

# **PLANNING COMMITTEE**

## **27<sup>th</sup> April 2016**

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN  
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS  
PRESENTED TO MEMBERS

The amended plans have been submitted to change the layout of the rear service road. The following condition is required to be amended:

**12. Car Parking Provision**

Prior to first occupation of the proposed development, the 39 no. car parking spaces shall be provided and made available for use in connection with the proposed residential units and maintained for the parking of cars thereafter. The car parking spaces shall not be used for any separate business or commercial use.

REASON In the interests of ensuring that the use benefits from satisfactory car parking provision in the interests of the amenities of the area, this is in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

**NO CHANGE TO RECOMMENDATION**

There have been on going discussions between the applicant's architect and Historic England regarding the design and appearance of the proposed development. Agreement has now been reached and amended plans have been formerly submitted. Historic England has advised:

*The elevations have in my view improved considerably. The fenestration is now much more ordered and has a better rhythm, in addition the proportions of the elevations and windows has improved. The use of brick is I think a good thing in that it could complement the church if a brick of a high enough quality is laid well enough. I think we have reached the point where what is proposed is better than the current view of the car park. On this basis we would not object to planning permission being granted providing that it is conditional on a suitable brick being used and a test panel being provided to ensure that pointing etc. is of a high quality.*

The proposed condition covering external materials shall include a requirement for a test panel showing the proposed brick and mortar mix to be provided on site prior to its formal discharge.

**NO CHANGE TO RECOMMENDATION**

Summary of Highways and Transport comments:

“The site is located within the town centre area and therefore the minimum parking provision required is nil spaces. The applicant is providing 5 spaces, which is considered acceptable in accordance with Policy T2 of the Slough Local Plan.

The applicant is requested to dedicate for adoption a small triangular section of land, circa 3m<sup>2</sup> in the vicinity of the site access. 4 electric vehicle charging units are required to be installed in the on-site car park. Residents of the development should be ineligible to apply for on-street parking permits in any existing or future scheme.

The following changes are required to this application:

- The design and layout of the cycle storage and refuse storage is unacceptable, but can be amended;
- Clarifications are required to the number of parking spaces being provided as it is assumed to be 5 spaces.

No highway objection subject to securing the changes to the design and the S106 contribution and highway works.”

**NO CHANGE TO RECOMMENDATION**

Summary of Highways and Transport comments:

“The site is located within the town centre area and therefore the minimum parking provision required is nil spaces. The applicant is providing 3 spaces, which is considered acceptable in accordance with Policy T2 of the Slough Local Plan. Given the limited car parking space provision for this site and the Pechiney House site, I would encourage the applicant to fund a car club scheme on-street, to provide residents with an alternative to owning a private vehicle.

The applicant is required to construct a new footway and dedicate the land required to build it free of charge for maintenance at the public expense. 2 electric vehicle charging units are required to be installed in the on-site car park. Residents of the development should be ineligible to apply for on-street parking permits in any existing or future scheme.

The following changes are required to this application:

- The design and layout of the cycle storage and refuse storage is unacceptable, but can be amended;
- Modifications are required to the new vehicle access serving the three parking spaces;
- Pedestrian and vehicle visibility splays are required to be submitted; and
- Tracking demonstrating refuse vehicle can enter, turn and leave in a forward gear.

No highway objection subject to securing the changes to the design and the S106 contribution and highway works.”

**NO CHANGE TO RECOMMENDATION**