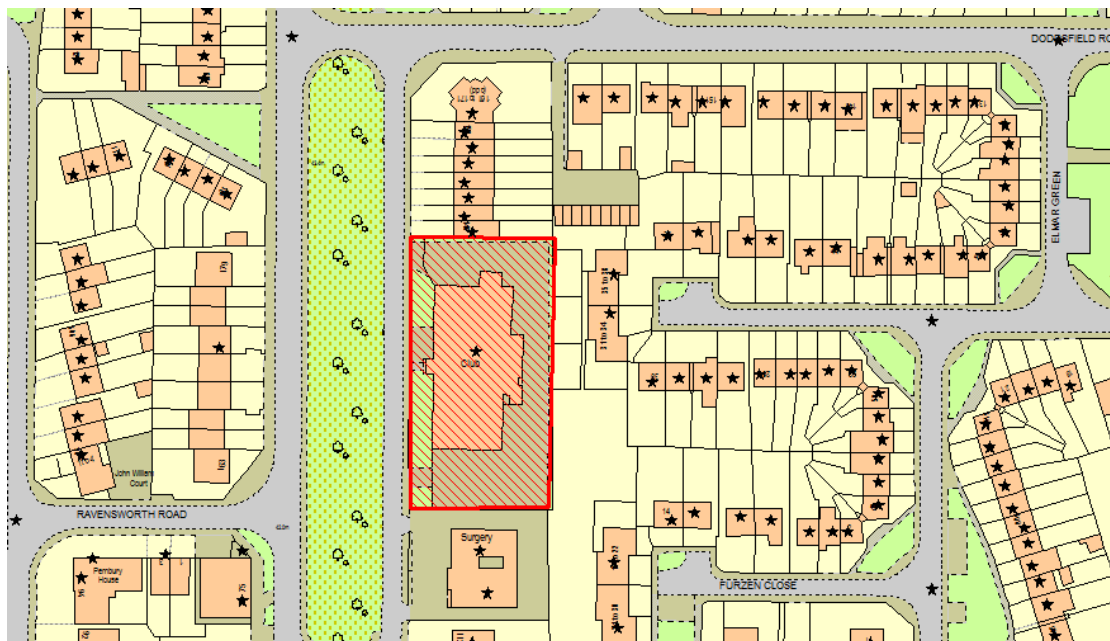


Registration Date:	20-Apr-2018	Application No:	P/04267/004
Officer:	Hannah Weston	Ward:	Britwell
Applicant:	Mr. David Freer, Slough Urban Renewal	Application Type:	Major
		13 Week Date:	20 July 2018
Agent:	Stride Treglown Promenade House, The Promenade, Clifton Down, Bristol, Avon, BS8 3NE		
Location:	Britwell Ex Servicemens Club, Wentworth Avenue, Slough, SL2 2DG		
Proposal:	Demolition of existing club house. Proposed new clubhouse and 12 x 3bed houses with parking and landscaping.		

**Recommendation:** Delegate to Planning Manager for approval



## P/04267/004

### 1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, and comments from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval.
- 1.2 Under the current constitution this application is being brought to Committee for decision because this is a major application.
- 1.3 The project stems from a desire to make full use of the now underused and oversized ex servicemen's club and in so doing release land to be used to improve Slough housing stock by providing affordable housing for the Council. An additional area of Council owned land is released from being landlocked by incorporation into this application.
- 1.4 **Members are asked to note that this application is similar to application P/04267/003 which is also on the agenda for this meeting. In consequence many sections of these reports are the same and Members may wish to avoid duplication by not reading the same sections twice.**

### PART A: BACKGROUND

#### 2.0 Proposal

- 2.1 The application is a full application for the '*Demolition of existing club house. Proposed new clubhouse and 12 x 3bed houses with parking and landscaping.*'

#### 3.0 Application Site

- 3.1 The application site is located to the east of Wentworth Avenue and comprises a large single storey, part two storey, club house with an approximate floorspace of 1024.8m<sup>2</sup> surrounded by hardstanding. This application includes an additional section of land to application P/04267/003, being a landlocked section of soft landscaping to the east of the site. Part of this addition section of land is currently used by the occupiers of the residential units on Furzen Close, with a greenhouse and raised flower beds, although it is understood that this is without permission and the greenhouse will be moved onto the shared garden for the properties on Furzen Close as part of the development.
- 3.2 The surrounding area is residential in character, with three storey terraces to the north, two storey units to the east, three storey units to the south, and two storey dwellings to the west. The application site is bordered immediately to

the south by a single storey pharmacy, dental practice and a two storey doctor's surgery. To the west of Wentworth Avenue is a shop 'Sam's Local'.

#### 4.0 **Relevant Site History**

- 4.1 P/04267/002 ERECTION OF A SINGLE STOREY FRONT EXTENSION AND INTERNAL ALTERATIONS.

Approved with Conditions 28-Jun-1985

- P/04267/001 ERECTION OF A DETACHED DOUBLE GARAGE

Approved with Conditions 10-Apr-1985

- P/04267/000 Erection of single storey extension at Britwell Ex-Serviceman's Club.

Approved with Conditions 09-Apr-1976

#### 5.0 **Neighbour Notification**

- 5.1 146, Wentworth Avenue, Slough, SL2 2DQ, 148, Wentworth Avenue, Slough, SL2 2DQ, 30, Woodford Way, Slough, SL2 2BY, 181, Wentworth Avenue, Slough, SL2 2AW, BERKSHIRE COUNTY COUNCIL, Britwell Library, Wentworth Avenue, Slough, SL2 2AW, 14, Furzen Close, Slough, SL2 2BX, Avenue Medical Centre, Wentworth Avenue, Slough, SL2 2DG, Britwell Ex Servicemens Club, Wentworth Avenue, Slough, SL2 2DG, 34, Woodford Way, Slough, SL2 2BY, 31, Woodford Way, Slough, SL2 2BY, 32, Woodford Way, Slough, SL2 2BY, 33, Woodford Way, Slough, SL2 2BY, 22, Furzen Close, Slough, SL2 2BX, 16, Furzen Close, Slough, SL2 2BX, 18, Furzen Close, Slough, SL2 2BX, 20, Furzen Close, Slough, SL2 2BX, 38, Woodford Way, Slough, SL2 2BY, 35, Woodford Way, Slough, SL2 2BY, 36, Woodford Way, Slough, SL2 2BY, 37, Woodford Way, Slough, SL2 2BY, 30, Furzen Close, Slough, SL2 2BX, 26, Furzen Close, Slough, SL2 2BX, 28, Furzen Close, Slough, SL2 2BX, Moonlight Dental Surgery, Wentworth Avenue, Slough, SL2 2DG, 163, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 165, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 167, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 169, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 171, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 173, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 175, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 177, Wentworth Avenue, Slough, Berkshire, SL2 2DQ, 179, Wentworth Avenue, Slough, Berkshire, SL2 2DQ.

- 5.2 Site notices displayed 23/04/2018  
Press notice displayed 27/04/2018 Slough Express No 10465

- 5.3 No comments were received at the time of writing this report. Should any comments be received they will be reported on the amendment sheet.

## 6.0 **Consultations**

### 6.1 **Transport and Highways Development, Resources, Housing and Regeneration**

- Details needed on landscaping to ensure that no hedge or vegetation above 0.6 metres is within 2.4 metres of the back of the footway to ensure adequate visibility.
- Access road should be built to an adoptable standard – the applicants should contact highways to discuss this.
- Parking spaces slightly within visibility splays of access road. Parking spaces could be moved forward but minimal impact.
- Details should be provided to show how parking bays will be marked out to distinguish from edge of highway – e.g. paving.
- Details required on who will maintain hedging along access road to ensure it does not encroach onto road.

Following these comments Highways have advised that further comments are to be provided prior to Planning Committee. Any further comments received will be reported on the amendment sheet.

### 6.2 **Tree Officer**

No trees on site and the only trees near the site are of a poor quality and should not be considered a restriction to development. If approved a detailed landscape plan should be conditioned.

### 6.3 **Lead Local Flood Authority**

We have reviewed the following information:

- Simpson Drawing 14787:213:01
- Simpson Drawing 14787:213:02
- Enzygo Ground Investigation
- Soakaway and permeable paving calculations

We have the following comments:

1. The substrata for the site is clays recorded at 0.8m, 1m and 1.5m below ground level upon gravel, upon sand recorded at 1.64m to 2.23m below ground level. The soakaway test, SA1, was undertaken at 2.31m, there is no trial pit log for this test. It is assumed, based on the other trial pits that at this depth the base of the test was in the sand substrata. A trial pit log for this test needs to be provided to confirm or otherwise.
2. It is noted on the drainage layout drawing that the sub-base for the permeable paving is to be taken down below the clay substrata, as

noted in point 1 this ranges from 0.8m to 1.5m. Gravel soils are present below the clay, however as noted in point 1 the infiltration rate of  $2 \times 10^{-5} \text{m/s}$  may have been undertaken within the sand as is therefore not applicable to the current permeable paving design. A trial pit log for SA1 needs to be provided.

3. Due to the size of the site and the varying substrata and depths of soakaways, additional soakaway tests at varying depths and locations need to be undertaken.

In summary the site can easily drain by infiltration, however they have only undertaken one test currently. We would like additional testing to be undertaken and a detailed design submitted, although you could chose to set this as a condition.

## 6.4

### **Contaminated Land Officer**

Historical mapping indicates although there is no potential contaminative land use associated with the site, the proposed development is located within 250m of an area where there is a potential for 1% of the houses to be affected by radon. Also, there are some areas potentially infilled with waste that could give rise to ground gases.

Based on the above information it is possible that migration of volatile contaminants might occur, affecting the proposed development and via inhalation pathways to the human health receptors (residents).

Therefore, the following conditions shall be placed on the Decision Notice:

1. Phase 1 Desk Study and Preliminary Risk Assessment (APAS code: NEN16)

Development works shall not commence until a Phase 1 Desk Study (DS) has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study shall incorporate a desk study (including a site walkover) to identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA).

REASON: To ensure that the site is adequately risk assessed for the proposed development and in accordance with Policy 8 of the Core Strategy 2008.

2. Phase 2 Intrusive Investigation Method Statement (APAS code: NEN17)

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.

### 3. Phase 3 Quantitative Risk Assessment and Site Specific Remediation Strategy (APAS code: NEN18)

Development works shall not commence until a Quantitative Risk Assessment (QRA) 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.

### 4. Remediation Validation (APAS code: NEN19)

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.

## 6.5 **Thames Water**

### Waste Comments

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.

'We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality)."

The proposed development is located within 15m of our underground waste water assets and as such we would like the following informative attached to any approval granted. The proposed development is located within 15m of Thames Waters underground assets, as such the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your->

development/Working-near-or-diverting-our-pipes.

Should you require further information please contact Thames Water. Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to surface water drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website. <https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>

Thames Water would advise that with regard to waste water network and waste water process infrastructure capacity, we would not have any objection to the above planning application, based on the information provided

#### Water Comments

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

#### 6.6 **Environmental Quality**

No comments received. Should any comments be provided they will be reported on the amendment sheet.

#### 6.7 **Crime Prevention Design Advisor, Local Policing Thames Valley Police**

No comments received. Should any comments be provided they will be reported on the amendment sheet.

#### 6.8 **Environmental Protection**

No comments received. Should any comments be provided they will be reported on the amendment sheet.

### **PART B: PLANNING APPRAISAL**

#### 7.0 **Policy Background**

##### 7.1 **National Planning Policy Framework and National Planning Policy Guidance:**

Core Policies: Achieving Sustainable Development

Chapter 1: Building a strong, competitive economy

Chapter 4: Promoting sustainable transport



Chapter 6: Delivering a wide choice of high quality homes  
Chapter 7: Requiring good design

The Slough Local Development Framework, Core Strategy 2006 – 2026,  
Development Plan Document, December 2008

Core Policy 1 – Spatial Strategy  
Core Policy 3 – Housing Distribution  
Core Policy 4 – Type of Housing  
Core Policy 6 – Retail, Leisure, and Community Facilities  
Core Policy 7 – Transport  
Core Policy 8 – Sustainability and the Environment  
Core Policy 10 – Infrastructure  
Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004

H9 – Comprehensive Planning  
H13 – Backland/infill development  
H14 – Amenity Space  
EN1 – Standard of Design  
EN3 – Landscaping  
EN5 – Design and Crime Prevention  
OSC17 – Loss of Community, Leisure or Religious Facilities  
T2 – Parking  
T8 – Cycle Network and Facilities

Composite Local Plan – Slough Local Development Plan and the NPPF - PAS  
Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at

present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

7.2 The planning considerations for this proposal are:

- Principle of development – reduction of a community facility and the provision of housing
- Impact on the character of the area
- Impact on residential amenity
- Living Conditions and Amenity Space for residents
- Crime Prevention
- Highways and Parking

## 8.0 **Principle of development**

8.1 At the heart of the NPPF is a presumption in favour of sustainable development which should be seen as a “golden thread running through both plan making and decision taking”. In respect of decision taking this means inter alia approving development proposals that accord with the development plan without delay.

8.2 Twelve core planning principles are identified which both should underpin plan making and decision taking. A number of these core principles are relevant to the current proposals being:-

- Always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings
- Support the transition to a low carbon future in a changing climate, taking full account of flood risk, the reuse of existing resources and the encouragement for using renewable resources
- Encourage the effective use of land by reusing land that has previously been developed, provided that it is not of high environmental value
- Actively manage patterns of growth to make the fullest possible use of Public Transport, walking and cycling, and focus significant development to locations which are or can be made sustainable.

## 8.3 **Community uses**

Core Policy 6 outlines that all community facilities should be retained, and where in exceptional circumstances it is agreed that community facilities may be lost or reduced in size to accommodate new development, developers will be required to contribute towards new or enhanced community facilities locally.

8.4 Local Plan Policy OSC17 outlines:

‘Development proposals which would result in the loss of a community, leisure, or religious facility will not be permitted unless it can be shown that:

- a) The facility is no longer required for alternative religious, leisure or community use;
- b) An acceptable alternative facility can be provided which would serve the existing uses; or
- c) It would be economically unviable to repair or alter the building for an alternative community use.’

- 8.5 The accompanying text to policy OSC17 outlines that in exceptional circumstances, in the event that a community facility is declared surplus to requirements and the building is not suitable for another leisure or community use, the site may be identified for housing to help meet local housing need.
- 8.6 The application site has an existing club house with a floorspace of approximately 1024.8m<sup>2</sup>. The application proposes to remove this clubhouse and erect a smaller single storey clubhouse with a floorspace of approximately 186.7m<sup>2</sup>. This amounts to a reduction in floorspace of 838.1m<sup>2</sup>. The proposed clubhouse would have parking to the front (west) and a garden area to the rear (east). The remainder of the site would be redeveloped to provide 12 semi-detached properties with front parking and rear gardens. These properties are to form affordable Council Housing.
- 8.7 A statement has been provided within the Design and Access Statement by the Chairman of the Ex-Serviceman’s Club and the Advisor to the Ex-Serviceman’s Club. On the 18<sup>th</sup> April 2018 a further statement was provided by the Advisor to the Club. These provide information on the operation of the club.
- 8.8 It is advised that the existing club closed in 2016 because the building was too large for the membership patronage it was receiving resulting in reduced profitability. At the time of closure the club was used for darts and pool matches but the facilities were greatly reduced. Berkshire County Darts teams used the building and bar but in 2015 and 2016 it was found to be a nil contributor to the club overheads. Over 50% of the floorspace was running at a loss and the only other use of the area was a couple of music nights an annum. In consequence the current building was found to be unviable.
- 8.9 This statement advises that membership in September 2016 was 102, with the average age being late forties but an age range between 23 and 89. Club membership has been in decline since 2010 and the usage of club facilities has seen a greater decline.
- 8.10 In consequence it was found to be unviable to continue the operation of the existing large clubhouse and a smaller building was needed to control costs. The site was marketed with a provision that a smaller replacement clubhouse would need to be provided on site. 38 bids were received for the site. Of these only one was from a community group, being for a nursery/playgroup.

However this offer did not provide a replacement clubhouse and was one of the lowest figures. As such it could not be accepted. No other community groups showed interest in the site.

- 8.11 It is advised that the club is intended to operate as previously, as a private members club. Based on usage when last opened, it is anticipated that there will be a usage of 10 to 15 members a night, and on special club nights with live music (once monthly) this may rise to 40 to 80 members. Other uses proposed in the building are drinking, talking, darts, pool, amusement machines, TV, bingo and cards (subject to licenses). Hours of use are likely to be 4pm to 11pm Monday to Friday, and 12pm to 11pm Saturday and Sunday. Staff numbers are likely to be one manager, two bar staff and a cleaner.
- 8.12 The statement advises that when operational only two parking spaces were provided on site which were rarely used other than for deliveries as most members walk to the club. The maximum level of parking needed on site for the club use is six parking spaces.
- 8.13 As is evident from these statements, the existing club building was no longer viable on site due to falling membership numbers and rising costs. As such a reduced space was required for the continued operation of this community facility. It is also clear that the site was marketed prior to the submission of this planning application and that only one community use showed interest in this site. This was rejected as the offer was not to a reasonable level for the site and no provision for a replacement club building was included. It is evident from a site visit that the existing building is in need of large scale repair works to enable it to be usable by any community group.
- 8.14 Local Plan Policy OSC17 relates to the loss of a community facility, however it is considered that the requirements of this policy can also be related to a proposed reduction in the floorspace of an existing community facility. It has been demonstrated that the existing club house is no longer required to the current size, and that there is no reasonable alternative community use for this site. The building is to be altered to provide a replacement community use to a smaller, and financial viable, size to allow its continued operation. As such it is considered that the principle of reducing the size of the community use on this site is acceptable.
- 8.15 Core Policy 6 outlines that when it is agreed that community facilities may be reduced in size to accommodate new development, developers will be required to contribute towards new or enhanced community facilities locally. In this circumstance the proposal is to replace the existing dilapidated club house building with a new and enhanced smaller replacement in accordance with Core Policy 6.
- 8.16 The accompanying text to Policy OSC17 outlines that if a community facility is declared surplus to requirements and the building is not suitable for another leisure or community use, the site may be identified for housing to help meet

local housing need.

- 8.17 In order to ensure that a replacement community facility is provided on site, in accordance with the aims of Core Policy 6 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policy OSC17 of The Local Plan for Slough 2004, a condition will be attached advising that none of the approved dwellings shall be occupied until the community facility is substantially completed on site.

#### Housing

- 8.18 The NPPF states at paragraph 49 in respect of delivering a wide choice of high quality homes it states that housing applications should be considered in the context of the presumption in favour of sustainable development.
- 8.19 Core Policy 1 sets out the overall spatial strategy for Slough requiring all developments to take place within the built up area, predominately on previously developed land. The policy seeks to ensure high density housing is located in the appropriate parts of Slough Town Centre with the scale and density of development elsewhere being related to the sites current or proposed accessibility, character and surroundings.
- 8.20 Core Policy 4 again emphasises that high density housing should be located in the Town Centre area and that outside the Town Centre the development will be predominately family housing at a density related to the character of the area. In particular, in suburban residential areas, there will only be limited infilling consisting of family houses which are designed to enhance the distinctive suburban character and identity of the area.
- 8.21 The application site falls outside of Slough town centre, and as such the provision of family dwellinghouses is considered acceptable in terms of land use. As such the principle of providing 12 family dwellings on the site is considered acceptable.

#### 9.0 **Impact on Visual Amenity**

- 9.1 The National Planning Policy Framework, in its overarching Core Planning principles state that planning should:

Proactively drive and support sustainable economic development to deliver the homes, business and industrial units infrastructure and thriving local places that the country needs.....always seek to ensure high quality design and a good standard of amenity for all existing and future occupants of land and buildings .....housing applications should be considered in the context of the presumption in favour of sustainable development.....good design is a key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

- 9.2 Core Policy 8 of The Slough Local Development Framework Core Strategy

2006-2026 Development Plan Document states:

All development in the borough shall be sustainable, of a high quality design, improve the quality of the environment and address the impact of climate change. With respect to achieving high quality design all development will:

1. be of a high quality design that is practical, attractive, safe, accessible and adaptable
2. respect its location and surroundings
3. be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style

- 9.3 Policy EN1 of the adopted Local Plan requires development proposals to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of: scale, height, massing, bulk, layout, siting, building form and design, architectural style, materials, access points and servicing, visual impact, relationship to nearby properties, relationship to mature trees.
- 9.4 The scheme has been designed in consultation with the Council's Officers through pre-application discussions. It is considered that the scheme now under consideration is of a high design standard that contributes positively to the character and appearance of the street scene, greatly enhancing the appearance of the site.
- 9.5 The application proposes to erect a replacement single storey clubhouse to the northern end of the site, with a row of four three storey terraced properties adjacent (housetype 1). To the south of this row of terraces would be an access road serving two pairs of two storey semi detached properties to the rear (east) of the site (housetype 2). To the front (west) of these would be a further two pairs of three storey semi-detached properties fronting Wentworth Avenue (housetype 3).
- 9.6 The proposed clubhouse would be approximately 18 metres wide with a depth between 10.3 and 10.8 metres. The clubhouse would be single storey with a pitched roof of a height of 7.2 metres. The proposed building would fall 0.5 of a metre behind the front elevation of the neighbouring property, 146 Wentworth Avenue, with a gap of just over 1 metre retained between the proposed building and 146 Wentworth Avenue. To the front of the site a parking court would be provided with landscaping to the boundaries, and to the rear a garden would be provided.
- 9.7 It is considered that the proposed clubhouse would appear as an improvement to the existing much larger and dilapidated clubhouse building. Being single storey with a pitched roof it is considered that the building would complement the character of the area and would not detract from the character and appearance of the street scene.

- 9.8 To the south of the proposed clubhouse a row of four three storey terraced properties would be erected. This row of terraces would have a combined width of 18.4 metres and a depth of 10.8 metres, and would be roofed with a gable fronted double pitched roof with valley between at a height of 10 metres. A 1 metre gap is retained between the northern elevation of this building and the clubhouse. Whilst 2 metres would normally be required between buildings to ensure there is not a terracing effect, it is the case that terraced properties are a characteristic of this area, and as such the minimal separation distance is considered acceptable in this case. Each property would be provided with a parking area and small soft landscaping area to the front, and garden to the rear.
- 9.9 To the south of this row of terraces would be an access road providing vehicle access to the rear (east) of the site. Within the rear of the plot two pairs of semi-detached two storey dwellings are proposed. These pairs of semi-detached properties would have a combined width of 12.6 metres with a depth of 9.1 metres and would have pitched roofs with a height of 9.9 metres. 1 metre gaps would be retained with the boundaries and between each set of properties, and as with the terraces above, this minimal separation is considered acceptable in this location.
- 9.10 Forward of the above semi-detached properties, two further pairs of semi-detached properties are proposed to the front (west) of the site. These pairs of semi-detached properties would be three storey with a height of 10.2 metres, and would have a width of 11.4 metres and a depth of 8.8 metres. These properties would have pitched roofs fronting the streetscene. 1 metre gaps would be retained between the two buildings and with the boundary to the south, and as with the above this is considered appropriate for this location. These proposed dwellings would include front dormer style roof projections which break the eaves line of the properties. Front dormer windows and roof projections are a characteristic of this section of Wentworth Avenue, and as such are considered acceptable for these properties.
- 9.11 As is evident from the above, three different styles are proposed for the residential units being introduced to this site, with varying roof profiles and fenestration detailing. It is the case that Wentworth Avenue is characterised by a mixture of designs, with gable ends and pitched roofs fronting the street scene, with varying heights, and with a mixed character of modern and traditional designs. With this varied character, it is considered that the use of three different dwelling types on this site is appropriate, and that each will contribute to the character and appearance of the street scene.
- 9.12 It is considered that the introduction of the proposed dwellings would improve the character and appearance of this site from the street scene. As current the site consists of a large run down clubhouse with the remaining land covered in concrete. The proposed works would ensure that the level of hardstanding on this site is reduced and soft landscaping introduced to soften the appearance of the site from the street scene. The proposed dwellings would be of a

character that compliments the surrounding street scene and would be set back from the street to follow the building line of neighbouring properties, set further to the east away from the street than the existing clubhouse building.

9.13 It is considered that the proposed works would greatly improve the character and appearance of the street scene and of the site, resulting in the redevelopment of an existing rundown site to the benefit of Wentworth Avenue.

10.0 **Impact to neighbouring residential properties**

10.1 The impact on adjacent residential properties is assessed against Core Policy 8 and Local Plan Policy EN1.

10.2 Core Policy 8 of the Local Development Framework, Core Strategy, states that *“The design of all development within existing residential areas should respect the amenities of adjoining occupiers.”*

10.3 Policy EN1 of the Adopted Local Plan states that *“all development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surrounding”*, in accordance with the criteria set out in that policy.

10.4 The proposed clubhouse building would be single storey. Two windows are proposed on the northern elevation facing the flank wall of 146 Wentworth Avenue, which does not contain any window openings. A number of window openings are proposed on the front (west) and rear (east) elevations. The windows to the front would offer a view over the parking area and to the street at the front of the site and, as such, would not result in overlooking issues. The windows to the rear would look over the garden of the clubhouse and to the boundary with properties on Woodford Way. A gap of 13.6 metres is retained between the rear elevation of the clubhouse and the boundary, and a distance of 22.8 metres between the rear elevation of the clubhouse and the rear elevation of 31-38 Woodford Way. This distance, combined with the building being single storey would ensure that there would not be an overlooking issue from these windows. The proposed clubhouse would not result in overshadowing of neighbouring properties, being single storey.

10.5 The proposed clubhouse would also allow members to use a rear garden area, with a patio with benches area provided immediately adjacent to the rear of the building and soft landscaping to the east of this. Whilst this would give rise to the potential for members to walk up to the boundaries with 31-38 Woodford Way to the east, 146 Wentworth Avenue to the north, and the proposed property plot 1 to the south, this relationship already exists on site. The current site consists of a large clubhouse building with hardstanding surrounding. Any visitors to the clubhouse would be able to walk up to all neighbouring boundaries. In consequence it is not considered that there would be an unacceptable impact upon neighbours as a result of this garden area over that previously found on this site.

10.6 In line with this, the use of the site for a clubhouse is as existing, and the introduction of a replacement much smaller clubhouse is not considered to



worsen the impact upon neighbouring amenity. To limit potential noise impacts upon neighbouring amenity, it is considered that the use of the outside area and opening hours should be restricted through condition. Subject to these conditions, it is considered that the replacement clubhouse would have an acceptable impact upon neighbouring amenity when compared to that currently existing.

10.7 The proposed terraced dwellings are provided with rear gardens of a depth of 14.8 metres to the rear (east) boundary, being a minimum of 24 metres from the rear wall of the nearest neighbouring dwelling. It is considered that this separation distance ensures that the rear (east) windows will not result in unacceptable overlooking issues. No windows are proposed in the side elevations and the front windows would look over the street scene of Wentworth Avenue. As such these dwellings do not result in unacceptable overlooking issues. The proposed dwellings would not result in unacceptable overshadowing of any neighbouring property, and it is not considered that these dwellings would appear overbearing, being set away from neighbouring boundaries.

10.8 The proposed rear set of semi-detached properties would be positioned such that the rear elevations look towards the rear gardens of properties on Woodford Way and Furzen Close as opposed to towards any habitable windows within neighbouring properties. Plots 5 and 6 have garden depths of 9 metres, and would border the rear garden of 30 Woodford Way to the east. Whilst this would create a degree of overlooking of the rear garden of 30 Woodford Way that is not currently seen, it is considered that the separation distance is sufficient to ensure that this is not an unacceptable relationship. Plots 7 and 8 would have garden depth of 9.6 metres and would border the rear garden of 14 Furzen Close to the east. As with plots 5 and 6, whilst this would introduce a degree of overlooking that is not currently seen, it is considered that the separation distance is sufficient to ensure that this is not an unacceptable relationship. It is also noted that existing vegetation screening will assist in screening any view from these dwellings. Due to this relationship it is considered that the proposed units would not appear unacceptably overbearing to neighbouring properties, and the proposed units would not result in an unacceptable loss of light or overshadowing of neighbouring properties.

10.9 Landing windows are shown within the side (north and south) elevations of plots 5-8. With these windows falling 1 metre from the boundary, it is considered that a condition should be attached to any approval requiring these windows to be obscure glazed and non-opening below 1.7 metres. Additionally, it is considered that a condition should be attached removing permitted development rights for new window opening and roof alterations, such as dormer windows, to protect neighbouring amenity.

10.10 A separation distance of between 12 and 14 metres is retained between the front elevations of plots 5-8 and the rear boundaries of plots 9-12. This separation is considered sufficient to ensure that there would not be an unacceptable overlooking relationship between these plots.

10.11 It is not considered that the proposed front set of semi-detached properties (units 9-12) would result in unacceptable overlooking impacts, with an acceptable separation distance with the proposed units to the rear, and with the front (west) windows looking over the street to the front. These units are

shown to have landing windows at loft level on the side (north and south) elevations. To protect against potentially unacceptable overlooking, it is considered that these should be conditioned to be obscure glazed and fixed shut. Due to the positioning of these units away from neighbouring properties, it is not considered that there would be an impact upon neighbouring residential amenity in terms of overshadowing or loss of light, and it is not considered that these units would appear overbearing from neighbouring properties.

10.12 In consequence it is considered that subject to restrictions on opening hours, and the conditioning of side windows and new openings, the proposal would not have an unacceptable impact upon the living conditions of neighbours and the proposal is considered to be consistent with Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan.

#### 11.0 **Living Conditions and Amenity Space for residents**

11.1 The NPPF states that planning should always seek to secure a quality design and a good standard of amenity for all existing and future occupants of land and buildings

11.2 Policy H14 of the Adopted Local Plan states that development will only be allowed with the provision of the appropriate amount of private amenity space with due consideration given for type and size of the dwelling, quality of the proposed amenity space, character of the surrounding area in terms of type and size of amenity space and the proximity to existing public open space and play facilities. This policy is further backed up with the Councils Guidelines for the Provision of Amenity Space around Residential Dwellings.

11.3 The residential dwellings are all proposed to be three bedroom properties, and as such require a minimum garden size of 9 metres of 50 square metres. Each unit is provided with a garden size above the required minimum. As such it is considered that a good level of amenity space is provided for the proposed dwellings in accordance with policy H14 of the Local Plan. There are also no other aspects of the proposal that are considered to result in any substandard living conditions of the occupants of these new dwellings.

#### 12.0 **Crime Prevention**

12.1 Policy EN5 of the adopted Local Plan states all development schemes should be designed so as to reduce the potential for criminal activity and anti-social behaviour. With the scheme being outside of the town centre, and being of a good design, it is not considered necessary to require the development to comply with secured by design requirements by the imposition of a planning condition. However, officers have assessed the scheme in terms of its 'secured by design' principles and consider that there are a number of features that assist the development to be considered to comply with secured by design principles; in particular the application proposes secure gated access to each passageway in this development, ensuring that access to the rear garden spaces should only be by the residents, timber effect front doors

(to secured by design standards), overlooked parking areas and planting in front of fencing to create defensible spaces.

13.0 **Highways and Parking**

13.1 The NPPF outlines that transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. In considering developments that generate significant amounts of movements, Local Authorities should seek to ensure they are located where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Plans and decisions should take account of whether improvements can be taken within the transport network that cost-effectively limits the significant impact of the development. The NPPF supports the adoption of local parking standards for both residential and non-residential development and also states that development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians.

13.2 Paragraph 32 of the NPPF states that '*Development should only be prevented or refused on transport grounds where the residual cumulative impacts of development are **severe***'.

13.3 Core Policy 7 requires that development proposals will have to make appropriate provisions for reducing the need to travel, widening travel choices and making travel by sustainable means of transport more attractive than the private car, improving road safety, improving air quality and reducing the impact of travel upon the environment.

13.4 Local Plan Policy T2 requires residential development to provide a level of parking appropriate to its location and overcome road safety problems while protecting the amenities of adjoining residents and the visual amenities of the area.

13.5 The application proposes 7 standard size parking spaces and 1 disabled parking space for the proposed club. Four cycle parking spaces are also provided. The Council's Highways department have been consulted on this proposal and have advised that the level of parking provided is acceptable for the proposed club use.

13.6 Each dwelling is provided with two vehicle parking spaces alongside a secure cycle store within the rear gardens, in compliance with the requirement for three bedroom dwellings.

13.7 In order to provide the required level of parking for the dwellings and club house the proposal would result in the removal of the existing two access points and the insertion of an access for the club, two shared access points for units 1-4, an access point for the road to plots 5-8, and two long extended access points for plots 9-12. Whilst extended access points are not normally

considered acceptable, this characteristic is similar to that existing on the neighbouring residential units to the north (146-158 Wentworth Avenue) and is necessary to facilitate the regeneration of this site. The Highways department were consulted on the proposed access points and raised no objection.

13.8 The proposed new access points would result in a subsequent reduction in on street parking provision on Wentworth Avenue. It is the case that at certain points in the day on-street parking is at capacity on this section of Wentworth Avenue. It is understood that this parking is by users of the dental practice, doctor's surgery and pharmacy and potentially the staff of those premises, alongside some resident parking. The building containing the doctor's surgery, pharmacy and dentists includes a car park for visitors, and officers have noted that some users were parking on street as opposed to utilising vacant spaces within the car park. In the circumstances, it is considered that at least a proportion of the on-street parking that is currently occurring is due to a preference to park on-street rather than in a vacant space within the car park, whilst some of the on-street parking is from local residents. Therefore, some of the overflow parking required for the doctor's surgery, dental practice and pharmacy could be accommodated through an improved parking strategy for that site. In regards to residential parking on this street officers noted on site visits that there were parking opportunities on neighbouring streets.

13.9 Officers have been informed by the Council's Highways Department that a holding objection will be raised to the loss of on-street parking unless re-provision is provided by the developers on the verge opposite the site. The verge in question is an area of attractive open space that has a strong visual benefit to this section of Wentworth Avenue. This area of green space contributes to the character and appearance of the area. It is considered that the removal of this green space to provide car parking would have a detrimental impact upon the character and appearance of the area that would not be an acceptable solution to the displacement of some on-street parking in planning terms.

13.10 Whilst the proposal would result in the loss of some on-street parking, it is not considered that this loss is so detrimental as to warrant requiring the developer of a fully affordable housing scheme at Britwell Ex-Servicemen's Club to provide replacement parking on the verge opposite the site to the detriment of the character and appearance of the street scene. The application proposes to provide 12 affordable houses alongside a replacement community facility, assisting in regenerating this section of Wentworth Avenue, repairing the street scene and it is considered that these significant public benefits; in particular the provision of 12 fully affordable new family dwellings that address the Council's Core planning objective outweighs the loss of a small number of on-street parking spaces. As such, whilst the proposal would result in the loss of on-street parking in this section of Wentworth Avenue, this is not considered to be unacceptable to a level that would warrant refusal.

#### 14.0 **Affordable Housing**

14.1 The application adds 12 dwellings to the site and as such an affordable housing contribution is not required. However, this application is to provide a fully affordable housing scheme, with the properties being Council housing.

The provision of a fully affordable housing scheme is a commendable addition that will assist in providing required housing need within the Borough.

- 14.2 Whilst it is understood that these properties are to remain as Council Housing for the foreseeable future, it would not be reasonable to require a legal agreement to be signed to ensure the proposed dwellings remain affordable housing in perpetuity. This is because affordable housing is only required within Slough Borough for proposals of 15 or more units.

### **Planning Conclusion**

15.0 **PART C: RECOMMENDATION**

- 15.1 Having considered the relevant policies set out below, and comments from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for approval subject to conditions, and consideration of any requirements from the Environmental Quality officer, the Environmental Protection officer and the Crime Prevention officer.

16.0 **PART D: LIST OF CONDITIONS AND INFORMATIVES (TBC)**

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

- (a) Drawing No. 152098-STL-P\_001, received 18/04/2018;
- (b) Drawing No. 152098-STL-P\_002, received 18/04/2018;
- (c) Drawing No. 152098-STL-P\_005 Rev A, received 11/05/2018;
- (d) Drawing No. 152098-STL-P\_010 Rev B, received 25/04/2018;
- (e) Drawing No. 152098-STL-P\_011 Rev A, received 11/05/2018;
- (f) Drawing No. 152098-STL-P\_021, received 18/04/2018;
- (g) Drawing No. 152098-STL-P\_022 Rev A, received 18/04/2018;
- (h) Drawing No. 152098-STL-P\_030 Rev A, received 18/04/2018;
- (i) Drawing No. 152098-STL-P\_040, received 18/04/2018;
- (j) Drawing No. 152098-STL-P\_041, received 18/04/2018;
- (k) Drawing No. 152098-STL-P\_042, received 18/04/2018.

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. The materials to be used in the development shall be as outlined within 'Britwell ex servicemen's club – materials schedule' Job number 152098, unless otherwise agreed in writing by the Local Planning Authority.

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. No development shall commence on site until a detailed landscaping scheme and replacement tree planting proposal 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, the type, density, position and planting heights of new trees and shrubs, and a management plan for the upkeep of these (cutting of grass and hedges).

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. No house shall be occupied until its associated boundary treatment has been constructed in accordance with the approved details. The agreed upkeep management plan shall be implemented on site and undertaken in accordance with the agreed details unless otherwise agreed in writing by the LPA.

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

5. Further to drainage documents Simpson Drawing 14787:213:01, Simpson Drawing 14787:213:02, Enzygo Ground Investigation, and Soakaway and permeable paving calculations prior to the commencement of the development hereby permitted trial pit calculations and soakaway tests shall be submitted to and approved in writing by the LPA. These trial pits shall include a trial pit log for the soakaway test, and trial pit log for SA1, and soakaway tests at varying depths and locations. The scheme shall be implemented and maintained as approved.

REASON To ensure that the proposal is provided with a satisfactory means of drainage and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December

2008.

6. No part of the development shall commence until a Construction Traffic Management Plan has been submitted to and agreed in writing by the Local Planning Authority. The Plan shall include details of:

- (i) Construction access;
- (ii) Vehicle parking for site operatives and visitors;
- (iii) Loading/off-loading and turning areas;
- (iv) Site compound;
- (v) Storage of materials;
- (vi) Precautions to prevent the deposit of mud and debris on the adjacent highway.

The development hereby permitted shall thereafter be carried out in accordance with the approved Construction Management Plan.

REASON To minimise danger and inconvenience to highway users.

7. No development shall begin until details of a scheme (Working Method Statement) to control the environmental effects of demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include:

- (i) control of noise
- (ii) control of dust, smell and other effluvia
- (iii) control of surface water run off
- (iv) site security arrangements including hoardings
- (v) proposed method of piling for foundations

The development shall be carried out in accordance with the approved scheme or as may otherwise be agreed in writing by the Local Planning Authority.

REASON In the interests of the amenities of the area.

8. No building shall be occupied until a scheme for external site lighting including details of the lighting units, levels of illumination and hours of use for the club house hereby permitted has been submitted to and approved in writing by the Local Planning Authority. No lighting shall be provided at the site other than in accordance with the approved scheme.

REASON In the interests of the amenities of the area and to comply with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008.

9. No development shall commence on site until details of the proposed boundary treatments including position, external appearance, height

and materials have been submitted to and approved by the Local Planning Authority. Once approved, a suitable means of boundary treatment shall be implemented on site in accordance with the approved details prior to the first occupation of the development and retained at all time on the future.

REASON To safeguard the visual amenities of the locality and the privacy and amenity of adjoining properties, in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

10. The window(s) to be created in the first floor on the northern and southern elevations of plots 5, 6, 7, 8, 9, 10, 11 and 12 shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The window(s) shall not thereafter be altered in any way without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to adjoining occupiers in accordance with Policy H15 of The Adopted Local Plan for Slough 2004.

11. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no window(s), other than those hereby approved, shall be formed in the northern or southern side elevations of the approved buildings without the prior written approval of the Local Planning Authority.

REASON To minimise any loss of privacy to occupiers of adjoining residential properties in accordance with Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, December 2008.

12. Notwithstanding the terms and provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order), Schedule 2, Part 1, Classes A, B and C, no extensions or roof alterations to the dwellings (plots 1-12) hereby permitted shall be undertaken without the express permission of the Local Planning Authority.

REASON To safeguard that character and appearance of the area and to safeguard neighbouring amenity.

13. Prior to commencement of development, details of the proposed cycle parking provision (including location, housing and cycle stand details) shall be submitted to and approved in writing by the Local Planning Authority. The cycle parking shall be provided in accordance with these details prior to first 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 at the site, in accordance with Policy T8 of the Local Plan for Slough 2004 and to meet the objectives of the Slough Integrated Transport Strategy.

14. No part of the development shall be occupied until the new means of access have been sited and laid out in accordance with the approval plans and constructed in accordance with Slough Borough Council's Design Guide.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

15. No part of the development shall be occupied until the redundant means of access have been removed and the footway re-instated and laid out in accordance with plans that shall first have been submitted to and approved in writing by the local planning authority and the works shall be constructed in accordance with Slough Borough Council's Design Guide.

REASON: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

16. No part of the development shall be occupied until pedestrian visibility splays of 2.4 x 2.4 metres (measured from the back of footway) have been provided on both sides of the access points and the area contained within the splays shall be kept free of any obstruction exceeding 600 mm in height above the nearside channel level of the carriageway at all times thereafter.

REASON: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

17. No part of the development shall be occupied until visibility splays have been provided on both sides of the access points between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

REASON: To provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

18. Prior to the first use of the club house hereby permitted the parking spaces, as shown in plan 152098-STL-P\_010 Rev B shall be provided on site. These parking spaces shall thereafter be retained solely for the parking of vehicles in connection with the club house.

REASON To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway, and to ensure adequate car parking to serve the development in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

19. Prior to first occupation of the dwellings hereby permitted the parking spaces for each dwelling shown in plan 152098-STL-P\_010 Rev B shall be provided on site. These parking spaces shall thereafter be retained solely for the parking of vehicles.

REASON To ensure adequate car parking to serve the development in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

20. The club house bin store shown in plan 152098-STL-P\_021 shall be provided on site prior to the first use of this building and shall be retained at all times in the future for this purpose unless otherwise agreed in writing by the LPA.

REASON In the interests of visual amenity of the site in accordance with Policy EN 1 of The Local Plan for Slough 2004.

21. The club house hereby permitted shall not be open to members of the public /customers outside the hours of 09:00 hours to 23.00 hours on Mondays-Saturdays and 10:00 hours to 23:00 hours on Sundays and Bank/Public Holidays unless otherwise agreed in writing by the local planning authority.

REASON To ensure that the use of the premises does not prejudice the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

22. There shall be no access to the rear (east) outside space of the club house by users of the club house outside the hours of 09:00 hours to 22.00 hours on Mondays-Saturdays and 10:00 hours to 21:00 hours on Sundays and Bank/Public Holidays unless otherwise agreed in writing by the local planning authority.

REASON To ensure that the use of the premises does not prejudice

the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

23. No vehicles for delivery purposes to the club house may arrive, depart, be loaded or unloaded within the general site except between the hours of 09:00 and 18:00 Mondays to Fridays and 09:00 and 13:00 hours on Saturdays and at no time on Sundays or Bank Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Policy Core 8 of the Core Strategy and to ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway in accordance with Policy T2 of The Local Plan for Slough 2004.

24. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) (England) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), the club house hereby permitted shall be used for Class D2 purposes only and for no other purpose unless otherwise agreed in writing by the local planning authority.

REASON In order protect the amenities of the area.

25. Development works shall not commence until a Phase 1 Desk Study (DS) has been submitted to and approved in writing by the Local Planning Authority. The Phase 1 Desk Study shall be carried out by a competent person in accordance with Government, Environment Agency and Department for Environment, Food and Rural Affairs (DEFRA) guidance and approved Codes of practices, including but not limited to, the Environment Agency model procedure for the Management of Land Contamination CLR11 and Contaminated Land Exposure Assessment (CLEA) framework, and CIRIA Contaminated Land Risk Assessment Guide to Good Practice C552. The Phase 1 Desk Study shall incorporate a desk study (including a site walkover) to identify all potential sources of contamination at the site, potential receptors and potential pollutant linkages (PPLs) to inform the site preliminary Conceptual Site Model (CSM) and Preliminary Risk Assessment (PRA).

REASON: To ensure that the site is adequately risk assessed for the proposed development and in accordance with Policy 8 of the Core Strategy 2008.

26. 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.

27. Development works shall not commence until a Quantitative Risk Assessment (QRA) 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.

28. 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.

29. No dwelling shall be occupied until a verifiable method for the implementation of necessary works to improve the highway as agreed with the Council's Highways department have been undertaken..

REASON: To ensure that necessary works to minimise highway danger, obstruction and inconvenience as a result of this development are undertaken, in accordance with Core Policy 7 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

30. During the demolition/construction phase of the development hereby permitted, no work shall be carried out on the site outside of the hours of 08:00 hours to 18:00 hours Mondays-Fridays, 08.00 hours-13.00hours on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON: To protect the amenity of residents within the vicinity of the site in accordance with the objectives of Policy EN26 of The Local Plan for Slough 2004.

31. During the construction phase of the development hereby permitted, there shall be no deliveries to 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.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

32. No dwelling permitted within this application shall be occupied until the community facility has been substantially completed on site.

REASON: To ensure a replacement community facility is provided, in

accordance with Core Policy 6 of the Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and Policy OSC17 of The Local Plan for Slough 2004.

INFORMATIVES:

1. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner through pre-application discussions. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.

2. Highways:

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.

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 license 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.

3. There are public sewers crossing or close to your development. Thames Water advise to read their guide for working near or diverting our pipes. <https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.
4. A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be

directed to Thames Water's Risk Management Team by telephoning 02035779483 or by emailing [wwqriskmanagement@thameswater.co.uk](mailto:wwqriskmanagement@thameswater.co.uk). Application forms should be completed on line via [www.thameswater.co.uk/wastewaterquality](http://www.thameswater.co.uk/wastewaterquality).

5. The proposed development is located within 15m of Thames Waters underground assets; as such the development could cause the assets to fail if appropriate measures are not taken. Please read Thames Water guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near their pipes or other structures.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Planning-your-development/Working-near-or-diverting-our-pipes>.  
Should you require further information please contact Thames Water.  
Email: [developer.services@thameswater.co.uk](mailto:developer.services@thameswater.co.uk) Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB
6. If the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further information please refer to our website.  
<https://developers.thameswater.co.uk/Developing-a-large-site/Apply-and-pay-for-services/Wastewater-services>
7. It is advised that Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.
8. The developer is advised to contact the Council's Highways Department to discuss the terms of the Section 278 agreement.