

**PLANNING COMMITTEE**  
**3<sup>rd</sup> August 2016**

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

**Consultations**

Highways

Discussions and negotiations are still ongoing in relation to highways requirements and what would be provided by the applicant.

Thames Water

Thames Water have confirmed that the site falls outside Thames Water's water supply boundary so that they have no water supply comments to make.

**Roofing material at the junction of the existing retail building, and the proposed Premier Inn**

In order to facilitate a pleasing architectural junction between old and new roofing materials, the applicant has confirmed that the existing roof tiles will be first stripped from the section of the building affected by the new building junction. These tiles will then be reused on the rebuilt roofline between the existing retail area and the proposed hotel, in order to have as seamless a connection between the two buildings as possible. A drawing has been provided to show how this will work Ref 3595-PL-023.

Consent will depend on the achievement of the finalisation of agreement on conditions and S106 agreement.

**NO CHANGE TO RECOMMENDATION**

Revised plans acceptable showing fewer louvres on the west and north elevations and giving a better representation of the colour of brick and render to be use.

The minor layout changes requested by Transport Section are still under discussion but the applicant is happy to make them. However to create a better unloading and refuse collection bay about 3 of the surface car parking spaces would be lost.

Full text of conditions including current drawing numbers :

1. Time Limit

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. Approved plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:

PL 010-400  
010 01 Location Plan  
011 01 Existing Site  
100 03 Proposed Site Plan  
200 08 Ground Floor  
201 05 1st Floor  
202 05 2nd  
203 05 3rd  
204 05 4th  
205 04 5th  
206 04 6th  
207 00 roof  
209 03 Basement  
300 01 Building A west elevation  
301 01 Building A south elevation  
302 02 Building A east elevation  
303 01 Building A north elevation  
304 02 Building A courtyard elevation  
305 02 Building B south and west elevations  
306 02 Building B north and east elevations  
307 01 Stoke Road street scene  
400 01 Section AA  
401 01 Section BB

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. Details and Samples of materials

Details and 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. (Only brick, louvre and boarding samples need to be supplied)

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Bin storage

The development shall not be occupied until the approved bin stores have been completed. The bin stores shall be retained at all times in the future for this purpose.

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

5. Cycle parking

No development shall be begun until details of the cycle parking provision (50 two tier cycle racks and 32 lockers 2mx2mx1m plus lockable doors) have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to the occupation of the development and shall be retained at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, and to meet the objectives of the Slough Integrated Transport Strategy.

6. Lighting Scheme

The development shall not commence until details of a lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority and the scheme shall be implemented prior to first occupation of the development and maintained in accordance with the details approved.

REASON To ensure that a satisfactory lighting scheme is implemented as part of the development in the interests of residential and visual amenity and in the interest of crime prevention to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004 and policy 12 of the adopted Core Strategy 2006-2026.

7. Boundary treatment

No development shall commence on site until details of the proposed boundary treatment including position, external appearance, height and materials have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the approved boundary treatment has been implemented on site. It shall be retained at all time in the future.

REASON In the interests of the visual amenity of the area and accordance with Policy EN3 of The Adopted Local Plan for Slough 2004.

8. Landscaping Scheme

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.

9. Tree protection

No development shall commence until tree protection measures during construction of the development for existing retained trees (as identified on the approved layout) have been submitted to and approved in writing by the Local Planning Authority. 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 retention of trees to be maintained in the interest of visual amenity and to meet the objectives of Policy EN4 of The Adopted Local Plan for Slough 2004.

10. Surface Water Drainage

Construction works shall not begin until details of on and off site surface water drainage works have been submitted to and approved in writing by The Local Planning Authority. 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. the development shall not be occupied until the approved drainage works are complete.

REASON To ensure that foul and water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policy 8 of the adopted Core Strategy 2006 - 2026.

11. Floor Levels

No apartment shall be occupied until its floor level has been constructed to be at least 300 mm above ground level.

REASON In the interest of flood protection.

12. Noise attenuation and ventilation

Construction works shall not commence until details of noise attenuation and room ventilation for dwellings with windows facing on to Stoke Road have been submitted to and been approved in writing by the local planning authority. No dwelling shall be occupied until its attenuation and ventilation measures have been installed in accordance with the approved details.

REASON In the interest of the living conditions of residents in particular reducing noise pollution and ventilation of rooms when windows are closed to comply with policy 8 of the Core Strategy 2006 - 2026 adopted 2008.

13. Thames Water

Construction works shall not commence until a drainage strategy detailing any on and/or off site foul drainage works, has been submitted to and approved by, the local planning authority in consultation with the sewerage undertaker. No discharge of foul water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason - The development may lead to sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.

14. New access

No development shall commence until details of the new means of access are submitted to and approved in writing by the Local Planning Authority and the access shall be formed, laid out and constructed in accordance with the details approved prior to occupation of the development.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions prejudicial of general safety along the neighbouring highway in accordance with Policy T3 of The Adopted Local Plan for Slough 2004.

15. Vision splays

The development shall not be occupied until vehicle visibility splays of 2.4 x 43 m and pedestrian visibility splays of 2.4m x 2.4m have been provided on both sides of the accesses and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel of the carriageway.

REASON To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general pedestrian safety along the neighbouring highway in accordance with Policy 10 of the adopted Core Strategy 2006-2026.

16. Internal access roads

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

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 Policy T3 of The Adopted Local Plan for Slough 2004.

17. Car Park Management Scheme

No dwelling shall be occupied until a car park management scheme has been implemented in accordance with details that shall have first been submitted to and been approved by in writing by the local planning authority. Scheme to include how electric charging point parking spaces allocated.

REASON In the interest of the free flow of traffic and road safety on the nearby public highway.

18. Electric Vehicle Charging Points

No dwelling shall be occupied until 7 of the car parking spaces have been provided with 7 kW rapid charge electric vehicle charging points and all of the undercover car parking spaces have been provided with electric cabling that is connected to the developments power supply and is suitable for supplying power to 7 kW rapid chargers (that can be installed and connected to the cable at a later date).

REASON In the interest of public health and air quality in particular encouraging use of low carbon emission cars in accordance with policy 8 of the Core Strategy 2006 - 2026 adopted 2008 .

19. Sustainable Development

Construction of any building shall not commence until a low or zero carbon energy scheme has been submitted to and been approved in writing by the local planning authority.

The scheme shall show how the design and construction of dwellings will achieve carbon emissions (all dwellings combined) that will be 10% lower than all of the dwellings combined total Target Emission Rate as calculated in accordance with the Building Regulations 2013 Part L and associated Approved Documents.

The scheme shall include (a) an energy statement listing the Target Emission Rate and dwelling emission rate for each Dwelling and calculations to show the combined figures for both; (b) descriptions of building fabric enhancements, building services enhancements or low or zero carbon energy generating equipment proposed to achieve the 10% carbon emissions requirement.

The scheme shall be implemented as approved and no dwelling shall be occupied until its associated low or zero carbon energy scheme measures have been installed and are operational.

REASON In the interest of sustainable development in particular reducing carbon emissions and in accordance with policy 8 of the Core Strategy 2008.

## 20. Construction Management Scheme

No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the local planning authority, which shall include details of the provision to be made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site and wheel cleaning facilities during the construction period. The Plan shall thereafter be implemented as approved before development begins and be maintained throughout the duration of the construction works period.

REASON In the interest of minimising danger and inconvenience to highway users in accordance with policy 7 of the Core Strategy 2008 and in the interest of residential amenity re noise and dust.

## 21. Phase 2 Intrusive Investigation Method Statement

Should the findings of the Phase 1 Desk Study approved pursuant to the Phase 1 Desk Study condition identify the potential for contamination, development works shall not commence until an Intrusive Investigation Method Statement (IIMS) has been submitted to and approved in writing by the Local Planning Authority. The IIMS shall be prepared in accordance with current guidance, standards and approved Codes of Practice including, but not limited to, BS5930, BS10175, CIRIA 665 and BS8576. The IIMS shall include, as a minimum, a position statement on the available and previously completed site investigation information, a rationale for the further site investigation required, including details of locations of such investigations, details of the methodologies, sampling and monitoring proposed.

REASON: To ensure that the type, nature and extent of contamination present, and the risks to receptors are adequately characterised, and to inform any remediation strategy proposal and in accordance with Policy 8 of the Core Strategy 2008.

## 22. Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy

Development works shall not commence until a quantitative risk assessment has been prepared for the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Contaminated Land report Model Procedure (CLR11) and Contaminated Land Exposure Assessment (CLEA) framework, and other relevant current guidance. This must first be submitted to and approved in writing by the Local Planning Authority and shall as a minimum, contain, but not limited to, details of any additional site investigation undertaken with a full review and update of the preliminary Conceptual Site Model (CSM) (prepared as part of the Phase 1 Desk Study), details of the assessment criteria selected for the risk assessment, their derivation and justification for use in the assessment, the findings of the assessment and recommendations for further works. Should the risk assessment identify the need for remediation, then details of the proposed remediation strategy shall be submitted in writing to and approved by the Local Planning Authority. The Site Specific Remediation Strategy (SSRS) shall include, as a minimum, but not limited to, details of the precise location of the remediation works and/or monitoring proposed, including earth movements, licensing and regulatory liaison, health, safety and environmental controls, and any validation requirements.

REASON: To ensure that potential risks from land contamination are adequately assessed and remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use and in accordance with Policy 8 of the Core Strategy 2008.

## 23. Remediation Validation

No development within or adjacent to any area(s) subject to remediation works carried out pursuant to the Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy condition shall be occupied until a full validation report for the purposes of human health protection has been submitted to and approved in writing by the Local Planning Authority. The report shall include details of the implementation of the remedial strategy and any contingency plan works approved pursuant to the Site Specific Remediation Strategy condition above. In the event that gas and/or vapour protection measures are specified by the remedial strategy, the report shall include written

confirmation from a Building Control Regulator that all such measures have been implemented.

REASON: To ensure that remediation work is adequately validated and recorded, in the interest of safeguarding public health and in accordance with Policy 8 of the Core Strategy 2008.

INFORMATIVE(S):

1. Section 106 Legal Agreement

The applicant is reminded that an Agreement under Section 106 of the Town and Country Planning Act 1990 has been entered into with regards to the application hereby approved.

2. Highway Matters

The applicant will need to apply to the Council's Local Land Charges on 01753 875039 or email to 0350SN&N@slough.gov.uk for street naming and/or numbering of the unit/s.

No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.

The development must be so designed and constructed to ensure that surface water from the development does not drain onto the highway or into the highway drainage system.

The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the Environment Agency will be necessary.

The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.

The applicant must apply to the Highway Authority for the implementation of the works in the existing highway. The council at the expense of the applicant will carry out the required works.

The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new unit/s.

Prior to commencing works the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 / Minor Highway Works Agreement with Slough Borough Council for the implementation of the works in the highway works schedule. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs.

The applicant must obtain a license from Slough Borough Council for maintaining the highway verge (once dedicated) fronting the application site under Section 142 of the Highways Act 1980.

The applicant is advised that advisory signs denoting the presence of the public footpath or bridleway crossing the site are required. Please contact the Rights of Way Officer at Slough Borough Council in this respect.

3. Hours of Construction.

During the construction phase of the development hereby permitted the developer is asked to ensure contractors are engaged without reliance upon working unusual hours on site nor reliance upon unusual practices that are likely to cause a nuisance to nearby residents or road users. In general no work should be carried out on the site outside the hours of 08.00 hours to 18.00 hours Mondays - Fridays, 08.00 hours - 13.00 hours on Saturdays and at no time on Sundays and Bank/Public Holidays. Car parking for construction workers and space for deliveries should be within the

**NO CHANGE TO RECOMMENDATION**



Amended plans have been received, the following changes were made:

- Height of access to car park area increased to enable refuse lorry to reverse into the site to avoid causing congestion on the road
- Roller shutters shown in access to No 7 Windsor Road car park
- Visibility splays amended to meet highway requirements
- Size of lift increased to take cycle
- Access arrangement to building amended to meet requirements of Crime Prevention Officer
- Cycle storage provided in closed units as required by Crime Prevention Officer
- The refuse store has been moved to the front of the building to enable access for waste lorries directly from the building – and access for residents

The amended drawing numbers are noted below for reference:

- 01-14-19 Block plan
- 01-14-20 Rev D Site and ground floor plan and elevations
- 01-14-21 Rev E Front elevation and block plan
- 01-14-22 Rev D Floor Plans

**Objection:**

An objection has been received today, this is below:

*“With time of the essence I have been asked to review the Planning Application that is advancing to determination at you Planning Committee this evening whereby my client is of the opinion that given the lateness of the Application being brought to their attention his company is somewhat disadvantaged . In this regard I refer you to the e-mail below .....*

*With limited time constraints we should like to bring forward the following concerns...*

- *Notwithstanding the NPPF criteria it is the belief that Residential in this core Employment location will undermine the setting and values of the Employment floor space including that my client owns namely Landmark Place.*
- *I am unable to locate a overshadowing analyse nor a daylight/sunlight report albeit I accept the respective adjoining land uses.*
- *The location of the proposed development form and associated fenestration will impact upon my clients structure and lead to a sense of overlooking*
- *The undercroft parking and the associated development form at this level is harmful to the streetscene.*
- *Concern is expressed as to the choice of materials and associated details which requires to be robustly controlled through condition*
- *The form of development does not completely take advantage of this brownfield site*
- *My client would like to be consulted on the Construction management Plan*
- *My client would wish to be consulted should anything arise that will invoke the requirements of Condition 23 and 24 in the context of the location of their landholding”*

**CHANGE TO RECOMMENDATION:**

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 approval, following resolution of sustainable drainage matters, finalising of conditions and satisfactory completion of a Section 106 Agreement.

**P/08040/018 - Alexandra Plaza, 33 Chalvey Road West, Slough, SL1 2NJ – Agenda Item 8**

This planning application has been withdrawn.

**Consultations**

Land Contamination

Historical mapping indicates that there is no potential contaminative use associated with the proposed development. However, the site is located within 250m of 12 Potentially Contaminated Sites, and four locations with Disused Tanks entries.

Based on the above the prevalent potential pollutant linkage will be the migration and inhalation of ground gas/vapours. Thus, recommend the following conditions are placed on the Decision Notice:

1. *Phase 1 Desk Study*
2. *Phase 2 Intrusive Investigation Method Statement*
3. *Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy*
4. *Remediation Validation*

**NO CHANGE TO RECOMMENDATION**

The Site Plan shown on Page 1 of the Supplementary Papers has been amended, the new site plan is below:



There is also a change to the recommendation as viability matters have now been resolved.

**CHANGE TO RECOMMENDATION:**

Delegate the planning application to the Planning Manager for approval, subject to resolution of outstanding transport/highway issues, sustainable drainage matters, minor design changes, finalising conditions, completion of a S106 Agreement and final determination.