

PLANNING COMMITTEE

5th December 2018

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

Update to officer's report:

(i) The applicant has put forward amended drawings to address issues relating to the undercroft garage parking area. Accordingly, Condition 2 should read

- c) Drawing No. 18-0632-QC-02**A**; Dated **1.11.18**, Rec'd **28/11/2018**
 - e) Drawing No. 18-0632-QC-04; Dated Aug 2018, Rec'd **28/11/2018**
 - i) Drawing No. 18-0632-QC-08**A**; Dated **2.11.18**, Rec'd **28/11/2018**
 - j) Drawing No. 18-0632-QC-09A; Dated **2.11.18**, Rec'd **28/11/2018**
- [Amendments shown in bold with underline]

These show the width of the undercroft opening widened from 7100mm. to 7325mm. and the overall clear width internally widened from 7300mm. to 7800mm. This has been achieved by changing the structure at ground floor level from double cavity wall to inserted metal grill panels.

(ii) The applicant has forwarded further information relating to the occupation and use of the garages. In summary, there are: four garages used for car parking, of which one these occupiers does not live in Quantock Close; three are used for storage, of which one these occupiers does not live in Quantock Close; and, the details of the remaining three are as yet unconfirmed. As such, the applicant has set out proposals to accommodate the parking needs close by in Mendip Close; whilst the storage uses could be accommodated in alternative locations.

No change to recommendation.

A Update to officer's report – AMEND RECOMMENDATION as follows:

1.0 SUMMARY OF RECOMMENDATION

1.1 Having considered the relevant policies set out below, and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager:

A) For **APPROVAL** subject to:-

- 1) the satisfactory completion of a Section 106 to secure the adoption of the road widening, as referred to in paragraph 14.2;
- 2) finalising conditions; and any other minor changes.

B) Refuse the application if the satisfactory completion of a Section 106 to secure the planning obligations set out in paragraph 14.2 agreed by 4th June 2019.

B Comments from Highways, as follows:-

This current application shows a total of 16no car parking spaces with 9no to the rear and 7no the front. The 7no spaces to the front fall within the highway widening line and therefore cannot be provided under the application as this land is to be dedicated under a s38 agreement as public highway at no expense to the Council.

I confirm that this scheme is still acceptable with the 9no parking spaces to the rear.

Land to the front of the building within the road widening line and also a parcel of land to the side of the building for road improvement must be dedicated as highway under this application at no expense to the Council.

Should the applicant agree to the above, I confirm we have no objections to the proposal from a Transport & Highways perspective.

1. Amended highway plans received



2. Update to Consultation Comments

Highways - I confirm that the updated proposals now shown on drawing 3079.05_R0 for the zebra crossing and widening and also drawing 9001-S2-P10 for the illustrative masterplan are acceptable.

The applicant will need to enter into a s38/278 agreement for the implementation of the highway works for the implementation of the zebra crossing and also to dedicate the additional land as public highway in order to widen the footway fronting the application site as shown on plan 3079.05_R0 at no expense to the Council.

3. Change to recommendation

Following the Highways Department advising that the revised details are acceptable the recommendation has been altered as follows:

Having considered the relevant policies and comments that have been received from consultees and neighbouring occupiers, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager:

A) For APPROVAL subject to:-

1) finalising conditions; and any other minor changes.

This shall include a condition requiring the implementation of the zebra crossing and pavement widening:

24) No part of the development hereby permitted shall be occupied until the new zebra pedestrian crossing with beacons in Reddington Drive by Paget Road and pavement widening has been formed, laid-out, constructed, and brought into full use in accordance with plan 3079.05, dated 04/12/2018, received 04/12/2018.

REASON: To ensure that the development provides safe pedestrian crossing facilities in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of NPPF 2012.

The following shall also be added to informative 2:

The applicant will need to enter into a s38/278 agreement for the implementation of the highway works for the implementation of the zebra crossing and also to dedicate the additional land as public highway in order to widen the footway fronting the application site as shown on plan 3079.05 at no expense to the Council.

P/04241/013: 163 Bath Road

Agenda Item 7

Due to changes that would require a further public consultation, this item has been deferred to a future Committee Meeting.

The reference in Para. 1 Summary of the Recommendation to Sport England should be deleted. There is no statutory requirement to consult Sport England as no playing pitch is affected. The full recommendation at Part C is correct.

Local Lead Flood Authority - Some matters still being addressed.

Highways and Transport

Revised access width and design plus space for large vehicles to turn in and out in relation to existing car parking on street (and possible overflow from the development) is still being considered and is still an outstanding matter. In particular parking bays on Norway Drive are likely to be needed. In addition a financial contribution towards the improvement of traffic flows along Wexham Road will be required. These are outstanding matters to be addressed via an expanded condition 14 and Section 106/278 Agreement works.

At para 10.2 for 287 read 278 and The Traffic Regulation Order contribution is required.

Wexham Court Parish Council comments received. Regarding the open space mitigation works they say they have worked closely with the applicant and are happy with the proposals and they will sign a Section 106 Agreement to secure the works. In response to the deletion of the cricket nets they confirm they prefer the green gym to the cricket nets indicating it will benefit a larger number of residents.

Open Space Mitigation The applicant has confirmed the green gym will have 12 pieces of equipment. Further to the comments under Parks Section of the report the Public Realm Manager, considering the strategic view of open space loss etc. has confirmed that the revised mitigation package that includes enhancements at The Cherries and paths between it and Norway Drive is reasonable. Consequently the open space mitigation package is not now an outstanding matter re the principle of the loss of some open space.

Sec 106 : At para 10.2 updated list is below :

- Affordable Housing £ 464,734
- Education £ 272,078
- Traffic Regulation Order £ 6,000
- Transport Impact £ 54,464
- Recreation off site (Open space loss mitigation) £ 50,000
- Recreation on site (Open space loss mitigation) on Parish Council land (to the value of £ 124,000)
- Maintenance (Open space loss mitigation) £ 51,000 (for Parish Council)
- Sign a Sec 278 Highway agreement for off site highway works listed in condition number 14.

Please note Recreation on site might be covered by condition 13 and 4 rather than the Sec.106. (the previous sum of £175,000 included the £ 51,000 maintenance money referred to above).

Para 10.3 the applicant has not yet agreed the revised highway and transport items.

The applicant has requested the text below be made available to Members :

Land north of Norway Drive, Slough, SL2 5QP

The proposed scheme will provide the following benefits:

- *The provision of 24 high-quality, family homes contributing to the significant housing need in local area as well as Slough as a whole, including a policy compliant financial contribution including affordable housing and education.*
- *Through the use of high quality materials, this scheme will create a distinctive character for the new development whilst fitting in with the local context.*
- *A bespoke design comprising an outward facing residential layout with a 'mews' style street, creating a distinctive community feel as well as opportunities for passive surveillance.*
- *Policy compliant private car parking and cycle parking will encourage sustainable travel behaviour and ensure that the site is self-sufficient in terms of parking.*
- *Amenity space (both as private gardens and communal shared spaces/surfaces) is provided within the development, meeting local standards.*
- *Existing boundary trees and the hedgerow are retained, and well-designed landscaping, particularly in the communal areas, will create a high-quality environment integrating with its surrounding.*

Open Space

The site is a former gravel quarry that was back filled and eventually became an open space. A significant part of the site will be retained and enhanced as a recreation space.

The site is surrounded on three sides by high hedgerows which, although providing character, has meant there is little passive surveillance of the site from public footpaths/neighbouring dwellings. One issue raised by a number of residents during pre-submission consultation was the current antisocial behaviour issues on the site. Many residents welcomed housing on part of the site to provide an enhanced and safer space for all to use.

The current open space also has poor access. At present it can only be accessed through informal gaps in the hedgerow or through the gated Council entrance. The play space facilities are limited.

The enhanced open space will provide better access and facilities suitable for a wide range of age groups local residents. The proposed enhancement measures include:

- *A dedicated pathway around the site that will make the open space suitable all year round and enable wheelchairs and pushchairs to access and use the site as well as providing a safe running track*
- *New pedestrian access point from Oak House Care Home, a formalised entrance from Norway Drive and a gated pedestrian access point from the new housing site.*
- *Passive surveillance across the entire open space from the new housing area;*
- *Children's play area to be extended and improved with new natural play features such as earth mounds and tunnels;*

- *New outdoor gym with 12 pieces of apparatus;*
- *Provision of a picnic area with benches;*
- *Retention of existing hedgerow but to be lowered/managed to improve site visibility and safety; and*
- *Financial commitment to long terms maintenance of all equipment and landscaping.*

In addition to these onsite enhancements is the proposed financial contribution to be secured via a S106 legal agreement for improvements to The Cherries open space and enhancing the pedestrian access routes to Norway Drive Recreation Ground from Almons Way, Mansel Close and Bell Close. This will improve access to high quality open space in the immediate area.

Conclusion

Overall, balance is achieved between providing new housing for local residents and enhancing open space provision in a sustainable development of a previously developed site.

CHANGE TO RECOMMENDATION

Delegate to the Planning Manager for approval subject to the completion of a satisfactory Section 106 Planning Obligation, subject to alteration or addition of conditions relating to outstanding matters and discussion with the applicant regarding the wording of pre commencement conditions and further negotiation around highway and transport matters.

Refuse the application if the satisfactory completion of a Section 106 to secure the planning obligations set out in paragraph 10 .2 is complete by 4th June 2019.

Update to officer’s report:

The key diagram has been updated with an updated legend and an alternative route for the Colne Valley Trail to connect with the proposed Northern Expansion. The text needs some factual updates.

Change to recommendation: Delegate final report to Planning Policy Lead in order to make minor changes before publishing, including replacing references to Grundon with ‘Lakeside’ as Grundon is the commercial operator, and the site is part owned and operated by Viridor.

