

Officer:	Alex Harrison	Ward:	Langley Marish
Applicant:	Elstree Land	Pre-Application:	Major
Agent:	Savills		
Location:	Former site of 'The Merrymakers' Public House, Meadow Road, Slough, SL3 7QA		
Proposal:	Redevelopment of the vacant site to provide 53 new residential dwellings, associated car parking, and landscaping.		

Called in by the Chair of Planning Committee under Developer's briefings to Planning Committee Protocol (Appendix A)



## **PRE-APPLICATION PRESENTATION**

### Introduction:

The applicant (Elstree Land) has entered into pre-application discussions with Slough Borough Council Planning Officers regarding the redevelopment of a currently vacant site that was formerly occupied by the Merrymakers Pub and a number of bungalows that fronted Trelawney Avenue. The site is cleared and enclosed with hoardings.

The site is owned by the Council and has previously received a Member resolution to grant planning permission (S/00745/000) for redevelopment proposals to provide a public library and residential units subject to the completion of a Section 106 Agreement that was not finalised and the application has been subsequently withdrawn. There was also an application (S/00745/001) which was also withdrawn for an alternative proposal to redevelop the site to provide a public library and elderly care units. These references are set out below within the planning history section of this report.

The current pre-application submission seeks to redevelop the site to provide 53 new residential dwellings, associated car parking, and landscaping.

To date, one pre-application planning meeting has been held. Discussion on the proposal are ongoing.

### The Site and Surroundings:

The application site is a cleared area of land that sits to the south of Trelawney Avenue and east of Meadow Road. It is currently boarded on all boundaries. Previously, the site contained a terrace of 6no bungalows that fronted Trelawney Avenue, The Merrymakers Public House and associated parking and garden which fronted Meadow Road and a number of Council garages. The site is approximately 0.6ha in size and is located within Flood Zone 1.

The site is located east of Slough Town Centre and is within the village of Langley, located approximately 1km south of Langley railway station and is adjacent to Kedermister Park.

In terms of surroundings, the land uses immediately adjacent the site comprises residential flats and houses with the predominant house type being two storey terraced dwellings although there are variations in the area with 3 storey flat blocks apparent.

To the northeast of the site lies a local centre, characterized by 3 storey buildings which provides a number of retail units at ground floor with maisonettes above.

The site is cleared of all buildings, but some trees remain on the eastern boundary of the site. The site is not within a Conservation Area nor within an area designated within the Local Plan or Core Strategy.

### Site History:

S/00745/000

Construction a mixed use development including a community hub, council offices (use class E), library (use class F.1), community space (use class F.1), construction of 4 residential units (use class C3) and 20 Sheltered Housing units (use class C2), parking and landscaping works.

Resolution to grant at Planning Committee meeting of 10 February 2021 (section 106 agreement was pending) but now withdrawn.

S/00745/001

Construction a mixed use development including a community hub, comprising Council offices (use class E), library (use class F.1), community space (use class F.1) and 21 residential units (use class C3), parking and landscaping works.

Withdrawn without resolution.

### The Proposal:

The proposals are for the redevelopment of the vacant site to provide 53 new residential dwellings, associated car parking, and landscaping.

The development is shown to be split into a number of blocks with a principal building at the corner of Trelawney Avenue and Meadow Road and two further frontage blocks onto Meadow Road. The main building is 3.5 storeys in height with the other two dropping to 3 and then 2.5 storeys as you progress along the road. Within the site are two further blocks that appear to be 2 storeys in scale.

The indicated housing mix is set out as follows:

#### Apartments

- 11no – 1-bed apartments
- 22no – 2-bed apartments

#### Houses

- 3no – 2-bed houses
- 17no – 3-bed houses

A total of 60 car parking spaces are proposed as part of the car parking provision on site (a parking ratio of 1.1 spaces per dwelling). The applicant is intending to provide policy compliant affordable housing in terms of both quantum and tenure.