

PLANNING COMMITTEE
16th June 2016

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

Objection:

The following objection was received from a resident at No. 9 Garnet Close during the consultation period (letter dated 1st April 2016) but was not reported within the Committee Report, the contexts of the objection letter is below:

Ref P/05370/069

I am in receipt of your letter reference above and wish to express my concern over the plan to erect a petrol filling station in the car park of ASDA, Telford Drive, directly behind residents' gardens! The following are my reasons:

Health & Safety: I have always understood Slough BC to be a council that cares about the environment and reducing carbon emissions, and this will only contribute to increasing emissions and discourage people from walking to the shops! I also fear that there will be no evacuation plan in the event of fire/spillages, as this station is going to be unmanned, and who would raise the alarm enabling the evacuation of local residents?

Removal of shrubs and trees: this will destroy the habitat for animals that frequent the gardens, and birds that nest in shrubs on the outskirts of ASDA car park. Trees and plants play an important role in removing pollutants and carbon dioxide from the atmosphere, whilst at the same time providing us with clean oxygen. Cutting down these trees and shrubs will have an impact of residents' health, not to mention adding to the already high pollution within Slough.

Increased noise pollution: residents already suffer noise pollution from the way people use the car park as a race track at night, play their music in their cars at unreasonable hours at the back of the car park, the car washing facility during the day, using snowploughs at 1.00 am on a weekday, and now they wish to erect a petrol station to add to the noise! ASDA have done nothing in the past to help the residents with this issue and as the station will not be manned I fear they have will have no control over the station and the noise it will produce!

Increased Traffic: this is obviously going to increase traffic travelling along Telford Drive and certainly not encourage people to walk or get the bus to ASDA to get their shopping. At times the traffic is already bad when I'm trying to exit Telford Drive on to Cippenham Lane, due to the traffic leaving ASDA. The traffic on part of Telford Drive has been reduced to 20 mph by the traffic calming humps and speed limits, presumably because of the danger, this is surely going to add to the problem! It will encourage people travelling along Cippenham Lane to leave that road and drive down to ASDA just to fill their cars with petrol, when they would normally continue on to the Bath Road or Chalvey, where there are already petrol stations! The heavy lorries that will be used to deliver the petrol must also be a cause for concern, children are often playing in the area.

Fewer parking spaces: this is going to reduce parking spaces in ASDA car park and I know how full the car park gets as my house backs directly onto the furthest away spaces, which are used last. Whenever there is an advertising campaign on the TV or such times as Christmas and Easter then the store car park overflows, customers then use our local streets when they cannot get into the car park, causing problems for local residents such as myself!

Finally, I seriously object to the erection of a petrol station in ASDA car park, which has been planned without a single thought for the welfare, happiness and lives of the residents in and around ASDA. I sincerely hope that these issues will be taken into account when considering planning permission.

Natural England:

Natural England has responded to the consultation and stated that they have no comments to make on this application.

Amended Plans:

There have been amended plans received which now relocate the two tanks closer to the ASDA Store and away from the rear boundaries of the residential properties fronting Mitchell Close.

Relocating the tanks away from the nearest residential properties is welcomed as the separation distance of the proposed development has increased to mitigate issues such as noise and disturbance. The closest structure to the residential properties fronting Mitchell Close will now be the control room, there is a separation distance of 17 meters to these properties. The height of the control room will be 2.3m with a flat roof.

As a result of the amended plans, the difference in car parking spaces is neutral, where the tanks were originally located will now be car parking spaces.

Highways & Transport Matters:

There are still on-going discussions with the Highways and Transport Department regarding the financial contribution sought to mitigate the impact of the proposed development.

CHANGE TO THE RECOMMENDATION:

It is recommended that the application be delegated to the Planning Manager for approval, following resolution of Highways and Transport matters, finalising of conditions and satisfactory completion of a Section 106 Agreement, if required.

P/16493/000 – 816 Leigh Road, Slough, SL 4BD

Agenda Item 6

Updated comments have been received from the Council's Transport Consultant in response to an applicant response. The Engineers are satisfied that the following matters have been satisfactorily been addressed:

- vehicle visibility splay
- pedestrian path and access
- car parking provision of 74 space and the layout
- cycle parking provision
- servicing and delivery
- travel plan

Further amendments have been requested for the following:

- pedestrian visibility splay
- tactile paving and dropped kerb provided to the north side of Ajax Avenue
- extending the widening circa 1m at each end so that it tapers into the existing footways on Ajax Avenue North and South.

The applicant has confirmed that the above changes will be made.

NO CHANGE TO RECOMMENDATION

P/15599/002 – Pechiney House, The Grove, SL1 1QF

Agenda Item 7

ITEM WITHDRAWN FROM AGENDA

P/00522/021 – Bishops Road Car Park, The Grove, SL1 1QP

Agenda Item 8

ITEM WITHDRAWN FROM AGENDA

Revised site plan submitted to show the existing Whitby/Melbourne Ave Road car park within the applicants' ownership and confirmation has been given that the car park will be available to the leisure centre. A condition will be added to require that the car park will be available for leisure centre uses. The applicants say 152 car parking spaces are needed for the leisure centre. A combination of the new spaces next to the proposed building, the spaces of the Northampton Ave exit road plus the existing Whitby Road spaces is sufficient to accommodate at least 185 spaces. 185 spaces are considered necessary to allow for some exceedence of the 152 figure and for other existing informal use of the existing car park by not leisure centre users.

The revised site plan to be referred to on the decision notice (08 001 Rev 02 received 16th June 2016).

Servicing will be from Whitby Road not Buckingham Ave East with a service bay at the back of the building. This is acceptable. The precise layout of the new parking and service bay will be agreed at the reserve matters stage.

Additional transport information has been provided. Trip generation figures are agreed. Regarding the impact on junctions and Farnham Road further information (junction modelling etc.) is sought.

Observations of the existing operation of the Farnham Road corridor would suggest that it is already operating at or close to capacity in peak hours and therefore additional vehicle trips related to this development would need to be mitigated. Once the modelling has been submitted and reviewed the level of mitigation needed can be established. Resolution of this matter can be delegated to officers and the mitigation package incorporated in the Section 106 agreement. Neighbourhood Enforcement Team have said they have no objections. Some conditions suggested, such as noise and lighting, are applicable to the Reserve Matters stage when building and precise layout details known.

NO CHANGE TO RECOMMENDATION

Revised plans received. As a result of further consideration by the Parks Section the play features in the play glade have been further reduced it will now be primarily a tree glade with benches and paths. It can be used for play and there is scope to add more formal play features in the future if needed. The park boundary treatment has been clarified with 1.2 m estate railings for the boundary with Twist Way, and the shopping parade car park. Chicane of close spaced bollards at the two key entrance points (Twist Way and Long Furlong Drive) to prevent cyclist entering at speed. Minor pedestrian entrances will have a single bollard. A high close boarded fence will be put up at the end of Foxley Road (western link to Segro land). Link to Segro land at play glade downgraded to gravel and only one now provided. Other minor surfacing changes made within the park area.

Drawing numbers in condition 2 to be updated. Condition 3 to be altered to not require submission of detail as this is now on the revised drawings.

NO CHANGE TO RECOMMENDATION

Neighbour representations

A petition with 25 signatures has been received objecting to the proposal with comments relating to the following:

- Parking
- Traffic congestion
- Anti-social behaviour
- Pollution

Following a site visit at 18 Turton way to the south of the site, the resident of this property also expressed concerns over the height of dwellings as they would result in the loss of sunlight to the front garden areas of the ground floor units to the south of the site.

Officer response:

Parking and traffic congestion issues have been assessed by the Council's Highway's Officer and subject to certain changes and conditions, no objections are raised, (see below).

The proposed development for residential 11 houses is not considered to give rise to significant pollution or anti-social behaviour issues. The proposed dry egress flood access is a potential crime issue as it could provide hiding and places and easy access to the rear of the houses. However, this rout can be conditioned to be suitably gated and locked (deadlock) shut to restrict public access.

The proposed development is to the north west of 18 Turton Way and therefore can not cast a shadow towards the gardens on the southern side of Turton Way. Furthermore, any possible loss of daylight would not be more than the previously approved extant planning permission (P/02092/009).

Consultation Responses

Highways Officer:

No objections subject to the following changes and conditions:

- Amend layout in front of the 4 houses to show an additional parking space as per the attached sketch including low walls of 600mm height between the parking spaces to prevent parking outside of bays;
- Show pedestrian visibility splays on drawings; and
- Show low wall wall/railings 600mm high in front of 4 houses on Turton Way as per attached sketch.

Drainage Engineer:

No objections subject to surface water drainage strategy.

Officer Response: This can be required by condition.

Lead Local Flood Authority:

No objections in relation to flood risk.

Thames Water:

No objections subject to sewer drainage strategy.

Officer Response: This can be required by condition.

NO CHANGE TO RECOMMENDATION