

PLANNING COMMITTEE

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

Amendment Sheet

1.0. **Agenda Item 5: P/19443/009** **30-32 Wexham Road, Slough, SL1 1UA**

1 The following amendments should be noted to the previously published report:

- (i) In paragraph 3.4 reference to BT should read PO.
- (ii) Paragraph 9.2 should be amended to read as follows – note: the final two sentences are amended as shown underlined below:

As described above, the application site lies in that part of Wexham Road between the High Street and Wellington Street. This area is characterised by properties that are either flatted blocks or former dwelling houses converted to flats. As such, these proposals would reflect the character of this area in terms of the proposed use. However, these proposals are for a six/five-storey flatted block, as such, this scheme would be wholly out-of-keeping with the general massing and scale of the area.

- (iii) An extension of time to determine the application has now been agreed by the Agent until 31 July 2023.

2 A Member site visit took place on 24th July 2023 at 16:02. The visit was attended by Officers, Daniel Ray, Neetal Rajput and Michael Scott. Members in attendance were Cllrs Iftakhar, Manku, Gahir and Naveed as well as the Ward Member Cllr Tomar. The applicant's agent and building contractor were present.

3 Members observed the site from within, with the case officer describing the proposal. Members sought clarification on the relationship of the proposal with neighbouring properties and how the proposal impacting trees both within the hoarding (following the demolition of the properties) and outside the hoarding adjacent to the A4.

4 Members also sought clarity on neighbour objections.

5 Members crossed the road and looked back at the site from the north side of the A4, to further observe the vernacular and relationship with the street scenes and neighbouring dwellings. The site visit terminated at 16:24.

No change to the recommendation.

**1.0 Agenda Item 6: P/20153/000
46-56 High Street, Slough, SL1 1EL**

1.1 Ward Member Site Visit:

The Ward Members for the site, Cllrs Hulme and Ajaib requested a site visit with the Case Officer.

The Ward Members met with Alex Harrison and Neetal Rajput on 18 July 2023 at 09:30. The case Officer outlined the scheme by showing the plans and the Ward Members viewed the site from High Street and Burlington Avenue.

Questions and clarifications were raised in respect of development scale and detailing of design.

Neither Ward Member gave a view on the planning merits of the proposal at the meeting which was concluded at 09:45.

No change to the recommendation.

**2.0. Agenda Item 7: P/09811/002
Jupiter House & Valerie House, Horton Road, Colnbrook, SL3 0BB**

2.1. Consultation Responses:

Since the publication of the Planning Committee report the following consultation response has been received:

Environment Agency:

The submitted FRA (Flood Risk Assessment & Drainage Strategy Report) does not consider the impacts of climate change. There is no assessment of the impact of climate change using appropriate climate change allowances in accordance with Flood Risk Assessments: climate change allowances - GOV.UK (www.gov.uk). The applicant should submit a revised FRA which includes an assessment of the 1% annual exceedance probability (1 in 100 year) plus an allowance for climate change flood event, and has used this information to demonstrate how the proposed development will be safe from flooding for its lifetime, without increasing the risk of flooding elsewhere.

2.2. Case Officer Response:

The applicant has submitted a revised Flood Risk Assessment to address the comments raised by the Environment Agency. The FRA now includes the impact of climate change. This has not changed the overall recommendations of the FRA or materially changed the development in any way. Therefore, the Committee Report assessment still applies subject the re-consultation response from the Environment Agency.

No change to the recommendation.

Pre-application – Former Merrymakers Pub Site, Meadow Road

1. The applicant party has provided a table setting out the proposed affordable housing scheme that would form part of the development:

Merry Makers Pub			6%	19%	6%	70%
Elstree Land	No	%	Slough Affordable Rent (Social Rent)	Slough Living Rent	Shared Ownership	Private Market
1B2P Flat	11	21%	1	3		7
2B3P Flat	3	6%				3
2B4P Flat	19	36%	1	3		15
2B3P House	2	4%				2
2B4P House	3	6%				3
3B5P House	9	17%			2	7
3B5P House	6	11%	1	4	1	
Total	53	100%	3	10	3	37

2. Since the initial report was drafted the applicant party have amended the layout for the scheme which has resulted in an increase in parking spaces for the development from 60 to 70 spaces.