

# **PLANNING COMMITTEE**

**23<sup>rd</sup> June 2021**

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

**1. Item 5 – P/00118/008 – Garage Rear of 1, Alexandra Road, Slough, SL1 2NQ**

- 1.1 This item has been withdrawn from the agenda following as it came to light that an incorrect certificate of ownership had been submitted with the application. The item will return to committee once this matter has been addressed.

**2. Item 7 – P/02028/008 - Thomas House, Petersfield Road.**

Consultation update:

- 2.1 The Council's surface water drainage / LLFA consultee has commented on the updated SUDS Plan as follows:

*With reference to the submitted drawing 5501\_DR01\_updated, the design in principle is acceptable, which meets the requirements in point two and three (from a previous email). Can this please be followed up with a final detail drawing accommodated with supporting calculations ensuring the attenuation volume is correct for the 1l/s discharge rate for the critical 100yr +40%cc storm. Please provide pump specification and maintenance management plan.*

- 2.2 The remaining two points are the subject of continued discussion. When these points have been satisfactorily resolved, an additional condition may be required, in line with clause A.5 in the recommendation as published in the Committee report.

Amended plans update:

- 2.3 Amended drawings have been received since the Committee report was written, which amend the layout for both basement and ground floor levels and make other minor changes as noted at paragraph 1.2.5 below.
- 2.4 At basement level, a fully accessible car parking space has now been provided, and the cycle store has been repositioned and amended. A vehicle tracking drawing has been submitted for the accessible car parking space and the Highways officer has confirmed that the layout is accessible.
- 2.5 At ground floor level the refuse and recycling bin store has been enlarged, and the visitor cycle spaces have been moved. The Council's Refuse and Recycling Manager has confirmed that the bin store is acceptable.
- 2.6 The revised cycling layout at both levels is still being considered. Confirmation is required that the basement store is satisfactory, and the revised position of the visitor cycle may result in a privacy impact due for the occupier of the adjacent flat. Both issues are capable of being resolved, but further consideration is required before clause A.3 in the recommendation in the published Committee report can be removed (*Approval subject to ... 3. Satisfactory provision of refuse / recycling storage, visitor cycle storage and basement car park provision for disabled car space and confirmation of cycle spaces* )
- 2.7 Other minor changes are the addition of planter boxes as discussed at paragraph 13.6 in the Committee report. The planter boxes will screen views of the car park from the two ground floor balconies serving flats facing the car park, and for the south-facing balcony over the vehicle access ramp at first floor level, this will assist both visually and in terms of air quality.
- 2.8 Condition 2 (plans to be approved) is therefore amended to reflect these changes:

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

*Drawing no. 19/12/01 dated AUG20, received 24 August 2020 (Site location plan);  
Drawing no. 19/12/10F dated 17/06/21, received 17 June 2021 (Upper Ground Floor Plan);  
Drawing no. 19/12/11D dated 17/06/21, received 17 June 2021 (Lower Ground Floor Plan);  
Drawing no. 19/12/12D dated 17/06/21, received 17 June 2021 (First Floor Plan);  
Drawing no. 19/12/13C dated 17/06/21, received 17 June 2021 (Second Floor Plan);*

Drawing no. 19/12/14C dated 17/06/21, received 17 June 2021 (Third Floor Plan);  
Drawing no. 19/12/15C dated 17/06/21, received 17 June 2021 (Fourth Floor Plan);  
Drawing no. 19/12/16C dated 17/06/21, received 17 June 2021 (Site Plan);  
Drawing no. 19/12/17B dated 8/20/20, received 17 June 2021 (Block Plan);  
Drawing no. 19/12/18D dated 17/06/21, received 17 June 2021 (Block Plan);  
Drawing no. 19/12/19C dated 17/06/21, received 17 June 2021 (Offset drawing);  
Drawing no. 19/12/20B dated 17/06/21, received 17 June 2021 (Proposed Front Elevation);  
Drawing no. 19/12/21B dated 17/06/21, received 17 June 2021 (Proposed Rear Elevation);  
Drawing no. 19/12/22A dated 17/06/21, received 17 June 2021 (Proposed West Elevation);  
Drawing no. 19/12/23B dated 17/06/21, received 17 June 2021 (Proposed East Elevation); and  
Drawing no. 19/12/24B dated 21/06/21, received 21 June 2021 (Sections).

*REASON 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 and to comply with the Policies in the Development Plan.*

## 2.9 Recommendation:

2.10 No change.

## 3. Item 8 – P/06350/002– Gurney House, Upton Road.

### 3.1 Impact on biodiversity and ecology

3.2 Further to Paragraph 22.3 of the Planning Committee report a Preliminary Ecological Assessment has now been submitted. This includes a desk top study and the result of a site survey carried out on 4 June 2021.

3.3 The report concludes there were no protected or notable habitats observed on the site and that the wider impacts on such species would be negligible. The site is potentially capable of providing habitats for protected and notable species, and would also result in the permanent loss of common habitats with species of poor diversity. In order to mitigate this, the proposed measures could deliver a positive residual effect on habitats.

3.4 The mitigation measures include:

- A comprehensive selection of berry producing and nectar rich native planting to be incorporated into the landscaping scheme
- Appropriate construction works mitigation
- A sensitive lighting strategy
- 5 bat boxes should be integrated into the development and landscape
- 5 bird nest boxes integrated into properties and installed on trees within the retained plantation.
- Hedgehog highways are added to garden fences by creating ad hoc 13cm x 13cm holes in fencing/walls

3.5 In order to ensure the above measures are appropriately secured, the following conditions are revised and added:

#### 1. New Condition - Ecology

The development hereby approved including the construction phase shall be carried out in accordance with the Preliminary Prediction of Impacts, Recommendations and Mitigation Measures set out in in

Section 4 of the Preliminary Ecological Appraisal by Southern Ecological Solutions; Dated 18/06/2021; Rec'd 18/06/2021

REASON: In the interests of the preservation of natural habitats and safeguarding protected species in accordance with Core Policy 9 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the requirements of the National Planning Policy Framework 2019

2. Revised Condition - Submission of landscaping scheme (changes in **bold**)

Prior to the commencement of the development hereby approved, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of treatment of all parts on the site not covered by buildings shall be submitted to and approved in writing by the Local Planning Authority. The details shall include:

- i. Scaled plan showing the existing trees, vegetation and landscape features to be retained and the trees and plants to be planted pursuant to the approved plans. Trees T13 and T14 as shown on the approved site survey will need to be removed to make way for the new housing. The remaining trees to be removed shall be in accordance with the approved drawing number P54168 - A(BP)XX-001. All other trees shall be retained.
- ii. The proposed tree planting pursuant to the approved plans shall be an appropriate selection from Nursey stock at stem size 12 to 14 cm.
- iii. Location, type and materials to be used for hard landscaping including specifications in coordination with the approved drainage strategy
- iv. Root protection details:
  - a) tree pit design
  - b) underground modular systems
  - c) use within tree Root Protection Areas (RPAs)
- v. A schedule detailing sizes and numbers/densities of all proposed plants and to include species which attract Bumble Bees;
- vi. Specifications for operations associated with plant establishment and maintenance that are compliant with best practice; and
- vii. A plan and / or schedule demonstrating coordination and compliance with the ecological **mitigation / enhancements. Confirmation from a suitably qualified ecologist that the plan / schedule would meet the requirements of the Preliminary Prediction of Impacts, Recommendations and Mitigation Measures set out in Section 4 of the Preliminary Ecological Appraisal by Southern Ecological Solutions; Dated 18/06/2021; Rec'd 18/06/2021.**

The approved details shall be carried out no later than the first planting season following completion of the development. Within a five year period following the implementation of the 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.

There shall be no excavation or raising or lowering of levels within the prescribed root protection area of retained trees unless agreed in writing by the Local Planning Authority

REASON In the interests of the visual amenity of the area and in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN3 of The Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework.

3. Revised Condition - Boundary treatment - (changes in **bold**)

Prior to the first occupation of the development hereby approved, details of the proposed boundary treatment including position, external appearance, height, materials, **and provision for Hedgehog Highways in accordance with the Preliminary Prediction of Impacts, Recommendations and Mitigation Measures set out in Section 4 of the Preliminary Ecological Appraisal by Southern Ecological Solutions; Dated 18/06/2021; Rec'd 18/06/2021** shall be submitted to and approved by the Local Planning Authority.

The approved boundary treatment shall be fully installed in accordance with the approved details prior to the first occupation of the development and retained at all time on the future.

REASON To prevent the loss of privacy for the neighbouring occupiers at 91 Upton Road and the future occupiers of the approved development would have acceptable impacts on the character and appearance of the area, in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policy EN1 of the Adopted Local Plan for Slough 2004, and the requirements of the National Planning Policy Framework 2019.

3.6 Based on the above, the proposal would have acceptable impacts on impacts on biodiversity and would comply with Core Policy 9 of the Core Strategy and the requirements of the National Planning Policy Framework 2019

3.7 Change to Recommendation:

Having considered the relevant policies set out above, within the Committee Report, and comments that have been received from consultees and all other relevant material considerations it is recommended the application be delegated to the Planning Manager:

A) For approval subject to:-

1. Securing a satisfactory drainage strategy in consultation with the lead local flood authority
2. the satisfactory completion of a Section 106 to secure the following:
  - a) £218,578 Affordable Housing contributions
  - b) £386,992 Education Contributions
  - c) Financial contributions or works by the developer to provide of at least two new lighting columns by footway between Upton Road and Lascelles Park.
  - d) Revoking parking permits for future occupiers
3. agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.

B) Refuse the application if the completion of the above has not been satisfactorily completed by 23<sup>rd</sup> December 2021 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee

**4. Item 9 Units 2C, 3A, 3B, Slough Retail Park, Twinches Lane,**

4.1 Please note, this application has been withdrawn from the Committee agenda pending updates to the committee report.

**5. Item 10 - P/00226/045 - 253-257, Farnham Road, Slough, Berkshire, SL4 4LE**

5.1 Comments have been received from the Lead Local Flood Authority (Hampshire County Council) which supersede paragraph 7.2 of the committee report. The comments received are as follows:

5.2 We have reviewed the following information in relation to the above planning application:

- Drainage Plan Strategy
- Surface Water Drainage Pro Forma
- Surface Water Drainage Design
- 'Drawings\_Plans' (Compilation of design drawings)

It is evident that the site has previously received conditional planning approval based on a different development quantum. This is a new application and has therefore been reviewed only based on the information provided in this application and to the latest requirements.

Surface Water Drainage

The general principles for the surface water drainage proposals are acceptable; we would recommend that further information on the proposals be submitted as part of a more detailed design phase due to some missing information in this application (that was included in prior applications). Therefore, we recommend the following condition:

*No development shall take place until detailed surface water drainage strategy information has been provided to the Lead Local Flood Authority, containing the following elements:*

- *Hydraulic calculations demonstrating that the attenuation is sized for the 1 in 100 year storm +40% allowance for climate change with a limited peak discharge of 5l/s up to this storm event*
- *A proposed maintenance schedule*
- *Text demonstrating that water quality of runoff will not be adversely affected compared with the existing situation*

Foul Water Drainage

No details for the foul drainage of the development have been supplied. Therefore, we recommend the following condition:

*No development shall take place until the following information relating to foul drainage is supplied:*

- *a foul drainage design*
- *confirmation from the statutory water authority that there is sufficient capacity at the proposed connection location to cater for the proposed development foul flows*

NO CHANGE TO RECOMMENDATION