5 and 6 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10.0 Design and Impact on the street scene

- 10.1 Submission of details with regard to the materials has been conditioned and it they would be required to be in keeping with the existing school buildings.
- 10.2 It is considered that the design and appearance of the proposed buildings would be inkeeping with the design and appearance of the recently constructed building, granted consent under planning application P/02114/019.
- 10.3 It is considered that the proposed buildings would be well related to the existing school buildings. It is considered that the proposed buildings would have no adverse impact on the street scene as it is situated within the confines of the school grounds.
- 10.4 The proposed building is not occupying any formal playing field therefore complying with policy OCS2.
- 10.5 The Council's Tree Management Officer has assessed the application and it has been noted that there will be the removal of the birch tree, this tree is visible from outside the school area and is of some amenity to the users of the school. Though this tree is not of sufficient importance as to warrant re designing the proposed building, it would be desirable to replace the tree in a nearby location to mitigate its loss. As such a condition has been attached for the implementation of a landscaping strategy.
- 10.6 The proposal is considered to be acceptable in design and street scene terms and would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy EN1 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

11.0 Potential Impact on Neighbouring Properties

- 11.1 The proposed building would be erected on the site of existing school buildings. It is considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.
- 11.2 The proposed building would be completely screened by the newly built three storey building (P/02114/019), located to the east. To the east of this building is the boundary of the school site. The rear gardens of the properties fronting Ragstone Road are situated beyond this boundary. Given the proposed siting of the building, it will not result in any adverse impacts to the amenities of residential occupiers as it will not be seen.
- 11.3 It also should be noted that with the exception of the proposed enclosed plant feature on the roof, the proposed building height of this development does not exceed the height of adjacent building located on the east.

- 11.4 Nevertheless, the separation distance between the eastern elevation of the proposed building and the boundary of the residential properties at its closest point would be approximately 70 metres.
- 11.5 It is considered that reasonable separation distance would be maintained between the side of the proposed building and the neighbouring residential properties. It is not considered that the proposed building would have a detrimental impact on neighbour amenity by reason of overlooking, overdominance or loss of light.
- 11.6 Furthermore, it should be noted that the eastern boundary with the rear gardens of those properties on Ragstone Road is interspersed with trees which would provide visual screening of the proposed development, in terms of the roof feature enclosing plant equipment.
- 11.7 The proposal would thus comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policy 8 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

12.0 Transport, Parking/Highway Safety

- 12.1 Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.
- 12.2 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 12.3 The Council's Transport Consultant has reviewed the application and the recommended condition has been attached with regard to updating the Travel Plan, which will include consideration of limiting the capacity of the school.

13.0 Summary

- 13.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments made by neighbouring residents, and all other relevant material considerations.

PART C: RECOMMENDATION

- 14.0 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 Acting Planning Manager for formal determination following the consideration of any additional comments received from consultees, including highway and transport matters and finalising of conditions.

15.0 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. L950, Dated 10/20/2014, Recd On 29/10/2014
- (b) Drawing No. L900 A, Dated 16/06/2014, Recd On 29/10/2014
- (c) Drawing No. L975, Dated 10/20/2014, Recd On 29/10/2014
- (d) Drawing No. L1100 A, Dated 12/07/2013, Recd On 29/10/2014
- (e) Drawing No. L1101 A, Dated 12/07/2013, Recd On 29/10/2014
- (f) Drawing No. L1102 A, Dated 16/06/2014, Recd On 29/10/2014
- (g) Drawing No. L1103, Dated 10/20/2014, Recd On 29/10/2014
- (h) Drawing No. L1175, Dated 10/20/2014, Recd On 29/10/2014
- (i) Drawing No. L1200 A, Dated 02/06/2014, Recd On 29/10/2014
- (j) Drawing No. L1250, Dated 10/23/2014, Recd On 29/10/2014
- (k) Drawing No. L1300, Recd On 29/10/2014

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, 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. 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.

6. 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.

7. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) site lighting
- (vi) proposed method of piling for foundations
- (vii) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (viii) the route of construction traffic to the development

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

8. 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.

9. No development shall take place until details in respect of measures to:
 - (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
 - (b) Minimise the pollution potential of unavoidable waste;
 - (c) Dispose of unavoidable waste in an environmentally acceptable manner;
 - (d) Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON In the interests of the amenities of the area in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

10. Prior to commencement of the development details of any plant, machinery and equipment shall be submitted and approved by the local planning authority. The approved details shall be completed prior to first occupation of the development and shall be installed and operated as to prevent the transmission of noise into any neighbouring property and retained at all times in the future for this purpose.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

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

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

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

REASON To reduce travel to work by private car, to meet the objectives of Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVE(S):

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through requesting amendments. 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.