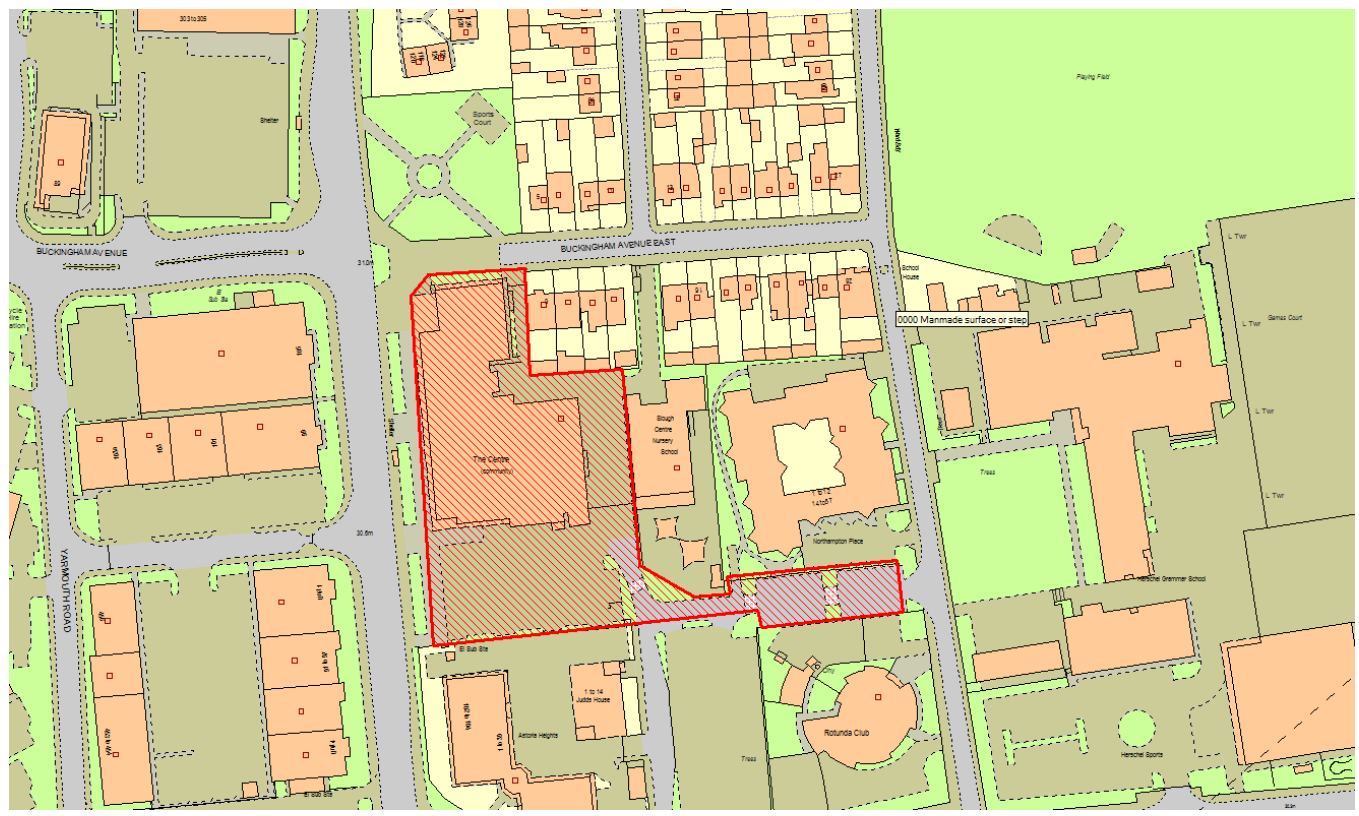


Registration Date:	24-Nov-2016	Application No:	S/00197/015
Officer:	Mr. Albertini	Ward:	Baylis and Stoke
Applicant:	Slough Borough Council	Application Type:	Major
		13 Week Date:	23 February 2017
Agent:	Mrs. Emma Hawkes, DHA Planning Eclipse House, Eclipse Park, Sittingbourne Road, Maidstone, ME14 3EN		
Location:	The Centre, Farnham Road, Slough, Berkshire		
Proposal:	Reserved matters application to cover details of Planning Permission reference S/00197/014 for Leisure Centre		

Recommendation: Delegate to Planning Manager for approval



SUPPLEMENTARY REPORT

1.0 SUMMARY OF RECOMMENDATION

Delegate to Planning Manager for approval.

PART A: BACKGROUND

2.0 Update

2.1 At the 18th January 2017 Planning Committee deferred the application to the next meeting of the Planning Committee because of various concerns about the design of the building. In particular the general appearance of the building and the quality of the transparent cladding to the pool were raised. In addition concerns were raised about the facilities within the pool and the degree of visibility between street and pool regarding privacy and child safety. The latter are primarily matters for the Council as client to address. At the time of writing a revised scheme is about to be submitted and discussed informally. It will be presented at the Committee meeting with an appraisal (Part B) and any additional comments on the meeting amendment sheet. A copy of the officers January meeting report is below.

PART C: RECOMMENDATION

3.0 Recommendation

3.1 Delegate a decision to the Planning Manager to approve the proposal and alteration of or additions to draft conditions.

PART D DRAFT CONDITIONS

4.0 Draft Conditions

1. 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:

Drawing Nos

GT3-00-00-DR-A(08) GAP001 Rev 01 Site Location Plan 1:1250 @ A1

GT3-00-00-DR-A(08) EXP001 Rev 01 Existing Site Plan 1:500 @ A1

GT3-00-00-DR-A(08) GAP002 Rev 02 Proposed Site Plan 1:500 @ A1
TO BE REVISED

GT3-00-00-DR-A(08) EXE001 Rev 01 Existing Elevations 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAE001 Rev 02 Proposed Elevations 1, 1:200 @

A1

GT3-00-00-ZZ-DR-A(08) GAE002 Rev 02 Proposed Elevations 2, 1:200@
A1

ELEVATIONS ETC SUBJECT TO REVISION

GT3-00-00-DR-A(08) GAP003 Rev 02 Level 00, As Proposed 1:200 @ A1

GT3-00-00-DR-A(08) GAP004 Rev 02 Level 01, As Proposed 1:200 @ A1

GT3-00-R1-DR-A-(08) GAP005 Rev 02 Proposed Roof Plan 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAS001 Rev 02 Long Sections 1:200 @ A1

GT3-00-ZZ-DR-A(08) GAS002 Rev 02 Short Sections 1:200 @ A1

GT3-00-00-DR-A(08)GAP006 Rev 02 Tree Retention Plan 1:500 @ A1

GT3-00-00-DR-A(08)GAP007 Rev 02 Hardworks and Materials 1:500 @

A1

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.

2. Samples of materials

Details of external materials and samples (of cladding) 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.

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.

3. Cycle parking

Construction of the building shall not commence until details of the cycle parking provision (housing and cycle stand details) 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.

4. Bin storage

The building shall not be occupied until bin stores have been provided in accordance with the approved drawings and details of bin store enclosure that shall have first been submitted to and been approved in writing by the local planning authority. The bin stores shall be retained and maintained 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. Landscaping Scheme

Construction of the building 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.

6. Tree protection

No development shall commence until details of tree protection measures during construction of the development for existing retained trees (as identified on the approved layout) have been submitted to and been approved in writing by the local planning authority.

No development shall commence until the approved tree protection measures have been implemented 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 EN3 of The Adopted Local Plan for Slough 2004 and Core Strategy 2008 policy 9 Natural and built environment.

7. Lighting Scheme

Construction of the building shall not commence until details of a car park lighting scheme (to include the location, nature and levels of illumination) has been submitted to and approved in writing by the Local Planning Authority. 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 to comply with the provisions of Policy EN1 of The Adopted Local Plan for Slough 2004 and policy 12 of Core Strategy 2008.

8. Noise attenuation - TO BE COMPLETED

Construction of the building shall not commence until a noise scheme for the plant at the rear of the building in relation to homes in Buckingham Avenue East has been submitted to and approved in writing by the Local Planning Authority. [DETAILS OF CONTENT OF SCHEME TO BE ADDED]. The building shall not be occupied until the approved scheme has been implemented. The scheme as implemented shall be retained and maintained thereafter.

REASON: In the interests of living conditions of residents of homes in Buckingham Avenue East and in accordance with policy 8 of the Slough Core Strategy 2006-2026 adopted 2008.

9. Electric Vehicle Charging Points TO BE COMPLETED

10 electric vehicle charging points to be installed prior to occupation. Details of charging points to be submitted and approved prior start of building
Charging point details to comprise (specification)

REASON

10. Time scale for the provision of parking

The parking spaces and turning area shown on the approved plan shall be provided on site prior to occupation of the development 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 10 of the Core Strategy 2008.

11. CCTV

Construction of the building shall not commence until a CCTV for the cycle stores and car parking area within the site has been submitted to and been approved in writing by the local planning authority. The building shall not be occupied until the approved CCTV scheme has been implemented. It shall be retained and maintained thereafter.

REASON In the interest of crime prevention.

12. Construction Management Plan

Not to commence development until the construction management plan (Ref XX) has been implemented in terms of construction site access; space for construction worker car parking, space for materials storage, space for delivery vehicles to unload and turn and site exit wheel cleaning facilities. Implementation of the approved plan shall be throughout the construction phase.

REASON In the interest of highway safety.

13. Highway Matters - Height Restriction barrier on entry points and kerb radius changes at exit onto Northampton Ave. Replace 2 trees on public highway lost by construction access on frontage. TO BE COMPLETED

14. Soil Contamination
TO BE COMPLETED IF NECESSARY

15. Control of Emissions

The construction work shall not commence until a scheme has been submitted to and been approved in writing by the local planning authority to limit emissions from diesel engines of construction traffic and plant used on the site or to service the site during the construction process. The scheme should (1) aim (i.e use reasonable endeavours) to ensure the stated vehicles meet EURO VI standards as they will be travelling through the Councils Air Quality Management Area on Tuns Lane (2) provide for implementation of emission abatement controls on non-road machinery (NRMM) i.e. construction plant over 37kWh power rating with the primary aim being to limit particulates that are harmful to human health and (3) include an IAQM air quality dust assessment carried out by an air quality consultant or engineer. Construction work shall not commence until the approved scheme has been implemented and it shall remain in operation for the duration of the construction process.

REASON In the interest of public health in particular air quality and limiting emissions or dust from the construction process that are harmful to humans near the site or with the defined Air quality Management Areas within the Borough of Slough.

INFORMATIVE(S):

1. Hours of Construction.

During the construction phase of the development hereby permitted the developer is asked to ensure that no work 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.

REPORT TO 18th JANUARY 2017 PLANNING COMMITTEE

1.0 SUMMARY OF RECOMMENDATION

Delegate to Planning Manager for approval.

PART A: BACKGROUND

2.0 Proposal

2.1 This is a Slough Borough Council reserved matters application following on from the outline planning permission granted in October last year. All matters are to be decided i.e. site access, layout, scale, appearance, landscaping.

2.2 The proposal will replace The Centre building which is will be demolished soon. The proposed two storey building is 5,165 sqm. in size and sits along the west side of the site with car parking to the rear. In comparison to the existing building it will extend further south on the site. The protrusion at the back of the existing building will be less and further away from homes on the north boundary. The new building will be closer to the flank of the nearest house. The highest part of the building will be lower than the existing main hall.

2.3 The leisure centre has been designed to include :

8 Lane 25 metre pool
Learner Pool
4-court sports hall
125 station fitness suite
2 dance studios
Spinning studio
Treatment rooms
Entrance area café and activity zone
Wet and dry changing facilities.

2.4 Vehicle access will be as it is now with entry off Whitby Road via Melbourne Ave. and exit onto Northampton Avenue.

2.5 Car parking will be split between three areas. 58 spaces next to the building (to rear and south), 34 existing spaces either side of the exit at Northampton Ave and 82 existing spaces next to Melbourne Ave./Whitby Road The latter 82 spaces are outside the application site but within the Council's ownership. The 58 spaces next to the building include space for disabled persons near the building entrance at the south side of the site and 10 electric vehicle charging bays behind the building. Cycle stands for over 40 bikes are proposed with most of them in a covered store opposite the

entrance door.

- 2.6 The sports hall, the largest element of the building, forms the south east portion of the building; the pool the north west portion and visible from Farnham Road. At the rear is the changing area and plant rooms. Studios are above the entrance area which is on the south west corner of the building. The entrance foyer will be adjacent to Farnham Road with access from the rear car park by way of the building being set back from the south boundary by 16m.
- 2.7 The height of the building will be 11.5 m for the sports hall at the rear, 10.9 m for the entrance area alongside Farnham Road and 9.8 m for the northern portion of the building.
- 2.8 The building will comprise three interlocking elements expressing the dry and wet leisure uses within and each with their own variation of the external cladding. The building materials will be a combination of mainly vertical cladding and glazing panels. Metal, perforated and polycarbonate panels are to be used including translucent versions in places. Various shades of grey are shown on the submitted drawings.
- 2.9 The first floor fitness area (studios) will overhang the entrance foyer area slightly and be supported with a row of columns along the façade. The entrance foyer will be glazed with a coloured wall at the entry point. The fitness area will have a combination of rainscreen cladding (vertical panels) with an inset horizontal band of glazing and perforated cladding both wrapping round the entrance area corner of the building. The pool will be glazing at lower level with translucent polycarbonate cladding above. Glazing extends up the full height of the building to divide the pool and sports hall area from the projecting fitness studio area on the Farnham Rd and south elevation.
- 2.10 For the Buckingham Ave East elevation the pool space glazing and panels will wrap around the corner a short distance with the remainder being polycarbonate panels cladding above ground floor. The sports hall, mainly visible from the car park and school building will be clad with polycarbonate panel above ground floor level.
- 2.11 The overhanging fitness area is intended to be a prominent advert for the building. Translucent panels along the frontage are intended to let light into the building and help highlight this facade at night when lit from behind.
- 2.12 A Breeam rating of very good is to be aimed for. The current proposal for energy is a combined heat and power plant with air source heat pump or, if available and practical, from an extension of the existing district heating system in the Trading Estate. This matter is dealt with by condition on the outline permission rather

than this application.

- 2.13 Supporting technical information includes Planning Statement, Transport assessment, design and access statement, drainage and energy details, ground investigation, assessments of light and noise.
- 3.0 Application Site
 - 3.1 The 0.83 hectare site encompasses the existing 1990's Centre leisure and conference site including the Northampton Ave exit parking area (next to Rotunda site) but not the parking alongside Melbourne Ave./Whitby Road. The existing building generally covers the northern two thirds of the site and it contains some office space at the north end above a small semi-basement. Total existing floor space is 5,430 sqm.
 - 3.2 To the east, at the north end, are two storey homes in Buckingham Ave. East all with rear garden buildings across the width of the plots. The flank wall of the end house abuts the site. Godolphin Nursery abuts the rest of the east boundary. To the south is a three storey block of flats recently converted from offices and an associated small, new block of flats on Melbourne Ave. Both buildings have some windows facing the site. Opposite to the west are commercial units and to the north is a paved area of the closed off end of Buckingham Avenue E with an open space beyond.
 - 3.3 There are small trees on the Farnham Road frontage just beyond the site boundary and next to the building where Buckingham Ave East has a paved area. There are some small trees in the car park plus some overhanging boundary trees/bushes. There is a road improvement line affecting Farnham Road but this is clear of the application site.
- 4.0 Site History
 - 4.1 Community Leisure Centre and offices Approved May 1997. Various alterations and advertising 1998- 2001. Outline permission for leisure centre approved Oct 2016 (Ref. No S/00197/014).
- 5.0 Neighbour Notification
 - 5.1 Farnham Road 91 – 99 odd, 105, 118 – 124 ev
Farnham Road 102-104 (flats 4,5,17,18,30,31. Buckingham Ave. East 6 – 14, 5 – 11. Slough Centre Nursery School.
Northampton Ave : Rotunda; Rotunda Bungalow; Northampton Place (3-7, 14-18, 33-37 incl.
 - 5.2 No comments received

5.3 Public Notice in Slough Express – any comments received will be on the meeting amendment sheet.

6.0 Consultation

6.1 **Traffic/ Highways**

For the proposal to be acceptable request various revisions.

The layout needs to be amended to ensure the layout is satisfactory from a highways safety point of view, in particular addressing:

The forward visibility for vehicles from all directions needs to be considered in the centre of the site and the layout redesigned to allow sufficient visibility;

A continuous pedestrian route leading onwards from Melbourne Avenue to the site entrance is required, and would assist visibility for vehicles as well as pedestrians / vehicles as necessary;

The service vehicle tracking is still tight in several locations, and therefore more parking bays should be removed to make this easier as well as addressing the comments above in terms of layout;

The refuse storage area should be relocated to allow a refuse vehicle to collect from the internal road layout (no reversing manoeuvres necessary).

Note : the existing Section 106 deals with highway/transport network improvements and travel plan.

6.2 **Drainage**

Comments will be on meeting amendment sheet.

6.3 **Environmental Protection (re noise)**

Any comments will be on meeting amendment sheet.

6.4 **Environmental Quality (re contamination)**

Any comments will be on meeting amendment sheet.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 The outline planning permission establishes the principle of a new leisure centre on the site. Policies relating to layout and design matters are addressed below.

- 8.0 Access, parking and servicing.
- 8.1 Use of the existing access from the public highway at Whitby Road and exit via Northampton Ave. is acceptable. The Leisure centre use may well be similar to The Centre in terms demand for car parking and access needs.
- 8.2 The amount of car parking available is acceptable for the use proposed. Part of the parking area falls outside the site (off Whitby Road – about 85 spaces) but as it is within the Council's ownership its continued use for parking can be controlled. A condition on the outline permission addresses this. Inclusion of 10 electric vehicle charging points is supported and addresses sustainable development and health policy through encouraging use of less polluting vehicles. The vehicular access, in terms of location on the public highway, and parking proposal complies with Core Strategy policy 10 Transport.
- 8.3 As indicated under Transport/Highway consultation comments some changes to servicing and access within the site have been requested to make the proposal acceptable. A revised drawing is expected.

9.0 **Layout and design**

- 9.1 The location and scale of the building is acceptable it being in a similar position and having a similar overall bulk to the existing Centre building. It will be prominent on Farnham Road which is appropriate for a leisure centre. Visibility from the street into the entrance foyer and pool will provide a lively frontage as The Centre does now. In terms of height the sports hall, the tallest part, will be 3 m lower than the peak of the main hall of existing building. The sports hall will be immediately south of where the current main hall is and will be in the middle of the site. The Farnham Road frontage will be about 4 metres higher than the front part of the existing building. This is acceptable as Farnham Road is quite wide and other buildings nearby are quite large.
- 9.2 Regarding the effect of the building on adjacent homes the view out of the rear of Buckingham Ave. East homes will be better than now as the protrusion at the rear of the building will be further away than now. The existing 6.5 m gap between the existing building and the flank, and garden, of 6 Buckingham Ave East will reduce to 3 metres. The height of the building at this point will be about 1 metre higher than existing. The proposal will reduce the gap between the Centre building and 102/104 Farnham Road (the old tax office now converted to flats) to 28 metres. The amenity of those new homes, plus the adjacent new block of flats, will not be adversely affected.

- 9.3 Regarding 6 Buckingham Gardens being closer to the side boundary than the current building this is not ideal. A 45 degree view out of rear windows will be blocked at a point 3 metres from the side boundary of the garden. However the submitted light study indicates this house will receive satisfactory levels of day and sun light. The view directly out from the rear will benefit from not having a building so close to the immediate rear of the garden.
- 9.4 The updated noise study indicates the plant at the rear of the building and on top within a screened area at first floor level will not have an adverse effect on adjacent residents. The plant area is adjacent to 6 Buckingham Ave. East. This is being checked by the Council's Neighbourhood Team. The study indicates some design details have yet to be submitted so a condition will be applied to deal with this. It is important that the plant will not cause a nuisance to nearby residents.
- 9.5 In terms of appearance of the building its rectangular form will make it appear bulkier than the existing building. The projecting upper storey along part of the frontage with its distinctive cladding and inset plus columns below will add interest to the otherwise long west façade. Visibility from Farnham Road into the building through the glazed panels along the entire ground floor will also add interest as will illumination, at night, through the translucent first floor level panels of the pool area. The Buckingham Ave East elevation, that faces the open space opposite, will be relatively plain compared to the existing windows of office accommodation on the north elevation. Elevations at the rear will be plain as they are now.
- 9.6 Whilst a leisure centre use requires box like shapes and limited glazing at upper level to be functional it does result in relatively plain facades. In this case the arrangement and choice of cladding helps break up the key facades and add interest. However further information on the materials and appearance and options for changes have been sought to ensure the overall appearance will be acceptable for a public facility on a key road in the town and that the design of the building will be perceived as good quality.
- 9.7 The frontage landscaping will remain, being outside the site, apart from the loss of two trees at the south end to allow for temporary construction site access. Replacement will be sought. The trees in the car park to be lost are not significant. New trees along the east boundary next to the nursery school will help screen the bulk of the building from the school. Other trees and shrubs are mainly overhanging from adjoining property or are within the existing car park that will not change.
- 9.8 In terms of community safety the walk route from the car park to the entrance will be visible from Farnham Rd and windows in the sports hall. The proposed car park to the rear will not be well overlooked

but there are very limited opportunities to put windows in the rear of the building. The scope for CCTV will be explored and lighting will be required by condition. Existing car parks, whilst partly out of site from the building entrance, are overlooked by adjacent residential property and by condition lighting will be retained or improved.

- 9.9 Subject to consideration of further information etc. requested regarding the appearance the proposal complies Core Strategy 9 and 12 Natural and built environment; Community Safety and Local Plan design policy EN1 and EN3.
- 9.10 Outstanding matters to be addressed are revisions requested regarding transport and highways, information and possible changes to the appearance, clarity about plant equipment and comments from the Neighbourhood team.

PART C: RECOMMENDATION

10.0 Recommendation

Delegate a decision to the Planning Manager to approve the proposal subject to satisfactory resolution of outstanding matters referred to above and alteration of or additions to draft conditions.

AMMENDMENT TO REPORT TO 18th JANUARY 2017 PLANNING COMMITTEE

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 3rd Feb. Planning Manager to consider any comments received.

NO CHANGE TO THE RECOMMENDATION