

# **PLANNING COMMITTEE**

**29<sup>th</sup> July 2020**

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

- 1.0 Paragraph 13.7 in the main report explains that Highways officers have identified a possible conflict with the road widening scheme on Station Road during the final stages of writing this report. This issue has now been largely resolved, by way of initial design works for a future road widening having been undertaken that would involve a retaining wall to be constructed along part of the site's Station Road frontage. This in turn has resulted in a reduced garden depth for the five ground floor units, and revised drawings have been submitted that take this reduction into account. These are shown on the PowerPoint presentation for tonight's meeting. Condition 1 has been updated with new revision numbers / received dates for the majority of the drawings.
- 2.0 The reduced garden depths for the ground floor units will continue to provide an acceptable level of amenity for these units. Bearing in mind that it may be some years before any road widening scheme comes forward, it is recommended that the area within the applicant's ownership, in this part of the site form part of the landscaping scheme. Appropriate planting within the ground floor patio gardens would help to "future-proof" the amenities of their occupiers in the event that the road widening scheme proceeds.
- 3.0 Highways have requested that an easement be created to allow future access within the site for the purposes of maintaining any retaining wall constructed as part of future road widening. It is recommended that the scope of this be widened to include any structural element required for further road widening, and this would be added to the amended recommendation as set out below.
- 4.0 The applicants have agreed to the provision of five shared-ownership units and indicated a strong preference that these are the five ground floor units, as this part of the building will be relatively self-contained and hence is likely to be manageable by a Registered Social Landlord (RSL). These units would comprise 3no. 1-bdr and 2 no. 2-bdr. flats. The Council's Housing Manager has expressed a preference for provision to be weighted towards 2-bedroom units as this is the size of unit in most demand for shared ownership. It is noted that any offer will be subject to acceptance by a RSL partnering with the Council, and the mix and location of units within the site remains subject to RSL requirements. RSL agreement to acquire specific units will be required ahead of a section 106 agreement being signed.
- 5.0 The applicants have also agreed to extend the timeframe for determination for this application to 28<sup>th</sup> August 2020, in order to allow additional time for the completion of the section 106 Agreement, in the event that members resolve to approve the application. Completion of the Agreement would be required no later than one day before this deadline. It is considered that 30<sup>th</sup> October would be a more appropriate date to allow for any additional negotiations and / or slippage of completion dates, and this is included in the revised recommendation below.
- 6.0 Following reconsultation on amended drawings (referred to at paragraphs 5.1 and 5.3 in the main report), 20 additional letters and emails were received from neighbours and other interested parties. These include further feedback from addresses which had previously made representations on the application. Issues raised include those already noted at paragraphs 5.1 and 5.2 of the main report, and additional points were also raised, as follows:
  - Time taken for delivery of reconsultation letters.
  - Detailed comments on points made by Council's Highways officers in their consultation responses as published on the Council website.

- Reliance on tree planting to preserve neighbours privacy is not an acceptable solution to overlooking.
- Changes to the scheme do not go far enough to alleviate the impacts of the proposals on neighbours privacy
- How would the developers stop residents from accessing the ‘inaccessible green roofs’, which would be surrounded by glass screens ?
- The building will run the full length of the property and therefore the full length of rear gardens in neighbouring Alderbury Road properties, and will be at least 5 metres higher than the highest part of the existing building, with very significant impacts as a result.
- The building will obscure views and rights to light.

7.0 With regards to the first bullet point it is noted that there was a lapse of approximately a week in the letters (dated 20<sup>th</sup> May) being generated in the Planning Department office and their being posted and then received by neighbours. This was due to difficulties for staff in accessing the office to print and send letters during lockdown. The site notice dated 30<sup>th</sup> June (posted on 2<sup>nd</sup> July,) extended the consultation to 21<sup>st</sup> July.

8.0 With regards to the second bullet point above, comments on points made by Council's Highways officers in their consultation responses on the Council website have been considered by officers, who will be able to provide additional verbal comments at the Planning Committee meeting.

9.0 It is noted that a number of items are noted in the main report to be controlled by condition, as follows:

10.0 Historic building record (paragraphs 6.9 and 14.5) and reuse of historic materials: In the event that planning permission is granted, additional conditions will be required to cover these two items.

11.0 Exterior materials and Landscaping: Reference was made in the main report to use of high quality exterior materials and landscaping (paragraphs 10.9). Recommended conditions refer to approved landscaping, a landscape management plan and details of green roofs. However, standard conditions to require submission and approval of details of exterior materials and landscaping were omitted from the main report, and in the event that planning permission is granted, additional conditions will also be required to cover these two items. The exterior materials condition will also be expanded to cover obscure glazing of west-facing windows as noted at paragraphs 11.5(iv) of the main report.

12.0 Paragraph 12.4 in the main report refers to “*Part M(3) standard (wheelchair user dwellings)*” The correct standard for wheelchair user dwellings is Part M4(3), and as such this paragraph should be read as amended to “Part M4(3) standard (wheelchair user dwellings)”. This part of the report also refers to a condition to control this, and in the event that planning permission is granted, an appropriately worded condition will be required.

13.0 Paragraph 1.1 in the main report is therefore amended as follows (additional text is in underlined italics)

1.1 Having considered the relevant policies of the Development Plan set out below, the representations received from consultees and the community along with all relevant material considerations, it is recommended the application be delegated to the Planning Manager for:

A. Approval subject to:

- (i) the satisfactory completion of a Section 106 Agreement to secure financial contributions towards
    - education, and
    - sustainable transport improvements including electrical vehicle infrastructure, public realm and landscaping enhancements and provision of Travel Plan and Section 278 highways / access works;
    - provision of land for future road widening scheme, as shown on a plan to be included within the Agreement, along with an easement to allow road structure maintenance works between the Station Road building line and the Station Road boundary with the public highway;
    - the cost of making a Tree Protection Order on important elements of landscaping within the site;
  - (ii) to secure five on-site shared ownership affordable units with a late review mechanism to secure financial contribution (subject to sales values achieved for market units) towards providing off-site affordable housing;
  - (iii) the implementation of the long-term landscape management plan for the development; and
  - (iv) finalising conditions and any other minor changes; OR
- B. Refuse the application if the completion of the Section 106 Agreement is not finalised by 30 October 2020 unless a longer period is agreed by the Planning Manager following consultation with the Chair of the Planning Committee.

14.0 Conditions 1 and 11 are amended as follows:

**Condition 1** – Drawing no. references and received dates are amended as follows:

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

1910-010 PL01 received 28 July 2019  
 1910-098 PL01 received 28 July 2020  
 1910-099 PL07 received 28 July 2020  
 1910-100 PL07 received 28 July 2020  
 1910-101 PL03 received 28 July 2020  
 1910-102 PL04 received 28 July 2020  
 1910-103 PL04 received 28 July 2020  
 1910-104 PL03 received 28 July 2020  
 1910-105 PL03 received 28 July 2020  
 1910-110 PL04 received 28 July 2020  
 1910-111 PL03 received 24 June 2020  
 1910-112 received 24 June 2020  
 1910-120 PL03 received 28 July 2020  
 1910-121 PL01 received 14 April 2020  
 SLD/HG105-T1 received 12 May 2020

Design and Access Statement

Sustainability Statement (XCO2, September 2019)

Energy Statement (XCO2, September 2019)

Ecology advice letter (CSA Environmental Ref: 4985/01/CSA, 06 May 2020),

Bat Survey (GS Ecology ref. ECO2580, 12 May 2020)

#### Heritage Statement

REASON: For the avoidance of doubt, 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 to comply Policy EN1 of The Local Adopted Plan for Slough 2004, Core Policy 9 of the Slough Local Development Framework Core Strategy 2006-2026, and the guidance contained in the Council's Developer's Guide Part 4 (2008) and the NPPF 2019.

**Condition 11** – under REASON, substitute the words change the word “premises is...” to “properties are...”, as follows:

REASON: In order to ensure that satisfactory provision is made for refuse storage and collection and to ensure that the amenity of occupiers of the development site and surrounding properties are not adversely affected by noise, in accordance with Policy T3 of The Adopted Local Plan for Slough 2004, Policies 7 and 10 of the Slough Local Development Framework Core Strategy 2006-2026 and the guidance contained in the Council's Developer's Guide Part 3 (2008) and the NPPF 2019.

15.0 Additional conditions to cover the following requirements, all of which will be subject to submission of details to and approval in writing by the Local Planning Authority:

- Requirement for a Historic Building Record to be completed;
- Reuse of historic materials as part of the sustainability requirements for the development;
- High quality exterior materials, including obscure glazing of west facing windows to 1.1m above finished floor levels;
- Full landscaping scheme; and
- Two units including access through the building to be designed and completed to Building Regulations Part M4(3) standard (wheelchair user dwellings).

## 16.0 Crime Prevention – Revised Security Strategy

- 1.1 A revised security strategy has been submitted to address the following concerns raised within the Committee Report:

This application includes an additional door to the proposed external amenity space which after revised plans is now included as part of the security strategy, and a trade entrance, the entire security strategy is compromised.

- 1.2 Following assessment by Planning Officer's, it is now considered the revised security strategy addresses the issues originally raised and is now policy compliant. The following condition should be added to the list of conditions:

Security:

The development hereby approved shall be carried out in accordance with the security details as proposed within the following plans and documents:

- a. Secured by Design Report Rev A, (ref. 19081/163 Bath Road, Slough); Dated 2<sup>nd</sup> July 2020; Rec'd 07/07/2020
- b. Drawing No. (05)400 Rev B; Dated 30/06/2020; Rec'd 07/07/2020
- c. Drawing No. (05)401 Rev C; Dated 24/07/2020; Rec'd 27/07/2020
- d. Drawing No. (05)402 Rev A; Dated 04/09/2019; Rec'd 07/07/2020
- e. Drawing No. (05)403 Rev A; Dated 04/09/2019; Rec'd 07/07/2020
- f. Drawing No. (05)404 Rev A; Dated 04/09/2019; Rec'd 07/07/2020
- g. Drawing No. (05)405 Rev A; Dated 04/09/2019; Rec'd 07/07/2020

The development shall be carried out in full accordance with these details prior first occupation shall be retained in good working order at all times in the future.

REASON In order to minimise opportunities for crime and anti-social behaviour in accordance with Policy EN5 of The Adopted Local Plan for Slough 2004 (saved policies) and Core Policies 8 and 12 of the adopted Core Strategy 2006-2026, and the requirements of the National Planning Policy Framework 2019.

## 2.0. Revised Plans

Revised plans have been received which propose a minor change in window layout in flats 316 and 413 which improve the living conditions and are also visually acceptable. There are also some minor changes to the structural columns which support the proposed rear extension. These have resulted in some minor changes to the parking layout and therefore highways engineers are currently assessing if this causes any issues. No objections to these changes subjected to agreement from the local highway authority.

- 1.3 Based on above, the plans recommended for approval are confirmed as:

- a) Drawing No. (05)200; Dated 16/12/2019; Rec'd 16/12/2019

- b) Drawing No. (05)201; Dated 29/05/2020; Rec'd 02/06/2020
- c) Drawing No. (05)400 Rev B; Dated 30/06/2020; Rec'd 07/07/2020
- d) Drawing No. (05)203 Rev A; Dated 04/09/2019; Rec'd 12/09/2019
- e) Drawing No. (05)204 Rev B; Dated 16/12/2019; Rec'd 16/12/2019
- f) Drawing No. (05)205 Rev B; Dated 16/12/2019; Rec'd 16/12/2019
- g) Drawing No. (05)206 Rev B; Dated 16/12/2019; Rec'd 16/12/2019
- h) Drawing No. (05)207 Rev B; Dated 16/12/2019; Rec'd 16/12/2019
- i) Drawing No. (05)250; Dated 02/09/2019; Rec'd 16/09/2019
- j) Drawing No. (05)251; Dated 28/08/2019; Rec'd 16/09/2019
- k) Drawing No. (05)260 Rev B; Dated 16/12/2019; Rec'd 16/12/2019
- l) Drawing No. (05)261 Rev B; Dated 16/12/2019; Rec'd 16/12/2019

## **17.0 Recommendation:**

### **17.1 Change in recommendation:**

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 Agreement to secure the planning obligations set out in paragraph 19.1;
- 2) satisfactory parking provision / layout;
- 3) agreement of the pre-commencement conditions with the applicant/agent;
- 4) Finalising conditions; and any other minor changes.

B) Refuse the application if the completion of the Section 106 Agreement is not finalised by 30<sup>th</sup> October 2020 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.