

PLANNING COMMITTEE

4th July 2018

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

1.0 ADDITIONAL CONSULTATION RESPONSES

- 1.1** The Lead Local Flood Authority has provided a consultation response on 25 June 2018 stating that the submitted information addresses the previous concerns, subject to the applicant installing a Polypipe Rigidstorm X4 Storm Water Treatment system before the surface water enters into the cellular soakaway. This requirement has been incorporated into condition 7 recommended in the Planning Committee report.
- 1.2** The Local Highway Authority has raised concerns about the number of staff cycle parking spaces that has been reduced to 6-8 spaces provided in a part enclosed cycle rack by compared with the original provision of a 2 tier cycle rack accommodating 20 cycles. Whilst this provision is disappointing, the Council does not consider that the application could be refused on the lack of cycle parking provision.

1.3 POINT OF CLARIFICATION

Paragraph 9.5 of the committee report refers to the delivery of the affordable housing as being prior to the occupation of the hotels. However, the s106 agreement would be drafted to require the delivery of the affordable housing as being **prior to the occupation of the (precise number to be agreed) residential units**.

1.4 PART C: RECOMMENDATION

There are a couple of minor changes to the recommendation as set out in bold below which would allow further discussion on conditions where necessary. However, it is still recommended that the application be delegated to the Planning Manager for:

A) Approval subject to:-

- 1) No new substantive planning issues being raised following the close of the consultation period and the resolution of the following;
- 2) The satisfactory completion of a s106 agreement to secure the affordable housing provision on the donor site located at Alpha Street Car Park for 14 residential units (application 00539/002), a review mechanism for affordable housing and infrastructure, compliance with the Travel Plan and a preclusion for future residents not obtaining parking permits **and conditions listed in the main report and in the amendment report and any finalising of them or;**

B) Refusal if, the s106 Agreement is not completed by 5th July 2019.

1.5 PART D: LIST OF CONDITIONS AND INFORMATIVES

The revision to condition 7 on surface water drainage as requested by the Lead Local Flood Authority is set out below together with a new condition and associated informative is recommended requiring details of the proposed hard landscaping on the site.

Revised Condition 7 on Surface Water Drainage (revisions in bold below)

The surface water control measures shall be carried out in accordance with the following details:-

- Flood Risk Assessment (FRA) (Rev 2, Dated: 24/10/2017)

- Site Investigation & Geo-Environmental Assessment Rev 1 (Ref: MES/1711/TER030-Nov 2017)
- Old Library Slough Drainage Maintenance Document (dated 25 April 2018)
- OLS-TER-ZZ-00-DD-S-900103 Rev P1 Details
- OLS-TER-ZZ-00-DP-S-900102 Rev P1 GA Exceedance Flow Path Mark Up
- Pre Dev Response Ref DS6038250 12-09-17
- Surface Water Drainage Pro-forma Old Library Site
- Calculations of Justification Drainage report(ter-cal-100002-2781.uk01-lph drainage-c)
- Steve Haswell's email (dated 11 June 2018)
- Rigidstorm-X4 Stormwater Treatment System as referred to on the Data sheet shall be installed **before the surface water enters into the cellular soakaway. If there are multiple entry points, the treatment system should be installed at each individual point.**
- Thames Water email (dated 18 December 2017)

The surface water control measures shall be retained thereafter and the drainage system shall be managed and maintained for the lifetime of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

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

Deletion of Condition 8

Given the requirements of condition 7, it is recommended that condition 8 now be deleted.

Revision to Condition 14 (revisions in bold below)

Contaminated Land

Notwithstanding conditions 15 and 16, the developer shall carry out a watching brief during site work and shall draw to the attention of the Local Planning Authority to the presence of any unsuspected contamination (to soil or/and water, determined by either visual or olfactory indicators) encountered during the development.

In the event of contamination to land and/or water being encountered, no development or part thereof shall continue until a programme of investigation and/or remedial work to include details of the remedial scheme and methods of monitoring, and validation of such work undertaken has been submitted to and approved in writing by the Local Planning Authority.

None of the development shall be commissioned and/or occupied until the approved remedial works, monitoring and validation of the works have been carried out and a full validation report has been submitted to and approved in writing by the Local Planning Authority.

In the event that no significant contamination is encountered, the developer shall provide a written statement to the Local Planning Authority confirming that this was the case, and only after written approval by the Local Planning Authority shall the development be commissioned and/or occupied.

REASON To ensure that any ground and water contamination is identified and adequately assessed, and that remediation works are adequately carried out, to safeguard the environment and to ensure that the development is suitable for the proposed use.

New Condition – Hard Landscaping

The construction of the buildings above damp proof course level shall not commence on site until a detailed hard landscaping scheme has been submitted to and approved in writing by the Local

Planning Authority. This scheme should include details / samples of the material to be used on the hard surfaces including the design of the access road which shall include compliance with the surface water drainage mitigation as approved under condition 7 of this planning permission. On substantial completion of the development, the approved scheme of hard landscaping shall have been constructed.

REASON In the interests of the visual amenity of the area in accordance with Policy EN3 of The Adopted Local Plan for Slough 2004 and in the interests of highway safety and to ensure that surface water discharge from the site is satisfactory and shall not prejudice the existing sewerage systems in accordance with Policy 8 of the adopted Core Strategy 2006 - 2026.

New Condition - Levels

No development shall commence until plans showing details of: existing and finished ground levels; finished floor levels; and, the position and height of retaining walls has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

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.

New Informative 12

The applicant is advised that the hard surfacing to be used in the access road and the rear servicing area shall be carefully designed to ensure that a variety of materials are used to differentiate the areas of public and private realm within the development and to ensure that highway safety is not compromised.

S/00539/003: Car Park, Alpha Street North

AGENDA ITEM 6

1.0 Design and Crime Prevention

- 1.1 In respect of the footway between the application site and Pegasus House it would be appropriate for security lighting to be included in this area. The security lighting can be added to the existing lighting condition (Condition 9 on the committee report).

2 PART C: RECOMMENDATION

The recommendation should be revised to include 'finalising conditions' to allow further discussion on conditions where necessary:

It is recommended the application be delegated to the Planning Manager: 1) for approval subject to: the recommended conditions in the main report and the amendment report; the satisfactory completion of a s106 agreement to secure the site as an affordable housing donor site for the proposed mixed use scheme at the Old Slough Central Library site at 85, High Street (ref. P/17238/000) and prevent future occupiers from being eligible for parking permits, **and finalising conditions**; Or 2) refuse the application if a satisfactory s106 Agreement is not completed by 5th July 2019.

PART D: CONDITIONS AND INFORMATIVES

As per the main report and with amended condition 9.

9. External Site Lighting

No part of the development hereby permitted shall be occupied until a scheme has been submitted to and approved in writing by the Local Planning Authority for external site lighting and security lighting between the application site and Pegasus House. This shall include details of the lighting units, levels of illumination, hours of use, and security strategy. No lighting shall be provided at the site other than in accordance with the approved scheme and retained thereafter.

REASON In the interests of safeguarding the amenities of neighbouring properties and in the interest of security in accordance with Core Policies 8 and 12 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the NPPF 2012.

P/16995/000: 12 – 20 WINDSOR ROAD

AGENDA ITEM 7

1.0 Additional information received

- 1.2 It has been confirmed that the authorised use of the first floor of the property adjoining the site to the south is as an office (A2), as with its ground floor use. This information has been sought in order to aid the assessment of the impact of the proposed scheme on the neighbouring properties in terms of overlooking, disturbance and resultant levels of daylight and sunlight that will be experienced by existing developments in the vicinity of the site. Paragraph 8.22 of the agenda report for this case refers.
- 1.3 Although it may be possible in the future for the use of no. 22 Windsor Road to become residential, the proposed development subject of this planning application should be determined on the present situation and any committed development that is certain or highly likely to come forward within the near future. In this instance, the A2 use of the building is expected to continue, and therefore the impact of the scheme (i.e. the reduced levels of day and sunlight that would reach windows on the northern side of no. 22 as a result of the proposed development) is considered to be acceptable.

2.0 PART C: RECOMMENDATION

- 2.1 The recommendation should be changed to include ‘finalising conditions’ to allow further discussion on their precise wording as necessary:
- “It is recommended that authority be delegated to the Planning Manager to
- A) Grant planning permission subject to the recommended planning conditions (finalised as necessary) and to the securing of suitable planning obligations relating to highway matters and to the provision in the Borough of affordable housing and other infrastructure; or,
 - B) Refuse planning permission if a satisfactory S106 Agreement is not completed by 1st November 2018.”
- 2.2 As noted in Part D of the Agenda Report, the following detailed conditions and informatives are recommended to be attached to any planning permission granted. These conditions accord with the headings set out in part D of the Agenda report, excepting for the addition of pre-commencement conditions requiring the submission, approval and implementation of a Construction Management Plan for the scheme, of details for extraction and ventilation systems installations and of finished floor levels, as well as the omission of archaeological resource precautionary conditions.

PART D: CONDITIONS AND INFORMATIVES

Conditions

1. The development hereby permitted shall be commenced within three years of the date of this permission.
REASON: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
2. The development hereby approved shall be completed in accordance with the proposals or information set out on the plans and documents listed below:
1604/PO1 rev A location plan received at SBC on 16 March 2018
1604/PO2 rev A block plan received at SBC on 16 March 2018
1604/PO3 rev A proposed site plan received at SBC on 16 March 2018
1604/PO5 rev C lower floor plans received at SBC on 13 June 2018
1604/PO6 rev A upper floors plans received at SBC on 16 March 2018
1604/P15 rev D elevations received at SBC on 27 June 2018
REASON: To ensure that the development is carried out in accordance with the approved plans.
3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting or amending that Order), the ground floor café unit B identified on the approved plans shall not be used for any purpose other than as a restaurant or café as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) or any Order or Statutory Instrument revoking and re-enacting or amending that Order) without the prior written consent of the Local Planning Authority.
REASON: In the interests of the provision and retention of a variety of social meeting places within the town centre, in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policies 6 and 11 and Local Plan policy OSC17 of the Slough Local Development Plan.
4. No development hereby permitted, including any demolition work, shall be commenced until a Level 1 Historic Building Recording of the locally listed buildings has been prepared and the resultant reports have been lodged with Berkshire Record Office or a Local History Society as approved by the Local Planning Authority.
REASON: To preserve by record the heritage of the Borough, to serve the objectives of national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 9 and Local Plan policy EN17 and TC2 of the Slough Local Development Plan.
5. No development hereby permitted, including any demolition work, shall be commenced until details of a contract for the approved construction works, which shall demonstrate a specified date or date range for the commencement of the construction works, has been submitted to and approved in writing by the Local Planning Authority.
REASON: To prevent the loss of non-designated heritage assets, and the creation of unsightly gaps in the townscape, unless it is assured that the replacement development that has provided the justification for such loss will be implemented, in accordance with national and local planning policy and guidance asset out in the NPPF 2012 and Core Strategy policy 9 and Local Plan policies EN1, EN17 and TC2 of the Slough Local Development Plan.
6. No development hereby permitted shall be commenced until details of the hard and soft landscaping of the scheme have been submitted to and approved in writing by the Local Planning Authority. These details shall include a planting scheme comprising a schedule of plants, their species, planting densities and planting programme along with staking/guying, mulching, feeding, watering and soli quality, and a post-planting maintenance and monitoring plan including plant

protection measures and replacement methodology; details of the materials and construction methods of all areas of paths, patios, courtyards, kerbs, retaining walls and steps, and the specification of type and installation of lighting for communal areas. The landscaping details shall also include existing and proposed ground levels and gradients, with reference to a fixed datum in the immediate vicinity of the site. The development shall not be first occupied until the approved lighting and hard landscaping has been implemented in accordance with the approved details. The approved soft landscaping proposals shall be completed within the first planting season following the completion of the development. The development shall be maintained in accordance with the maintenance and monitoring plan for a period of five years.

REASON: To secure an adequate standard of appearance for the development, in accordance with national and local planning policy and guidance, as set out in the NPPF 2012 and Core Strategy policies 1, 8, 9 and 12 and Local Plan policies EN1, EN3 and EN5 of the Slough Local Development Plan.

7. No development hereby permitted shall commence on site (including any works of demolition), until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The Statement shall include details of:

- a) areas for the parking of vehicles of site operatives and visitors;
- b) areas for the loading and unloading of plant and materials;
- c) areas for the storage of plant and materials used in constructing the development;
- d) the erection and maintenance of temporary operative welfare or office facilities, security hoarding and security lighting;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) hours of construction, and the receipt and despatch of deliveries and waste;
- h) route details for construction, delivery and waste vehicles;
- i) a construction noise control plan which shall include a warning mechanism for manoeuvring construction vehicles other than audible alarms, and
- j) the contact details for the site manager or other supervising person which shall be posted in locations accessible to the public.

The development shall not be carried out otherwise than in accordance with the approved Construction Management Plan.

REASON: To protect the residential amenity of nearby occupiers, and to minimise the potential for pollution and degradation of the environment, in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policies 8 and 9 and Local Plan policy EN1 of the Slough Local Development Plan.

8. No development hereby permitted other than demolition of the existing buildings on the site shall commence until a detailed foul and surface water drainage strategy for the site, based on sustainable principles and an assessment of the hydrological and hydrogeological context of the development, and including detailed drainage plans and calculations and piling proposals, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

REASON: To ensure the provision of adequate infrastructure to serve the development, in the interests of the protection of the water environment, in accordance with national and local planning policy and guidance set out in the NPPF 2012 and Core Strategy policies 8, 9 and 10 and Local Plan policies EN1 and EN34 of the Slough Local Development Plan.

9. No development hereby permitted shall be commenced until details, including appropriately-scaled drawings and samples if requested, of the architectural detailing (including shopfronts) and materials to be used in the construction and finishing of the development shall have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with approved details.

REASON: To ensure an appropriate standard of development in the interests of the character and appearance of the area, in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policies 8, 9 and 12 and Local Plan policies S17, EN1, EN5 and TC2 of the Slough Local Development Plan.

10. No development hereby permitted shall be commenced until details of the noise attenuation properties of the north- and east-facing windows of the development shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling on the site shall be first occupied until the development has been implemented in accordance with the approved details.
REASON: To secure an acceptable standard of living conditions within the new development in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.

11. No development hereby permitted shall be commenced until details of the mechanisms, installations, equipment and housings (collectively referred to as “installations”) to deal with the extraction of pollutants and ventilation associated with the commercial floor areas within the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, appearance, period of operation and levels and nature of noise and other emissions of the installations, together with a schedule of their maintenance. The details shall be designed to ensure that noise levels experienced within dwellings within the development do not exceed a Noise Rating (NR) of 30 (based on the maximum level in each octave band). No dwelling shall be first occupied until the development has been implemented in accordance with the approved details and has been tested to the written satisfaction of the Local Planning Authority. The development shall be so retained thereafter.
REASON: To secure an acceptable standard of living conditions within the new development in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.

12. No development hereby permitted, other than demolition of the existing buildings, shall be commenced until a Phase 1 Contaminated Land Desk Study 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).
REASON: To ensure that the site is adequately risk assessed in relation to contaminated land for the proposed development and in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.

13. Should the findings of the approved Phase 1 Desk Study pursuant to the condition above identify the potential for contamination, no further development works shall be commenced until a Phase 2 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 in the interests of the protection of the natural and local environment in accordance with national and

local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.

14. In the event of an Intrusive Investigation Method Statement (IIMS) being carried out, no development hereby permitted other than demolition of the existing buildings on the site shall be commenced until a Phase 3 quantitative risk assessment has been prepared for the site, based on the findings of the intrusive investigation. The risk assessment shall be prepared in accordance with the Contaminated Land Report Model Procedure (CLR11) and Contaminated Land Exposure Assessment (CLEA) framework, and other relevant current guidance. This must first be submitted to and approved in writing by the Local Planning Authority and shall as a minimum contain, but not be 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 a Site Specific Remediation Strategy (SSRS) shall be prepared and shall be submitted to and approved in writing by the Local Planning Authority. The SSRS shall include as a minimum, but shall not be 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 in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.
15. 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 above 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 national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 of the Slough Local Development Plan.
16. No development hereby approved shall be commenced until details of the measures and methods to be incorporated into the construction and operation/occupation of the development, to secure the sustainable means of energy and other resource use and the generation of energy on the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be completed, operated and occupied in accordance with the approved details.
REASON: To maximise the benefit and minimise the harm caused to the environment by the proposed development, in accordance with national and local planning policy and guidance, as set out in the NPPF 2012 and Core Strategy policies 7 and 8 of the Slough Local Development Plan
17. No development hereby permitted shall be commenced until details of measures to minimise or prevent the opportunity for crime within, or in the vicinity of, the site have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

REASON: To secure a safe and attractive environment for the site and its vicinity in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policies 8 and 12 and Local Plan policy EN5 of the Slough Local Development Plan.

18. No development shall commence until plans showing details of proposed finished floor levels for the new building have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

REASON: To ensure a satisfactory finish and accessibility for the development in the interests of the function, character and appearance of the area, in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policies 8 and 9 and Local Plan policies S17, EN1 and TC2 of the Slough Local Development Plan.

19. No dwelling or commercial unit hereby permitted shall be first occupied until cycle parking for it as shown on the approved drawings has been provided. Such storage shall remain available to the residents and occupiers for the duration of the occupation of the dwelling or commercial unit.

REASON: To secure appropriate provision of storage to encourage the use of unpowered modes of transport, in accordance with national and local planning policy and guidance, as set out in the NPPF 2012 and Core Strategy policy 7 and Local Plan policy T8 of the Slough Local Development Plan.

20. No dwelling or commercial unit hereby permitted shall be first occupied until the waste and recycling storage facility for it as shown on the approved drawings has been provided. Such storage shall remain available to the residents and occupiers for the duration of the occupation of the dwelling or commercial unit.

REASON: To secure appropriate provision of storage for waste and recycling materials in accordance with national and local planning policy and guidance, as set out in the NPPF 2012 and Core Strategy policy 8 and Local Plan policies S11 and EN1 of the Slough Local Development Plan.

21. No development hereby permitted shall be commenced until details of the obscure glazing and restriction to opening mechanism of all first and second floor windows on the south-south-west façade of the building have been submitted to and approved in writing by the Local Planning Authority. The glazing shall achieve an obscurity level of no less than level 3, and the opening mechanism for windows shall ensure that no direct overlooking of the property to the south of the site (no. 22 Windsor Road) is possible. The development shall be implemented in accordance with the approved window design and finish details, and notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 2015 (as amended), (or any Order or Statutory Instrument revoking and re-enacting that Order), no alterations shall be made to the windows detailed in this condition, and no additional windows shall be let into this façade, without the prior written consent of the Local Planning Authority.

REASON: To protect the privacy and amenity of the occupiers of neighbouring property, and to prevent the loss of future development potential on the adjoining site in accordance with national and local planning policy and guidance as set out in the NPPF 2012 and Core Strategy policy 8 and Local Plan policy EN1 of the Slough Local Development Plan.

Informatives

1. This planning permission is governed by and should be read together with an Agreement, of even date, made under Section 106 of the Town and Country Planning Act 1990 (as amended) that secures planning obligations in relation to necessary infrastructure to support and serve or mitigate the impact of the development, namely affordable housing, education, open space, highways and transport, and the prevention of resident's ability to apply for Residential Parking Permits.
2. 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 units

3. No water meters will be permitted within the public footway. The applicant will need to provide way leave to Thames Water Plc for installation of water meters within the site.
4. 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.
5. 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.
6. The permission hereby granted shall not be construed as authority to obstruct the public highway by the erection of scaffolding, hoarding, skip or any other device or apparatus for which a licence must be sought from the Highway Authority.
7. 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.
8. The applicant will need to take the appropriate protective measures to ensure the highway and statutory undertakers apparatus are not damaged during the construction of the new units.
9. The applicant must enter into an agreement under s177 of the Highways Act 1980 to allow the building/ to oversail the highway (once dedicated).
10. The applicant must enter into an agreement under s178 of the Highways Act 1980 to allow a rail or beam to oversail the highway in the form of a crane for construction.
11. Prior to commencing works the applicant will need to enter into a Section 278 Agreement of the Highways Act 1980 / Minor Highway Works Agreement with SBC for the implementation of the works in a highway works schedule. The applicant should be made aware that commuted sums will be payable under this agreement for any requirements that burden the highway authority with additional future maintenance costs.
12. In dealing with this application, the Local Planning Authority has worked with the applicant in a positive and proactive manner to secure amendment to the scheme and the information supporting it. It is the view of the Local Planning Authority that the proposed development would on balance improve the economic, social and environmental conditions of the area for the reasons given in this notice and that it complies with the adopted Local Plan and is in accordance with the National Planning Policy Framework.

P/17346/000: 502 – 509 Ipswich Road

AGENDA ITEM 8

1.0 Highways and parking

- 1.1 Revised plans have been submitted which show amended to provide widened vehicle turning bays. These bays have increased from a width of 2.5m to 2.8m. The Highways Officer has requested that bays be delineated with kerbing, however, the Applicant would like to resist these as the kerbs will create tripping hazards. Planning Officers consider that such kerbs are not necessary. Visibility splays and vehicle tracking have also been provided.

2.0 Design and appearance on the street scene

- 2.1 The Agent has confirmed the external mesh would be galvanised steel mesh, similar to what has been used Lonza car park and the car park proposed at Bedford Ave.

- 2.2 Galvanised steel mesh is considered to be an acceptable quality of finishing material; however, detailed specifications including fixing mounts and degree of spacing from the concrete frame are still required.
- 2.3 In responding to the concerns regarding the stairwells, revised plans have been received to include clear glazed elevations to the stair cores in similar fashion to the Lonza Road car park. This is considered to satisfactorily address the design issues previously raised regarding the stair cores be acceptable and the recommendation should be updated to reflect this. The revised plans will be included within the presentation.

3.0 Design and Crime Prevention

- 3.1 Paragraph 10.2 of the committee report states that the CCTV would be connected to the established business watch system. The Agent has indicated that the CCTV system for this site would likely be connected to the occupiers own CCTV system. In the absence of any information regarding the future occupier's CCTV system, Planning Officers recommend condition 8 within the committee report should be revised for the details of the CCTV watch system to be submitted. See condition below.

4.0 Drainage

- 4.1 The condition relating to the drainage has been updated to include the approved drainage strategy. See condition below.

5.0 PART C: RECOMMENDATION

- 5.1 Minor change of recommendation to deal with finalising of the conditions and any minor changes to the development:

Having considered the relevant policies set out above, the representations received from consultees and all other relevant material considerations, it is recommended that the application be delegated to the Planning Manager: 1) for approval, provided no new substantive planning issues being raised following the close of the consultation and resolution of the following: parking layout and an appropriate specification of the mesh cladding, the conditions in the main report and the amendment report including and **finalising of conditions, and any other minor changes**; or 2) refuse the application if a satisfactory resolution of outstanding matters is not completed by 5th November 2018

PART D: CONDITIONS AND INFORMATIVES

Condition 8 - Installation of CCTV

The development hereby approved shall not be brought into use until a CCTV operational strategy and 'Watch System' has been submitted to and approved in writing by the LPA. The CCTV and Watch System shall then be installed and operational in compliance with the approved detail prior to first use of the development hereby approved and be retained as such for the lifetime of the development .

REASON: In the interests of creating a safe and attractive environment and designing out crime in accordance with Core Policy 12 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008

Condition 13 Drainage and future maintenance

The surface water control measures shall be carried out in accordance with the Surface Water Technical Note by John Tooke & Partner (ref. ED060); Dated 06/03/18; Rec'd 26/03/2018 including the appendices and retained thereafter. The drainage system shall be managed and maintained for the lifetime of the development in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

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