

Registration Date:	20-Jul-2018	Application No:	P/04144/009
Officer:	Howard Albertini	Ward:	Wexham Lea
Applicant:	N/A, Slough Urban Renewal	Application Type:	Major
		13 Week Date:	19 October 2018
Agent:	Kenya Hill, Indigo Planning Aldermary House, 10-15 Queen Street, London, EC4N 1TX		
Location:	Land north of Norway Drive, Slough, SL2 5QP		
Proposal:	Development comprising 24 residential dwellings (10 x 2 bed, 14 x 3 bed), along with private amenity space, garages, cycle and refuse storage, new access driveway and road, associated landscaping and enhanced open space		

Recommendation: Delegate to Planning Manager for approval



Number P/04144/009 Supplementary report

1.0 SUMMARY OF RECOMMENDATION

For Approval delegated to the Planning Manager or Refusal if Sec. 106 not completed.

PART A: BACKGROUND

2.0 Proposal

2.1 At its 5th December 2018 meeting the Planning Committee resolved as follows :

Delegated to the Planning Manager for approval, subject to a S106 and conditions, or for refusal if the S106 was not completed by 4th June 2019.

2.2 Whilst Section 106 and planning condition matters have been progressing the Section 106 agreement may not be signed before the deadline referred to in the resolution above. Key principles are agreed but some matters are still being discussed at the time of writing. Planning Committee is therefore asked to set a new deadline of 30th September 2019.

2.3 An extension to the end of September is proposed to cover unforeseen matters arising. However based on current knowledge the 106 is expected to be completed in the next few weeks. It may be signed before the date of the Planning Committee.

2.4 Since the December Planning Committee officers reports now include, within the recommendation, provision for extensions to be granted through liaison between the Planning Manager and the Chair of the Committee. The recommendation below is in the new format and includes the proposed new date.

PART B: PLANNING APPRAISAL

3.0 Appraisal

3.1 The delay completing the agreement is a result of various matters some outside the control of the applicant and the Council. It is reasonable, in this case, for an extension of time to be granted. In the intervening period progress has been made on detail design matters that would otherwise have taken place after planning permission has been granted. The draft planning conditions will be settled by the date of the Committee excepting, possibly, any that overlap with unresolved 106 matters.

- 3.2 The main reasons for delay has been negotiation on and analysis of alternative options for highway access detail design, associated effect on parking and off site works. These have been more complex than expected and require detail survey and road safety audit to ensure the proposed design is safe and achievable at a reasonable cost.
- 3.3 In addition Parish Council land did not transfer to the Council on the 1st April 2019.

PART C: RECOMMENDATION

4.0 **Recommendation**

- A) For **APPROVAL** subject to:-
- 1) the satisfactory completion of a Section 106 to secure the planning obligations set out in the meeting amendment sheet (item9) of the original Planning Committee Report, December 2018;
 - 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 the meeting amendment sheet (item9) of the original Planning Committee Report, December 2018 is not finalised by 30th September 2019, unless otherwise agreed by the Planning Manager, in consultation with the Chair of Planning Committee.