

PLANNING COMMITTEE

26th May 2021

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

Item 5 – P/00114/008 – Garages rear of 1 Alexandra Road, Slough

Correction

Para 18.1 is incorrect and should read as:

‘It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is considered to be in accordance with the National Planning Policy Framework.’

Item 6 – P/03079/017 – 190-191 High Street, Slough

Correction.

The housing mix proposed has been incorrectly reported as it was not updated following amendments to the scheme.

The housing mix proposed is as follows:

45 x 1bed
15 x 2bed
3 x 3bed.

As a result of the change of units and increase in number, the applicant was asked to provide a revised viability assessment.

Update on viability

As a result of the amendments to the planning application the applicant was asked to revisit the viability appraisal submitted with the scheme and provide an addendum report. This was duly received and the report has been considered by the Council’s viability consultant.

The consultant has confirmed that the project still projects to run at a deficit even if the scheme is 100% private occupation. The report was closely scrutinised and there are elements that the consultant does not agree with the applicant on, but they also acknowledge that the differences have a negligible impact on the overall viability.

Therefore the addendum viability appraisal continues to show that the scheme cannot provide any affordable housing or S106 contributions and the Council’s consultant agrees with the conclusions.

As a result the considerations in Section 20 of the report remain applicable.

S106 contributions

The published report has not given advice on what, regardless of viability, would be required as part of a S106 agreement in principle.

The scheme proposes 63 units and along with affordable housing, it would be liable for the following contributions:

Education
40 x 1-bed flats = £36,120
18 x 2- or 3-bed flats = £62,764

Total education Contributions = £98,884

Tree planting

The landscape Officer requested £20,000 for the planting of street trees in the public realm area around the site.

As stated above the provision of S106 monies is affected by the viability of this development but this should give Members clarity on what would have been sought from the outset.

Additional Highways comments

I have now reviewed the trip generation information for 190 – 192 High Street. I'm satisfied that the forecast 3 OGV trips and 15 light goods vehicles per day can be accommodated within the site access as proposed, or within the loading bay opposite the site without a severe impact on the local highway.

Can a Delivery Servicing Plan be secured by condition as offered in the submitted Transport Statement?

Item 7 – P/09811/001 - Jupiter House, Horton Road:

Following consultation discussions with the Local Highway Authority, the revised demolition plan is now acceptable and can be secured by the following condition:

1) Demolition Plan:

The demolition shall be carried out in accordance with the following details:

- a) Demolition Environmental Management Plan, Issue 3 (ref. DEMP576-20); Dated 21/01/2021; Rec'd 20/05/2021
- b) Method Statement, Issue 2 (ref. 576-20); Dated 21/01/2021; Rec'd 20/05/2021

REASON In the interests of the amenities of the area and to minimise danger and inconvenience to highway users in accordance with Core Policies 7 & 8 of The Core Strategy 2008, and the requirements of the National Planning Policy Framework 2019.

NO CHANGE TO RECOMMENDATION

Item 8 – P/04144/009 Land at Norway Drive

Regarding the reference in the report to updates to some conditions to reflect revised drawings in response to outstanding items mentioned in the May 2019 report please note :

The following version of conditions 2, 4, replace those in the report – the 'reason' in the report has not changed.

2 Approved Plans

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

Pre fix 151336 STL

| | | |
|---|-------|-------|
| site location plan | P_001 | Rev C |
| site existing levels | P_002 | Rev C |
| conext site plan | P_005 | Rev F |
| siteplan ground floor | P_010 | Rev J |
| roof plan | P_011 | Rev D |
| parking & bin strategy | P_012 | Rev F |
| housetype plans & elevations type A | P_020 | Rev D |
| housetype plans & elevations type B & C | P_021 | Rev E |
| street elevations | P_030 | Rev F |
| site sections | P_040 | Rev E |
| 3D street views | P_050 | Rev C |
| 3D aerial views | P_051 | Rev C |

Pre fix 151336 STL XX 00 DR L ZZZZ :
Landscape General Arrangement 09001 PL06
Tree Retention Plan 09002 PL06
Soft Landscape Plan 09140 PL06
Hard Landscape Plan 09160 PL06
Planting Schedules 151336 STL XX-XX-SH-L-4075-SH001

Pre fix 151336 STL XX XX DR L ZZZZ
Typical Tree Pit in Soft Landscape 09401 PL03
Boundary Treatment Details 09402 PL03
Paving details 09403 PL03

Handover Plan LPLPCON_20 [received October 2019].

4 Landscaping Scheme Residential Development Site

No dwelling shall be occupied in a phase of the development identified in the approved Handover Plan LPLPCON_20 (revcd Oct 2019) until the approved hard landscaping scheme for the respective phase (inclusive of vehicle and pedestrian access works) has been carried out in accordance with the approved details.

The approved soft landscaping works shall be carried out in accordance with the approved details no later than the first planting season following completion of the development.

The approved landscaping scheme for the residential development site (inclusive of access works etc.) comprises drawings/documents :

Pre fix 151336 STL XX 00 DR L ZZZZ :
Landscape General Arrangement 09001 PL06
Tree Retention Plan 09002 PL06
Soft Landscape Plan 09140 PL06
Hard Landscape Plan 09160 PL06
Planting Schedules 151336 STL XX-XX-SH-L-4075-SH001

Pre fix 151336 STL XX XX DR L ZZZZ
Typical Tree Pit in Soft Landscape 09401 PL03
Paving details 09403 PL03

Landscape Specification SP003 PL01

Within a five year period following the implementation of the soft landscaping scheme, if any of the new or retained trees or shrubs should die, are removed or become seriously damaged or diseased, then they shall be replaced in the next planting season with another of the same species and size as agreed in the landscaping tree planting scheme by the Local Planning Authority.

(Note condition 13 requires further landscape works within the application site)

And for the following 3 conditions the Phasing Plan has been replaced by the Handover Plan referred to in condition 2 :

- 6 Boundary treatment
- 13 Open space mitigation works
- 14 On and off site highway works

And for condition 9 New Access – ‘construction’ has been inserted before ‘details’ re drawings to be submitted.

Regarding para 2 and 2.6 it is understood the property matter did not go to Court as agreement between the parties had been reached. However the property matter is not in itself a planning issue, and the reaffirmation of the consent and an extension of time to agree the s106 will allow for the practical resolution of this matter.

NO CHANGE TO RECOMMENDATION