

PLANNING COMMITTEE

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

Agenda Item 5 – P/16947/002 – 45 The Myrke, Datchet, Slough, SL3 9AB

Additional condition to remove the risk of the manoeuvring area being enclosed or blocked:

Notwithstanding the terms and provisions of the Town & Country Planning General Permitted Development Order 2015 (or any order revoking and re-enacting that Order), no means of enclosure or bollards other than expressly authorised by this permission shall be erected or constructed at the site unless otherwise agreed in writing by the Local Planning Authority.

REASON To ensure that parking and manoeuvring space is not compromised through such works in the interested of highway safety and convenience with Policy T2 of The Local Plan for Slough 2004.

Agenda Item 6 – P/01303/018 – 79-83 Uxbridge Road, Slough, SL1 1SG

Additional condition to restrict usage of the building, ensuring its permanent association with the Mosque due to the linked nature of uses and the application site providing the benefit of overflow parking for worshippers:

The proposed development hereby approved shall be occupied and use in conjunction with The Slough Islamic Trust, 78 Diamond Road, Slough and shall not be sub divided or be subject to occupation or use by another organisation without approval in writing from the Local Planning Authority.

REASON: To ensure the use of the building does not result in adverse impact on highways safety and convenience in the interests of Core Policy 7 of the Core Strategy 2006-2026 and Policy T2 of The Local Plan for Slough 2004.

Agenda Item 7 - P/02683/015– 204-208, High Street, Slough, SL1 1JS

Corrections

Paragraph 8.1 should contain the following text:

8.1 Delegate to Planning Manager for approval subject to planning obligations securing 10% affordable housing, additional financial contributions towards Education and Recreation/Leisure, and, conditions listed below and finalising any of them, including any minor changes.

Amendments

Additional highways information as requested has not yet been received. Condition 8 has therefore been amended in order for the design and layout of the cycle stores to be dealt with by condition.

Condition 8 shall now read:

8. Details of the cycle parking racks and storage facilities within the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle facilities shall be implemented prior to the occupation of the relevant part of the development and shall be retained thereafter at all times in the future for this purpose.

REASON To ensure that there is adequate cycle parking available at the site in accordance with Policy T8 of The Adopted Local Plan for Slough 2004, to meet the objectives of the Slough Integrated Transport Strategy, Core Policy 7 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 National Planning Policy Framework (2021).

The additional report "Fire Strategy- RIBA Stage 2" dated 6th October 2021 prepared by BB7, was received on 6th October 2021. Condition 36 has been amended to refer to the latest report.

Condition 36 shall now read:

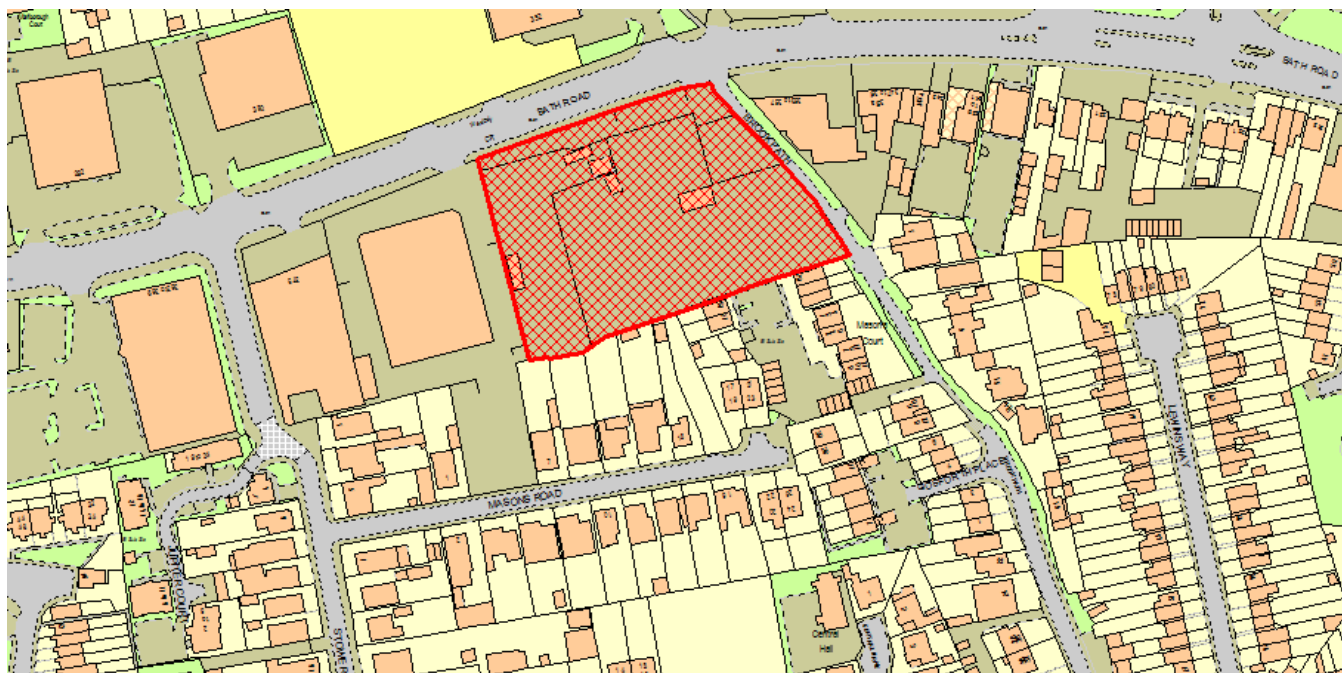
The development shall be implemented in accordance with the design guidance and measures set out in Chapters 5: Means of escape; 6: Active Fire safety systems, 7: Fire Service Access and 8: Items for Consideration at Design Stage set out in BB7 Fire Strategy (Dated 6th October 2021).

Reason: To ensure that the Development contributes to the minimisation of potential fire risk in accordance with National Planning Policy Framework (2021).

Agenda Item 8 - P/00908/012 – 361 Bath Road, Slough, SL1 5QA

Corrections

The site plan shown on page 1 of the report should be amended to show the area below.



Amendments to conditions and informatives

The condition list should be amended with the following amended conditions:

Condition 2

Condition 2 shall now read:

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved by the Local Planning Authority:
 - (a) Application Form
 - (b) Covering Letter, Dated: 19/03/2021, Received: 22/03/2021
 - (c) Site Location Plan, Plan Number: 2102-X01, Dated: 05/02/2021, Received: 22/03/2021
 - (d) Existing Site Plan, Plan Number: 2102-X02, Dated: 11/02/2021, Received: 22/03/2021
 - (e) Design and Access Statement, Dated: March 2021, Received: 22/03/2021
 - (f) Planning Statement, Dated: March 2021, Received: 22/03/2021
 - (g) Economic and Regeneration Statement, Dated: March 2021, Received: 22/03/2021
 - (h) Big Yellow Management Plan, Dated: March 2021, Received: 22/03/2021

- (i) Flood Risk Assessment, Dated: March 2021, Received: 22/03/2021
- (j) Drainage Strategy and Maintenance Statement, Dated: March 2021, Received: 22/03/2021
- (k) Foul Water and Surface Water Management Statement, Received: 22/03/2021
- (l) Preliminary Ecological Appraisal, Dated: March 2021, Received: 22/03/2021
- (m) Biodiversity Net Gain Assessment, Dated: 8th March 2021, Received: 22/03/2021
- (n) Tree Survey Report and Arboricultural Impact Assessment, Dated: 9th March 2021, Received: 22/03/2021
- (o) Transport Statement Dated: 16th March 2021, Received: 22/03/2021
- (p) Noise Assessment, Dated: 24th February 2021, Received: 22/03/2021
- (q) Multi-Utility Infrastructure Assessment, Dated: March 2021, Received: 22/03/2021
- (r) Daylight and Sunlight Report, Dated: 18th March 2021, Received: 22/03/2021
- (s) Energy Assessment Revision V 1.0, Dated: 15th March 2021, Received: 22/03/2021
- (t) Sustainability Appraisal Version 1.0, Dated: 15th March 2021, Received: 22/03/2021
- (u) Landscape Design Report, Dated: 15th March 2021, Received: 22/03/2021
- (v) Air Quality Assessment Rev 1, Dated: 2nd March 2021, Received: 22/03/2021
- (w) Lighting Impact Assessment Version v2, Dated: 15th March 2021, Received: 22/03/2021
- (x) Construction and Environmental Management Plan, Dated: February 2021, Received: 22/03/2021
- (y) Geotechnical and Geoenvironmental Desktop Study, Dated: March 2021, Received: 22/03/2021
- (z) Amended Flood Risk Sequential Test, Dated: August 2021, Received: 31/08/2021
- (aa) Proposed Ground Floor Site Plan, Plan Number: 2102-P01-K, Received: 23/09/2021
- (bb) Proposed North and East Elevations, Plan Number: 2102-P07-C, Received: 05/10/2021
- (cc) Proposed South and West Elevations, Plan Number: 2102-P08-C, Received: 05/10/2021
- (dd) Proposed Section AA, Plan Number: 2102-P09-A, Received: 15/08/2021
- (ee) Proposed Roof Plan, Plan Number: 2102-P02-G, Received: 21/07/2021
- (ff) Proposed First Floor Mezzanine, Plan Number: 2102-P03-A, Received: 22/03/2021

- (gg) Proposed Second Floor Mezzanine, Plan Number: 2102-P04-A, Received: 22/03/2021
- (hh) Proposed Third and Fourth Floor Mezzanine, Plan Number: 2102-P05, Received: 22/03/2021
- (ii) Proposed Fifth Floor Mezzanine, Plan Number: 2102-P06, Received: 22/03/2021
- (jj) Amended Fence and Void Details as Proposed, Plan number: 2102-P10-B, Dated 08/02/2021, Received 10/08/2021
- (kk) Campbell Reith, Response to EA objection letter 1, Received 09/06/2021
- (ll) Campbell Reith, Response to EA objection letter 2, Received 10/08/2021
- (mm) Proposed Section BB Plan Number: 2102-P11, Received: 08/10/2021

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.

Condition 2 has been amended to include Proposed Section BB Plan Number: 2102-P11, Received: 08/10/2021 and to include revisions to plans (bb) Proposed North and East Elevations, Plan Number: 2102-P07-C, Received: 05/10/2021 and (cc) Proposed South and West Elevations, Plan Number: 2102-P08-C, Received: 05/10/2021. The revisions are to include updates to the surrounding levels to the development, to accurately reflect the finished ground levels and the developments impact on the site. These revised levels were taken into account when drafting the committee report.

Condition 3

Condition 3 shall now read:

3. The development hereby permitted shall only be managed and operated by Big Yellow Self Storage Company Limited (or any other company in the same group ownership) and in accordance with the Big Yellow Management Plan, received 22/03/2021.

Reason: To ensure the development operates in accordance with the submitted and approved documentation in respect of the sequential test, parking and to safeguard the amenities of occupiers existing and future occupiers of the adjoining properties in accordance with 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, Policies EN1 and EMP2 of the Adopted Local Plan for Slough 2004, the Slough LDF site allocations DPD (2010) and the requirements of the National Planning Policy Framework 2021.

Condition 3 has been amended to delete the text (*or any other nominated group company*) and substitute with (*or any other company in the same group ownership*). The informative 7 is also to be deleted. This has been done for clarity.

Condition 13

Condition 13 shall now read:

13. The rating level of noise emitted by all fixed plant on the site shall not exceed 43dB at the boundary with any noise sensitive premises between 07:00 and 23:00 and 37dB between 23:00 and 07:00 hours. The measurement and assessment shall be made according to BS 4142:2014+A1.

REASON: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties.

Condition 13 has been amended with the agreement of the Council's environment officer.

Condition 24

Condition 24 should now read:

24. Within 6 months of development commencing on site a detailed landscaping and tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme should include the type, density, position and planting heights of new trees, hedges and shrubs and details of the wildflower meadow and Bath Road frontage planting areas and should have regard to the scheme proposed in the Outerspace Landscape Design Report received 22/03/2021.

The approved scheme shall be carried out no later than the first planting season following completion of the development. Within a ten 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.

REASON: Required to safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development, and to enhance its setting within the immediate locality 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.

Condition 24 has been amended to allow for further details of the landscaping scheme to be submitted and agreed.