

PLANNING COMMITTEE

11 November 2020

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

1.0 Additional Representations

1.1 Additional representations have been submitted by the Borough's Resilience and Enforcement Team. These are summarised as follows:

- Support refusal for the extension opening hours until 02:00 7 days a week due to the amount of Anti Social Behaviour (ASB) that has been reported regarding the take aways along that block of shops/residential premises
- During the Covid-19 pandemic, Thames Valley Police/Slough Borough Council Licensing Team, Food and Safety Team had several dealings with in particular, Peri Peri, Doner Kebab, Chicken Delight, Gelatos, The Grill and Chaiiwala. These shops have created ASB issues, with customers leaving large amounts of take out litter, using the rear of the shops as toilets, vehicle nuisance i.e. using Farnham Road as a race track, people parking up on the paths, middle of the road etc.
- Within this area you have residential properties above and the cul de sac directly behind Boston Grove, which are mostly affected, and then also have the neighbouring streets, Sheffield Road and Melbourne Avenue.

No change to recommendation.

P/00226/044 – 253-257 Farnham Road

Agenda Item 8

1.0 Additional Documentation

1.1 The applicant has submitted an Amended Transport Statement to assess the transport and highways impacts to result the amended plans which resulted in a reduction of 8 car parking spaces and lowering the parking ratio to 0.67 spaces per dwelling overall (across the site including the PD approved first floor flats). Officers have reviewed this Statement and consider it does not introduce any new meaningful evidence to change officer's assessment of the proposed car parking levels or other transport related impacts and our conclusions remain as set out in paragraphs 12.1 to 12.12 of the officer report.

P/08979/002 – Langley Police Station

Agenda Item 10

1.0 Advertisement

1.1 The press advertisement time line expires on the 21 November 2020, notwithstanding the fact that a Section 106 agreement has to be completed a decision cannot be issued until the expiry of this time period, the recommendation has been updated to include any representations received.

2.0 Amended Plans

Amended plans were received to address highway issues and as a result condition 2 has been updated as per below.

2.1 Condition 2 (approved plans) to be amended:

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

- a) Existing Site and Location Plan - Drawing reference: 19-0723 50 Rev A
- b) Existing Ground Floor - Drawing reference: 19-0723 70
- c) Existing First Floor and Second Floor - Drawing reference: 19-072371
- d) Existing Elevations 1 Drawing reference: 19-0723 72
- e) Existing Elevations 2 Drawing reference: 19-0723 73
- f) Site Plan Ground Floor - Drawing reference: 19-0723 100 H
- g) Site Plan First Floor Drawing reference: 19-0723 101 E
- h) Site Plan Second Floor Drawing reference: 19-0723 102 E
- i) Proposed Ground Floor and First Floor Drawing reference: 19-0723 120 B
- j) Proposed Roof Plan and 3D Perspectives – Terraces Drawing reference: 19-0723 121 A
- k) Proposed Elevations – Terraces Drawing reference: 19-0723 122 B
- l) Indicative Site Massing (View 1) Drawing reference: 19-0723 123 A
- m) Indicative Site Massing (View 2) Drawing reference: 19-0723 142 B
- n) Proposed Floor Plans, Roof Plans and 3D Perspectives – Detached Unit Drawing reference: 19-0723 140 A
- o) Proposed Elevations – Detached Unit Drawing reference: 19-0723 141 A
- p) Proposed Ground Floor and First Floor Drawing reference: 19-0723 160 A
- q) Proposed Second Floor Drawing reference: 19-0723 161 A
- r) Proposed Elevations 1 Drawing reference: 19-0723 162 A
- s) Proposed Elevations 2 Drawing reference: 19-0723 163 A
- t) Proposed Site Sections Drawing reference: 19-0723 180
- u) Topographical and Utility Survey Drawing reference: 27358

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.

3.0 Highways

3.1 Comments awaited.

4.0 Drainage

4.1 Subject to the condition below to include a requirement that the details comprised within the Drainage Strategy – the application is supported.

Additional Condition - 24

The approved drainage system shall be implemented in accordance with the approved Drainage Strategy prior to the use of the buildings commencing. The Developer to provide evidence of the infiltration tests in accordance with British Research Establishment (BRE) Digest 365 - Soakaway Design. If the infiltration rate found in the BRE test is less than the given infiltration rate of 1.77×10^{-5} , then the developer need to provide updated Micro-drainage calculations in-line with the new infiltration rate to be reassessed by Slough Council drainage team. No building or use

hereby permitted shall be occupied or the use commenced until the drainage scheme for this site has been completed in accordance with the approved Drainage Strategy. The Drainage scheme shall be managed and maintained thereafter in accordance with the agreed management and maintenance plan.

Reason To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal and that the principles of sustainable drainage are incorporated into this proposal and maintained for the lifetime of the proposal.

5.0 Noise

5.1 Comments awaited on Noise Assessment and Construction Management Plan.

6.0 Energy

6.1 Additional Condition - 25

Before the buildings hereby permitted are occupied it shall be demonstrated that the buildings have been constructed so as not to emit carbon emissions any greater than the total of 17,100 kg/year (as measured in accordance with Building Regulations 2013 Part L) referred to in the applicants submitted energy statement.

REASON: In the interest of sustainable development in particular minimising heat loss and reducing carbon emissions, and in accordance with Policy 8 of the Core Strategy (2006-2026), and National Planning Policy Framework 2019 Chapter 14 and the guidance contained in the Council's Developer's Guide Part 2 (updated 2017).

8.0 Designing out Crime

8.1 An amended plan has been received, which has been agreed with the Designing out Crime Officer to address any outstanding issues.

9.0 Section 106 Contributions

9.1 Education contribution has been amended to reflect the fact that the dwellings are houses and not flats, from £35,117 to £27,413.

10.0 Change to the recommendation

Having considered the relevant policies set out below, and comments that have been received from consultees and a local interested party, and all other relevant material considerations it is recommended the application be delegated to the Planning Manager for:

A. Approval subject to:

(i) The resolution of outstanding highway, noise and the satisfactory completion of a Section 106 Agreement to secure financial contributions towards sustainable transport improvements including electrical vehicle infrastructure, financial contributions towards education, and a Section 278 highways/access works and subject to the receipt and consideration of any further representations received during the consultation period OR

B. Refuse the application if the highways matter is not satisfactorily concluded (Members to be updated on Amendment Sheet) or the completion of the Section 106 Agreement is not finalised by 11th February 2021 unless a longer period is agreed by the Planning Manager in consultation with the Chair of the Planning Committee.

P/10482/012 – Slough Hockey Club

Agenda Item 11

1.0 Change to wording of Condition 4

1.1 Amend Use Class F.2 to 'F.1' Education

No change to recommendation.

P/19067/000 – Arbour Park (Slough Football Club)

Agenda Item 12

1.0 Change to wording of Condition 4

1.1 Amend Use Class F.2 to 'F.1' Education

No change to recommendation.

P/08145/007 – Salisbury House, 300-310 High Street, Slough

Agenda Item 13

1.0 Additional consultation responses

1.1 The Council's surface drainage consultant has advised that evidence from Thames Water would be required, to approve the proposed surface drainage flow rates and to confirm that the proposed upgrade of the 100mm foul water sewer to 150mm is acceptable. However, tis would not overcome the objections to the proposals on other grounds.

1.2 No Highways response has been received.