

**PLANNING COMMITTEE**  
**18<sup>th</sup> January 2017**

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

**Reference Number S/00197/015; The Centre, Farnham Road**

Regarding outstanding matters:

Appearance – areas of glazing clarified. Revised 3D drawings received but are indicative only. Colour of cladding and signage is indicative only.

Noise from plant: this can be dealt with by way of a condition; further discussion with Neighbourhood Enforcement Team. Resolution of this matter might mean minor changes to the appearance at the rear.

Highway matters. Revised layout discussed and agreed in principle to resolve access visibility, refuse access, pedestrian access, Northampton Ave exit kerb changes. Revised drawing expected.

Conditions

Highway Matters – to include height restriction barriers on access and exit.

Additional conditions, agreed in principle by applicant, will help limit air pollution from the construction process in relation to health. These involve control of dust from construction/demolition, control of emissions from engines of construction plant and construction traffic. The latter relates to the nearby air quality management area on Tuns Lane over which construction traffic will pass.

The consultation period for the notice in the local paper expires 3<sup>rd</sup> Feb. Planning Manager to consider any comments received.

**NO CHANGE TO THE RECOMMENDATION:**

**Reference Number P/00619/007; 64, Mill Street, Slough**

Further comments received from two Grays Place and one Noble Court neighbours in response to the latest revised scheme. In summary raise issues :

Grays Place

1 Concern about level of detail in the report and previous concerns not addressed. In particular listing original concerns relating to access/parking issue (the neighbour says the statement that the owner of the site has a right of way over the access is false), reduction of light to Grays Place homes not measured, concern about likely occupants of the new homes and risk of crime.

2 Refer to original concerns raised and additional concern about lack of drainage information and tree to be planted near house affecting building insurance.

Response : Regarding the access the applicant has sent in Land Registry details regarding the access way. Even if the applicant has no right the application can still be determined as the developer will need to gain access to complete the development. However, as the access land is not within the application site, further discussion with applicant will take place to secure access in some way, possibly through the Sec 106 planning obligation. In addition management of the access to control parking can be explored. Drainage will be dealt with by condition; the proposed tree at 7 metres from corner of building is not an problem if an appropriate species planted.

Noble Ct

Concern about (1) scale and massing for size of site. Building size appears to have increased from the withdrawn scheme. (2) Excessive overlooking and loss of privacy from proposed terrace; in particular from terrace on top floor east side looks directly over habitable rooms opposite (which have large windows). Terrace provides opportunity for people to linger. Terrace serves both living room and a bedroom; previously it was bedrooms only leading to greater intensity of use. 1.8 m screen proposed at west end so having the same at east end justified. Request top floor omitted. Not an efficient layout internally. Proposal does not comply with Local Plan design policy.

Response : Noble Court : Regarding overlooking from the top floor balcony to the property opposite in Noble Court Mill St the applicant has agreed to a high (1.8 m) frosted glass screen. This type of screen is already proposed for the west end balcony. Draft condition 11 to be altered. Other matters covered in the report.

Design - the 3D drawing presented is indicative only; it has not been updated to show the latest revisions to the proposed building.

Re consultation - the reconsultation period for the revisions expires 25<sup>th</sup> Jan. Planning Manager to consider any further comments received.

**NO CHANGE TO THE RECOMMENDATION:**