

PLANNING COMMITTEE

14th April 2021

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

Agenda Item 5 – P/04290/008 – Automotive House, Grays Place, Slough

Amendment to the recommendation:

The amended plans referred to in the Highways comments at section 6.9 in the Committee report were received in January 2021, however site notices to notify the public that amended plans had been received was not placed at the site until 31st March. The notice provided for any comments from members of the public to be made within 15 days of the date of the notice.

The impacts of the amendments are discussed in the Committee report at para. 16.5 and 16.6 of the Committee report. As they have been fully considered, the late placement of the site notice does not alter the substance of the recommendation. However, it is considered that the determination of the application should be delayed until the 15 day notification period on the site notice has been completed, which will be the day following this Planning Committee meeting. If any substantive representation is received by 15th April, this will need to be taken into consideration, and it is therefore considered that the recommendation be amended as follows:

It is recommended that the application be delegated to the Planning Manager for refusal following the expiry of the consultation period on amended plans and following consultation with the Chair of the Planning Committee on any amendment to the reasons for refusal that may arise from any representation(s) received.

Other consultations:

With reference to consultations responses still awaited at paragraphs 6.3 - 6.5 in the Committee report, no comments have been received from the three consultees referred to there.

Agenda Item 7 - P/16337/007 - 9 Mina Avenue

A further objection has been received from 11 Mina Avenue commenting on the officer report. In response to the comments made:

Correction and clarification

Para 3.2, (“Application site”). The property at no.7 Mina Avenue is described within the report as a single storey property, with a window facing the side of the site; it should be noted that whilst the roof height is consistent with a single storey property (and is comparable to the application site in terms of height), the side facing window is within the roof space, therefore representing a first floor window. This has no effect on the assessment of impact upon neighbouring occupiers, as the position and function of the window was considered, however for the sake of clarity it should be noted that no.7 Mina Avenue has two floors, albeit with the height of a single storey building.

Para 10.3, (“Impact on amenity of neighbouring occupiers”). It is noted within the report there are several windows at no.11 Mina Avenue facing the side boundary of the site, serving bedrooms and a living room. According to floor plans submitted for planning permission granted at no.11 Mina Avenue in 1993, there is a bedroom, lounge and family room at ground, and a bedroom at first floor; these are considered to be habitable rooms, however as stated within the report, the impact of the proposed development is comparable with the extant planning permission, and due to the reduction in depth, particularly at first floor, there are some reductions in the impact on these habitable room windows.

Highways and Parking

Comments have not yet been received from the Highways and Parking team, however it is understood that comments will be provided at Planning Committee

RECOMMENDATION

The recommendation within the published Planning Committee Report remains, that the application is delegated to the Planning Manager for approval.