

PLANNING COMMITTEE

21st February 2018

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

1.0 AGENDA ITEM 5: P/10204/009: HURRICANE COURT, PARLAUNT ROAD

1.1 Consultations

1.2 Correction:

Paragraph 5.3 of the Committee Report states the consultation period ends on 02/03/2018 however the consultation date ends on 09/03/2018.

1.3 Consultation comments:

Since the completion of the committee report no further neighbour comments or comments from consultees have been received

1.4 Infrastructure Contributions

1.5 Further to Paragraph 16.2 of the committee report, the Education Authority has now confirmed a shortage in early years, secondary, and/or post 16 schools. The education contributions now amount to £62,388 for the following sites:

- Marish Primary School.
- New provision in Colnbrook.
- Wexham Secondary.

1.6 Highways and Parking

1.7 The applicant has not confirmed the number of charging points. The draft Slough Low Emission Strategy seeks 1 charging outlets per 10 spaces for communal parking, which to the provision of 4 charging outlets. Given the high take-up of plug in vehicles in Slough and plans for expansion under the Slough Electric Vehicle plan, it is recommended that suitable cabling is provided to allow further charging points to be installed at a later date. This can be secured by condition.

1.8 The visibility Splay for the access are yet to be confirmed and will be dealt with by finalising the conditions as per the recommendation.

1.9 Drainage

1.10 Further to Paragraph 15.2 of the committee report, the drainage calculations have now been submitted to the Lead Local Flood Authority for assessment. These calculations will be used to determine the drainage requirements that are to be secured by condition.

1.11 Conditions

1.12 The following condition should be added to the list of conditions within the committee report:

1. Electric vehicle charging

Prior to first occupation, details of 4no. electric vehicle charging bays with 4no. electric vehicle charging points and additional underground cabling to provide further charging points to be installed at a later date shall be submitted to and approved by the local planning authority.

No part of the development shall be occupied until the approved 4no. electric vehicle charging bays with 4no. electric vehicle charging points and additional underground cabling to provide further charging points to be installed at a later date have been fully installed and available for use. The 4no. electric vehicle charging points shall be maintained and retained in accordance with the approved details at all times in the future.

Reason: In the interest of ensuring the provision of sustainable modes of transport for occupiers and users of the development in accordance with Core Policies 7 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008, and the requirements of the NPPF 2012.

1.10 Recommendation – as per the main agenda with the additional condition set out above.

2.0 AGENDA ITEM 6: S/00597/007: MARISH PRIMARY SCHOOL, SWABEY ROAD

2.1 Time for determination of the application

2.2 An extension of time on the determination of this application has been agreed in writing with the applicant until 23 February 2018.

2.3 Correction:

Recommended Condition 4 has been amended to allow ground works to occur:

4. Archaeological Works

No construction works shall be carried out until the applicant or their agents or successors in title have completed and evidenced a programme of archaeological work in accordance with the written scheme of investigation as submitted on: "*Written Scheme of Investigation for an Archaeological Watching Brief*" prepared by CgMS, Dated January 2018 and Recd On 29/01/2018 .

REASON The site lies within an area of prehistoric archaeological potential. A programme of works is required to mitigate the impact of development and to record any surviving remains so as to advance our understanding of their significance in accordance with Paragraph 141 of the NPPF and local plan policy

2.4 **Correction:**

Recommended Condition 8 should have included a reason which was omitted from the report:

8. Plant and Noise

Prior to occupation of development, details for any air conditioning or other plant, machinery and their enclosures shall be submitted to and approved in writing by the Local Planning Authority. The approved plant shall be installed in accordance with the approved details and the scheme shall be enclosed and/or attenuated to ensure that noise from the installed plant does not, at any time, increase the ambient equivalent noise level by 5DbA measured from any adjoining or nearby properties in separate occupation.

REASON To protect local future occupiers of the development from nuisance in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

2.5 **Recommendation – as per the main agenda with the updated conditions referred to above.**

3 **AGENDA ITEM 7: UPDATE ON EMERGING PREFERRED SPATIAL STRATEGY FOR THE LOCAL PLAN FOR SLOUGH 2013**

3.1 The attached letter was sent from Cllrs Martin (Chiltern) and Read (South Bucks) to Cllr Martin Carter about the Committee report.

3.2 This expresses surprise that the report does not refer to Duty to Cooperate matters and progress on the proposed Northern Expansion of Slough.

3.3 It also requests close working on the transport modelling with Bucks and South Bucks/Chiltern.

3.4 The letter states that there are errors in the report regarding the proposed Sub Regional Growth Study.

Response

3.5 The report is an “update” on the progress on the Local Plan which covers a lot of areas but is not intended to be comprehensive. Progress on the Duty to Cooperate discussions that we have been having with a number of Authorities will be reported to a subsequent Committee.

3.6 It has not been agreed what the geographical area for the proposed Sub Regional Growth Study should be. We would like it to be the Eastern Berkshire Housing Market as currently defined on a best fit basis to Local Authorities. Chiltern and South Bucks have suggested in the letter that it should be the functional Housing

Market Area in which Slough sits. Although this has not yet been defined this could be a smaller area than the Eastern Berkshire HMA because it would exclude the northern part of South Bucks. As explained in the Committee report the first part of the study would involve deciding what the geographical extent of the work should be.

3.7 It should be noted that Chiltern/South Bucks have subsequently stated that:

“...the geography for the Sub-Regional Growth Study should indeed be *based* upon the functional housing market area in which Slough sits but this does not mean that the geography study area should *be* the same as the functional market area.”

3.8 This shows how complicated the position is.

3.9 **No change to the recommendation**

Councillor Peter Martin
Chiltern District Council

and

Councillor John Read
South Bucks District Council

Councillor Carter
Slough Borough Council

Send by E-mail

15th February 2018

Dear Councillor Carter

Slough Borough Council Planning Committee on 21st February 2018

It was good to meet you recently at our meeting with representatives of the Royal Borough of Windsor and Maidenhead and we are pleased that our authorities are moving forward jointly and hopefully with others on a Sub-Regional Study to consider options for meeting Sloughs anticipated unmet needs.

The purpose for writing now is to offer some comments and to seek some clarifications following publication of your Councils' Planning Committee report for the 21st February meeting on an "Update on Emerging Preferred Spatial Strategy For The Local Plan For Slough 2013-2036". As you know our authorities are engaged on an on-going basis under the Duty to Co-operate and so the following are offered as part of this Duty and hopefully will be helpful to you and your Planning Committee Members:

- a) We are pleased that your Council is making progress in identifying development opportunities in your Borough but note that the report does not take a view on the likely unmet development needs Slough Borough will have to 2036 nor does the report set out how or when this position is expected to be arrived at. It would be helpful to your Councils Duty to Co-operate bodies, including Chiltern and South Bucks District Councils', if more details could be provided even if as a broad range at this stage.
- b) In relation to options open for your Council to help meet its housing needs, we are surprised that neither the 21st February report or previous reports to your Planning Committee mention the "Objectively Assessed Need for Additional Housing – Memorandum of Understanding Between the Berkshire local authorities in the Western Berkshire and Eastern Berks & South Bucks Housing Market Areas, May 2017" particularly given Paragraph 5.1 of the document. Of course this is now public as published by Reading Borough Council. We

appreciate that this was signed by your predecessor Cabinet Member and so it would be helpful to understand yours and your Planning Committees position on this and the opportunities it could present to your Council.

- c) We are also surprised that in updating the Planning Committee there is no reference in the report to the draft Memorandum of Understanding we provided your officers with in September 2017 as this specifically seeks to deal with Duty to Co-operate matters relevant to the report. Again we appreciate that this draft followed a meeting with your Councils previous Leader and Cabinet Member for Planning in September 2017 however our collective officers were asked at that meeting to prepare a draft Memorandum of Understanding for members to consider and we are waiting for comments on this draft. Can we ask if you support the position set by your lead members in September?
- d) Specifically paragraphs 5.9 and 5.10 refer to a number of factors that your officers have taken into account and although we appreciate they are not intended to cover all aspects it is surprising that the report does not refer to on-going Duty to Co-operation discussions and latest positions as, as we are sure you agree, will be a critical factor and one which has a number of challenging matters for all of our authorities and others. In addition it is surprising that the report does not make references to:
 - i) the Chiltern and South Bucks Local Plan evidence base (which includes specific testing of northern extensions to Slough options and our Sustainability Appraisals) as this provides evidence that your Council in promoting a Northern Extension to Slough will need to consider/address.
 - ii) the Workshop your Council arranged with landowner/developer interests in the Northern Extension to Slough area to feedback on the Workshop and also to set out what additional work is proposed with key stakeholders particularly given that our officers view was that the Workshop highlighted significant delivery concerns for your Councils proposal. Your understanding of the outcome from this Workshop would be appreciated.
- e) We note that the report in a number of places refers to Transport Modelling being undertaken and we would like to check with you your understanding of or opportunities for Buckinghamshire County Council as our Highway Authority to be involved in this work. We consider this is essential given the cross border issues and the need for modelling to take account of growth proposals in Buckinghamshire. We raise this as we are concerned that sufficient close working on transport matters may not be happening and do not want any failure in this regard to impact on the validity of your evidence base work.
- f) We have mentioned the Sub Regional Growth Study above but would also like to draw your attention to what we consider to be two errors in the report linked to this. In Para 5.19 Chiltern District Council should be included as a partner and Para 5.66 incorrectly refers to "a holistic way across the Housing Market Area." This last point is of course corrected or contradicted in Para 5.69 and so this is raised to hopefully avoid any confusion or

misunderstanding with your Planning Committee members. The key point being that the Study will not relate to the Eastern Berkshire HMA but to the functional housing market area in which Slough sits with the Study first defining what this area should be.

We hope that the above is helpful and would be grateful if you could bring this letter to the attention of your Planning Committee members. We would also be grateful to receive your view on the above and shall look forward to our next meeting.

Yours sincerely,

Cllr. Peter Martin
Member for Little Chalfont
Cabinet Member Planning & Economic Development
Chiltern District Council

Cllr John Read
Member for Beaconsfield South
Cabinet Member Planning & Economic
South Bucks District Council

CC. Paul Stimpson