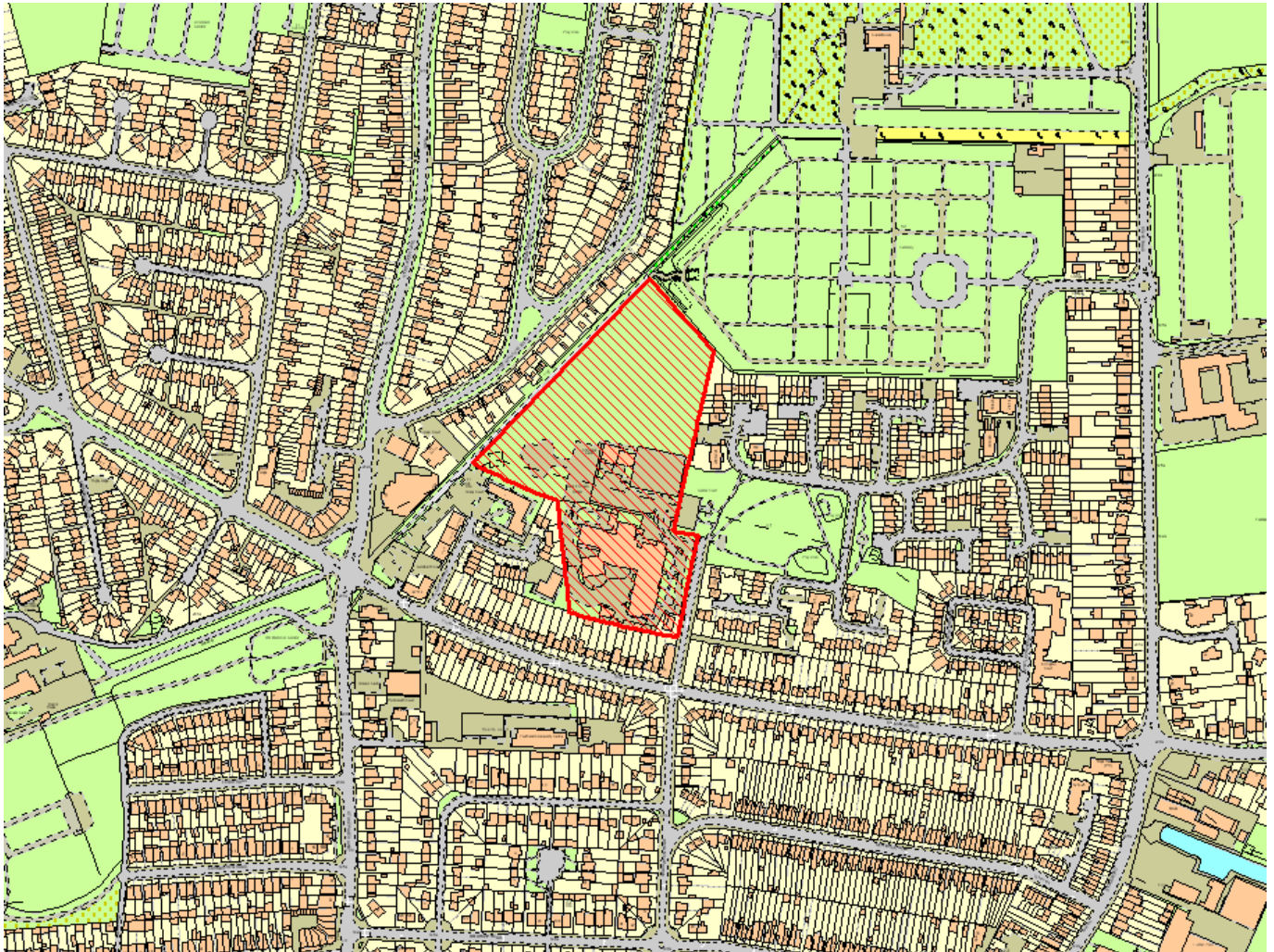


Registration Date:	13-Aug-2015	Applic. No:	S/00152/010
Officer:	Neetal Rajput	Ward:	Elliman
Applicant:	Ms. Julie Burke, Slough Borough Council		
Agent:	Mr. Matt Swanton, Re-Format LLP 17-19, High Street, Alton, Hampshire, GU34 1AW		
Location:	James Elliman School, Elliman Avenue, Slough, SL2 5BA		
Proposal:	Construction of 3no. single storey extensions for expansion of the school to a 4 form entry primary school. Internal alterations, relocation of car park and new footpath.		

Recommendation: Delegate to the 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 all other relevant material considerations, it is recommended that the application be delegated to the Planning Manager for formal determination following resolution of outstanding 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 three single storey extensions for expansion of the school to a 4 form entry primary school, including internal alterations, relocation of car park, new footpath and associated works.
- 2.2 James Elliman Academy is a 3 form entry primary school that currently accommodates 420 pupils aged from 4 – 11 with a 54 full time equivalent nursery on site. The school is seeking to extend three existing buildings to provide sufficient and appropriate accommodation to accommodate 4 forms of entry with a total number of 840 pupils aged from 4 – 11. There will be an increase of 420 pupils. The school currently employs 68 full time staff and 42 part time staff, as a result of this proposal the staff ratio will be 58 full time and 63 part time.
- 2.3 The proposed gross new internal floor area of the extensions would be 735 square metres. The three single storey extensions will provide seven new classrooms, extension to the existing dining hall, WC facilities for staff and pupils and additional administration facilities including but not limited to reception area, staff room and teaching offices, plant room. The proposed classrooms will be built the existing reception play ground area. All three extensions will benefit from a canopy area to enable outside learning and development.
- 2.4 The proposal also incorporates an extension to the existing car park, with the provision of 13 additional car parking spaces, 20 scooter spaces and a new cycle storage to provide 20 cycle parking. The total number of car parking spaces on site will be 79. Within the area of the new car parking area, a 1.2m timber palisade fence will be erected along the boundary to secure this area.
- 2.5 The existing buildings on site are of varying heights. The proposed extensions will range from a height of 3.5m to 5.5m including the projecting roof lights. The three extensions are all single storey in nature and none of the extensions will be any higher than the existing buildings on site.
- 2.6 The proposal also includes a new footpath, which will be located on the western boundary of the school. The footpath will connect to Elliman Avenue which will make it

easier for those travelling to the school by foot to access the site.

2.7 No floodlights are proposed as part of the application.

2.8 The proposal includes the loss of a number of trees which are sited in the location of the proposed classrooms, these tree will be replaced with new trees elsewhere on site. A suitable landscaping condition has been attached to ensure appropriate mitigation for the trees that will be removed.

3.0 **Environmental Impact Assessment**

3.1 The proposed development is of a type described in Schedule 2 of The Town and Country Planning (Environmental Impact Assessment) Regulations 2011 as the proposal is for an urban development project where the area of the development exceeds 0.5 hectare.

3.2 It is considered that an Environmental Statement is not required as the nature of the proposed development is such that it would not be likely to have significant effects upon the environment having regard to the characteristics of the development, the location of the development and the characteristics of the potential impact.

3.3 It is considered that issues such as impact on amenity, traffic and parking, and noise and other disturbances can be adequately covered by the supplementary supporting information that accompanies this planning application or by way of condition.

4.0 **Application Site**

4.1 The site sits behind Elliman Avenue, accessed off a cul de sac, Shackleton Road. The school is bordered on three sides by residential dwellings forming Shackleton Road, Elliman Avenue/Pursers Court and Hawthorne Crescent. The playing fields of the school border Hawthorne Crescent and further north to this is Lismore Park. The residential properties are predominantly two storey semi-detached houses.

4.2 The overall site area of the school including the grounds is 3.37 hectares.

4.3 The main pedestrian and vehicle access to the school is via Shackleton Road.

4.4 The site is located within Flood Zone 1, 2 and 3. The proposed extension only falls within Flood Zone 1.

5.0 **Site History**

5.1 Recent applications relating to the site are as follows:

S/00152/001 EXTENSIONS AND ALTERATIONS TO THE EXISTING JAMES ELLIMAN MIDDLE SCHOOL TO FORM A NEW PRIMARY SCHOOL AND NURSERY (AMENDED PLANS RECEIVED 14/05/98)

Approved with Conditions; Informatives 28-Jul-1998

- S/00152/002 REDEVELOPMENT OF SCHOOL AND ASSOCIATED PLAYING FIELDS AND PART OF ADJOINING P.O.S. FOR HOUSING (OUTLINE)
Withdrawn (Treated As) 26-Oct-1998
- S/00152/003 VARIATION OF CONDITION NO.2 OF PLANNING PERMISSION S/00152/001 DATED 28/07/98 FOR APPROVAL OF AMENDED DRAWINGS WHICH INCORPORATE REDESIGNED (TO A GREATER HEIGHT THAN APPROVED) ROOF, ADDITION OF A REAR PORCH AND I.T ROOM, RELOCATION OF A PLANT ROOM AND MINOR INTERNAL ALTERATIONS TO STORES AND TOILETS AND PROVISION OF MULTI-SPORTS USE HARD COURT AREA.
Approved with Conditions; Informatives 29-Sep-1999
- S/00152/004 ERECTION OF A PAVILION BUILDING TO PROVIDE MEETING ROOM, CHANGING & ANCILLARY ACCOMODATION. (PREVIOUSLY S/00586/000)
Approved with Conditions; Informatives 03-Oct-2001
- S/00152/005 PROVISION OF FLOODLIGHTING TO MULTI-USE GAMES AREA
Approved with Conditions 06-Dec-2001
- S/00152/006 ERECTION OF A PAVILION BUILDING TO PROVIDE MEETING ROOM, CHANGING AND ANCILLARY ACCOMMODATION
Approved with Conditions 05-Jun-2003
- S/00152/007 RELAXATION OF CONDITION 7 RE: PERMISSION REF S/00152/005 TO ALLOW THE FLOOD LIGHTING TO BE ILLUMINATED TO A LEVEL OF 200LUX.
Approved with Conditions; Informatives 21-Apr-2004
- S/00152/008 CONSTRUCTION OF A SINGLE STOREY EXTENSION WITH PITCHED ROOF AND CHANGES TO EXISTING SPORTS PAVILION TO FORM NEW CHILDRENS CENTRE
Approved with Conditions; Informatives 24-May-2007
- S/00152/009 Retention of a temporary double classroom modular unit.
Approved with Conditions; Informatives 08-Jun-2015

6.0 Neighbour Notification

6.1 No's. 196 - 224 Lismore Park, Slough, SL2 5DG

Flats 1 - 14, Cromer Court, Hawthorne Crescent, Slough, SL1 3NL

No's. 85 – 167 Elliman Avenue, Slough, SL2 5BD

No's. 2 - 44 Hawthorne Crescent, Slough, SL1 3NQ

The School Bungalow, Elliman Avenue, Slough, SL2 5BD,
Good Companions, Stoke Poges Lane, Slough, SL1 3NJ

No's. 29 - 36 School Lane, Slough, SL2 5BD

Community Health Team, Berkshire Healthcare & Nhs Trust, New Horizons, Pursers Court,
Slough, SL2 5BX,

Flats 1 - 15, Goldsmith Court, Elliman Avenue, Slough, SL2 5FG

No's. 1 – 38 Pursers Court, Slough, SL2 5DL

Elliman Resource Unit, 27, Pursers Court, Slough, SL2 5DL

- 6.2 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, one site notice was displayed at the site on 4th September 2015. The application was advertised in the 4th September 2015 edition of The Slough Express.
- 6.3 No representations have been received at the time of writing this report. Should any representations be received, they will included on the Amendment Sheet.
- 6.4 Prior to the submission of the application, the applicant sought to ensure that a wide ranging and inclusive consultation exercise was undertaken so that the views of stakeholders and the local community were fully understood. A drop in session was held on 5th June 2015 which involved the wider public community. Local residents were notified prior to the event by an invitation letter. The event enabled the public to view copies of the proposed scheme and leave comments. Members of the design team were also available to take questions and explain the scheme.
- 7.0 **Consultation**
- 7.1 Neighbourhood Enforcement
- 7.2 No comments received.
- 7.3 Traffic and Road Safety/Highways Development
- 7.4 Comments are to be included on the Amendment Sheet as the Council's Transport Consultant is awaiting for the submission of the Transport Statement and draft Travel Plan.
- 7.5 Slough Borough Council Education
- 7.6 No comments received.

7.7 Tree Management Officer

7.8 No comments received.

7.9 Environmental Quality

7.10 No comments received.

7.11 Principal Engineer - Drainage

7.12 No comments received.

8.0 **External Consultees**

8.1 The Environment Agency

We have no objection to the proposed development, as submitted.

Contamination risks to groundwater

We have not seen any information to suggest that the area has any obvious history of industrial activity – either at the application site or Ismay Court to the west. Our database for Ismay Court states that there was remediation carried out on this site (hydrocarbons) but no significant contamination.

The area is underlain by the Langley Silt Formation (Unproductive Stratum) and under this is the Taplow Gravel Formation (Principal Aquifer), then the Lambeth Group (Secondary A Aquifer), and below that the Chalk (Principal Aquifer).

The site is located within Source Protection Zone (SPZ) 3, associated with the Datchet Public Water Supply, which abstracts from the Chalk. SPZ3 represents the area around an abstraction source within which all groundwater recharge is presumed to be discharged at the source.

We do not consider there to be a high risk of pollution to groundwater from the proposed development.

However, we recommend that if the developer is planning to use deep foundations that they should deal with any unforeseen contamination before they pile. The clay stratum at the surface provides a protective layer, and piling through the Langley Silt could create a pathway for any unforeseen contamination to migrate into the Taplow Gravels.

8.2 Natural England

No objection – the proposal is unlikely to affect any statutorily protected sites.

PART B: PLANNING APPRAISAL

9.0 Policy Background

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

National Planning Policy Framework, 2012 and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

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 T9 – Bus Network and Facilities

Policy OSC8 – Green Spaces

Other Relevant Documents/Statements

Slough Borough Council Developer's Guide Parts 1-4

Slough Local Development Framework Proposals Map

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 for 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.

9.2 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
- Visual Impact and design
- Highways and traffic
- Impact on neighbour amenity
- Drainage and flood risk
- Trees and landscaping
- Sustainability
- Ecology

10.0 **Principle of Development**

10.1 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 for education purposes.

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

10.3 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.

10.4 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.

10.5 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.

10.6 Within the Design & Access Statement it is stated that Slough Borough Council has forecast pupil numbers in the area and established the need for new extensions on this site to cater for a maximum of 630 pupils (4 Form of Entry) aged from 4 to 11 years together with an existing 54 full time equivalent nursery

10.7 Given the shortage of places SBC has undertaken a 'School Places Strategy' Part I

Consideration and Comment, Dated 5 December 2013' which has involved site identification:

- Examining existing school sites for expansion and/or ability to accommodate entirely new schools easily accessible to the site
- Examining sites within the Council's ownership
- Identifying sites adjoining or nearby secondary schools to create annexes
- Identifying suitable sites within the borough for new primary or secondary schools. This has included considering sites identified for the Local Asset Backed Vehicle.
- Identifying sites immediately outside the borough for new secondary schools.

The Council also has a 'School Places Plan 2009/19' which states that James Elliman School has increased it's catchment for pupil intake, given this a suitable expansion for the footprint of the school is required to accommodate to increase of pupil intake.

It is considered that this proposal is seeking to improve the existing facilities serving the existing and new pupil numbers within the school. As there have been a number of applications submitted by the school over the years, to increase the number of classrooms and thus the number of pupils through various age groups attending the school, this has resulted in the existing facilities now under pressure and are becoming too small to accommodate the additional numbers. This proposal seeks to address the short fall in floor area to create a better learning and teaching environment for both staff and pupils. For example, the dining hall is to be extended, to allow for the additional accommodation required under the government's school meals program.

10.8 The proposal would support the ongoing and established use of the site as a school to provide the extra floor space required to meet the existing pressure and demand to increase pupil intake from the local community. 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

11.0 **Visual Impact and design**

11.1 The submitted Design and Access Statement details how the proposed design has evolved from an understanding of the school's aspirations through the consideration of options to the proposal as submitted. The key aspects for the school was to minimise the loss of existing green space, enhancing the experience of the school and a scheme that responds to the site and the existing school.

11.2 Core Policy 8 of The Slough Local Development Framework 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.

11.3 It is considered that the design and appearance of the proposed development would

be inkeeping with the design and appearance of the existing school buildings. For example key design features have been reflected from the existing buildings on site to the proposed development, such as the projecting rooflights.

- 11.4 The layout of the proposed extensions are considered to generally respect the existing layout of the school. The proposed extensions would be well-sited in relation to existing buildings and the extent of the built-up area of the site would be inkeeping with the layout of the site as existing.
- 11.5 There will be the loss of existing reception play ground area as a result of the proposed classrooms, this is contrary to Policy OCS2. However, on the plans it has been noted that a replacement reception play area will be provided north of the proposed car park. Given the implementation of the 1.2m timber palisade fence, the relocation of the play area is considered to be acceptable.
- 11.6 The submitted Design and Access Statement sets out how the materials proposed have been carefully selected in order to provide a high quality contemporary appearance which is sympathetic to the character and appearance of the existing buildings on the site.
- 11.7 In design terms, it is considered that the proposal constitutes a well thought-out scheme. It is considered that the materials proposed would provide a high quality contemporary visual appearance. A condition has been attached requiring samples of the proposed materials to be used to ensure that they are compatible with the existing fabric of the school.
- 11.8 In terms of design and impact on the street scene, it is concluded that the proposal would be acceptable having regard to the proposed design, materials, scale and visual impact. The proposal would comply with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008; Policies EN1 and EN2 of The Adopted Local Plan for Slough 2004; and the National Planning Policy Framework.

12.0 **Highways and Traffic**

- 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 main issues in relation to highway and traffic matters are considered to be with regard to trip generation, parking provision and overspill parking on surrounding streets, improving pedestrian and cycle accessibility, and encouraging a change of travel mode for staff and students. An update in relation to these matters will be

provided on the Planning Committee Amendment Sheet.

13.0 **Impact on Neighbour Amenity**

13.1 The proposed extensions would be erected on the site of an existing school building. The extensions are considered to be well-related to the existing school buildings and would have no potential adverse impact on neighbour amenity.

13.2 The closest dwellinghouses to the proposed extensions are those fronting Pursers Court, the distance to No. 27 which is a Care Home is 9m and to No. 24 is 11m. The separation distance is short of the Council's required 15m. However given the nature of the proposal, whereby the extensions are single storey and the shared boundary with the school is interspersed with trees which would provide visual screening of the proposed development, it is not considered that the proposed extensions would have a significant detrimental impact on neighbour amenity by reason of overdominance or loss of light.

13.3 With regard to the impact on the properties on Shackleton Road, the proposed dining area is partly screened by the existing school building, as such there are no concerns raised with regard to neighbour amenity.

13.4 As the proposed extension does not exceed the height of existing buildings within the site, the proposal will not result in any adverse visual impact for the existing residential development.

13.5 Noise

13.6 A plant room is proposed internally within the school, it will be situated 34m away from the shared boundary with the properties fronting Pursers Court. Given the location of the plant room within the school building, it will not be readily visible and it's location would lessen any potential acoustic impact arising from the proposed plant.

13.7 It is not considered that the footpath which will run parallel to the properties fronting Pursers Court will result in an increase of noise and disturbance as it will only be used during school hours as it primarily provides access to the school only. The application has been conditioned to provide CCTV along the corridor of the footpath to prevent the risk of fear and crime.

13.8 A Technical Memo has been issued undertaken in accordance with British Standard (BS) EN 12354-3:2000 *Building acoustics. Estimation of acoustic performance in buildings from the performance of elements. Airborne sound insulation against outdoor sound* has been submitted. A noise survey was undertaken to determine typical background noise levels around the site. The assessment demonstrates that in principle, cumulative noise emission levels at sensitive facades can be compliant with relevant limitations. It is considered that subject to conditions regarding the operation of the proposed plant, the plant would be acceptable in noise terms.

14.0 **Drainage and Flood Risk**

- 14.1 The footprint of the proposed extension is located within Flood Zone 1. Flood Zone 1 includes all land falling outside Zones 2 and 3 and as such covers land which has the lowest probability of flooding (land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding [$<0.1\%$]). As the site area is greater than 1 hectare however, a flood risk assessment has been submitted, as required in support of the application. The submitted flood risk assessment considers the site and its context within the local area and flood risk to and from the site associated with the proposed development.
- 14.2 The Environment Agency have been consulted and raised no objection to the proposal.
- 14.3 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document states that development will only be permitted where it is safe and it can be demonstrated that there is minimal risk of flooding to the property and it will not impede the flow of floodwaters, increase the risk of flooding elsewhere or reduce the capacity of a floodplain; and that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality.
- 14.4 The National Planning Policy Framework and the Planning Practice Guidance sets out that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.
- 14.5 The site is located in a low flood risk area and the applicant has demonstrated that surface water drainage issues can be satisfactorily resolved. The proposal would comply with these policies and is thus considered to be acceptable in flood risk and drainage terms. The proposal is consistent with Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, the National Planning Policy Framework in this regard.
- 15.0 **Trees and Landscaping**
- 15.1 Existing Trees
- 15.2 There are a number of trees that will be removed as a result of the proposed extensions.
- 15.3 An Arboricultural Method Statement and Tree Protection Plan has been submitted. This will be assessed by the Council's Tree Management Officer and the comments are to be included on the Amendment Sheet.
- 15.4 Turning to the proposed landscaping scheme, the applicant is proposing to enhance the hard and soft landscaping within the school. The area of proposed new trees and landscaping has been shown on Drawing No. 10.01, as there is limited detail a condition has attached for a detailed landscaping scheme, this will mitigate the removal of trees on site and implement appropriate replacement planting.

15.5 Matters regarding trees and landscaping are therefore considered to be acceptable, subject to receiving formal comments from the Council's Tree Management Officer. The proposal would comply 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.

16.0 **Sustainability**

16.1 Designing for sustainability should be integral to all aspects of the proposed design. The submitted Design and Access Statement sets out the measures that the school have sought to incorporate sustainability improvements and achieve a significant improvement in the overall sustainability of the school.

16.2 The proposal would feature sustainability technologies including energy efficient lighting and heating controls and low water consumption sanitary installations.

16.3 It is understood that solar photovoltaic panels are to be proposed on the roof, however as no details have been provided, this has been secured as a condition with the request for details including location, material, colour and size.

16.4 Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 requires that proposed development includes sustainable design and construction measures to minimise the consumption and unnecessary use of energy, particularly from non-renewable sources. It is considered that the proposal would incorporate appropriate sustainable design and construction techniques. The proposal is therefore considered to comply with Core Policy 8 and the National Planning Policy Framework in this regard.

17.0 **Ecology**

17.1 A report covering ecology matters has been prepared and submitted in support of the application.

17.2 The report concludes that the site is not covered or adjacent to any statutory designation relating to nature conservation, and it is considered to be of negligible ecological value due to the built/urban nature of the existing use.

17.3 With regard to the potential for protected species, the modern buildings are considered to have a low potential for roosting bats. It is considered that there is limited habitat availability for foraging and as such bats are not likely to be a significant constraint to any redevelopment. Furthermore, the proposed development could make a positive contribution to enhancing the ecological interest of the site through landscape planting.

17.4 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 report

demonstrates that the proposal will comply with this policy, and the National Planning Policy Framework, 2012.

18.0 **Summary**

- 18.1 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.
- 18.2 It is recommended that the application be delegated to the Planning Manager for formal determination following resolution of outstanding highway and transport matters and finalising of conditions.

PART C: RECOMMENDATION

19.0 **Recommendation**

- 19.1 Delegate to the Planning Manager for formal determination following resolution of outstanding highway and transport matters and finalising of conditions.

20.0 **PART D: LIST OF CONDITIONS**

CONDITIONS / REASONS

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. 100.01 Rev D, Dated 23/03/2015, Recd On 13/08/2015
- (b) Drawing No. 00.11 Rev K, Dated 23/03/2015, Recd On 29/09/2015
- (c) Drawing No. 10.01 Rev F, Dated 23/03/2015, Recd On 07/08/2015
- (d) Drawing No. 40.01 Rev E, Dated 23/03/2015, Recd On 07/08/2015
- (e) Drawing No. 40.02 Rev D, Dated 23/03/2015, Recd On 07/08/2015
- (f) Drawing No. 30.01 Rev D, Dated 23/03/2015, Recd On 07/08/2015
- (g) Drawing No. 50.01 Rev C, Dated 23/03/2015, Recd On 07/08/2015

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. No development shall take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used on the development have been submitted to and approved in writing by the Local Planning

Authority 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 take place above ground floor slab level of any part of the development hereby approved until samples of external materials to be used in the construction of the access road, footpath and communal areas have been submitted to and approved in writing by the Local Planning Authority 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.

5. No development shall take place above ground floor slab level of any part of the development hereby approved 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.

6. No development shall commence until the tree protection measures detailed in the submitted Arboricultural Method Statement prepared by David Archer Associates, Dated July 2015 and Drawing No. TPP 02, Dated July 2015 have been implemented, in accordance with the recommendations set out in *BS 5837:2012 – Trees in relation to design, demolition and construction*. 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 protection of trees to be retained in the interest of visual amenity and to meet the objectives of Policy EN3 of The Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the National Planning Policy Framework.

7. Prior to occupation of the proposed development, the materials, colour, size and location of the solar photovoltaic panels shall be submitted to and approved in writing by the Local Planning Authority.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004 and in the interests of sustainability 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. Development shall not begin until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

The scheme shall also:

- Include infiltration tests in accordance with BRE 365 for any proposed infiltration devices
- Demonstrate no increase in surface water rates and volumes leaving the site up to the 1 in 100 storm event with an appropriate allowance for climate change.
- Demonstrate that no onsite flooding will occur up to the 1 in 30 storm event and any flooding up to the 1 in 100 storm event with an appropriate allowance for climate change will be safely contained on site.
- Provide detail plans showing the location and pipe numbers of all drainage features
- Ensure that no soakaways are constructed in contaminated land.

REASON To prevent the increased risk of surface water flooding 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.

9. The development hereby approved shall be carried out in accordance with the Phase 1 Flood Risk Assessment produced by Ambiental Technical Solutions, Dated September 2015.

REASON To prevent the increased risk of flooding 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.

10. 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) proposed method of piling for foundations
- (vi) construction working hours, hours during the construction phase, when delivery vehicles taking materials are allowed to enter or leave the site
- (vii) 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.

11. No development shall take place above ground floor slab level of any part of the development hereby approved until a scheme for external site lighting including details of the lighting units, levels of illumination and hours of use have been submitted to and approved in writing by the Local Planning Authority. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of safeguarding the amenities of neighbouring properties 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.

12. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the plant, etc. is in use at any adjoining or nearby properties in separate occupation.

REASON To protect local residents from nuisance caused by excessive noise 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.

13. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used in conjunction with the development hereby approved shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring properties.

REASON To protect local residents from nuisance caused by excessive noise 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 additional external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring properties is protected.

REASON To protect local residents from nuisance caused by odours 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.

15. The development hereby approved shall be carried out in accordance with the Technical Memo produced by Anderson Acoustics Ltd, Dated 9 March 2015.

REASON To protect local residents from nuisance caused by excessive noise 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.

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

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety on the local highway network in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

17. In accordance with the approved plans, 79 no. car parking spaces shall be provided on-site prior to the first occupation of the development hereby approved and retained at all times in the future for the parking of motor vehicles.

REASON To ensure that adequate on-site parking provision is available to serve the development and to protect the amenities of the area in accordance with Policy T2 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.

18. Prior to the development hereby approved first being brought into use, full details of a CCTV system, including details of its management and maintenance, shall have been submitted to and approved in writing by the Local Planning Authority. The approved CCTV system shall be installed in accordance with the approved details before any part of the development is first brought into use. The system shall thereafter be maintained and managed in accordance with the approved details.

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.

19. The development hereby approved shall be carried out in accordance with the findings and recommendations set out in the Extended Phase 1 Ecological Assessment produced by ECOSA Ltd, Dated April 2015.

REASON In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

INFORMATIVES:

1. It is recommended that the have a comprehensive CCTV system that covers all vulnerable areas. Some basic areas that should be covered are the reception area, the internal street, the access and corridor along the footpath, cycle and vehicle parking areas and any other high risk areas. The Home Office have produced guidance which can be found at:
http://tna.europarchive.org/20100413151426/http://scienceandresearch.homeoffice.gov.uk/hosdb/publications/cctv-publications/28_09_CCTV_OR_Manual2835.pdf?view=Binary
2. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.
3. The agent/applicant is advised that if you are planning to use deep foundations that they

should deal with any unforeseen contamination before they pile. The clay stratum at the surface provides a protective layer, and piling through the Langley Silt could create a pathway for any unforeseen contamination to migrate into the Taplow Gravels.

4. 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.