

PLANNING COMMITTEE

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

Amendment Sheet

1. **Agenda Item 4: P/20153/000** **46-56 High Street, Slough, SL1 1EL**

1.1. Committee Member site inspection held at 15:00 at the site on 5 September 2023.

1.2. All Members were present aside from Cllr Gahir who sent apologies. Also present were the applicant, agent and architect for the application.

1.3. The meeting began at the High Street side of the site with the Case Officer describing the scheme and surrounding area. The buildings to be demolished were clarified and status of an adjacent alleyway was confirmed.

1.4. Officers noted the relationship and context of height with neighbouring buildings and development opposite.

1.5. The Inspection continued to the rear with Officers explaining context and surroundings. Clarification was sought on existing and proposed parking numbers and how parking would be managed at the site under the proposal. Additional clarification provided by Officers in terms of parking policy for Town Centre locations.

1.6. Officers highlighted the adjacent car parks and vehicle access to Mosaic House and described the proposed footway/loading bay layout on Burlington Avenue. The applicant party showed CGIs of the scheme from the rear context with agreement from Officers.

1.7. Inspection moved back to the High Street and Cllr Mann and Cllr Carter departed before the remaining group crossed Bath Road to view from the north, again with CGI images shown for context.

1.8. Inspection was concluded at 15:20.

1.9. Ward Member Site Visit:

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

1.11. 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.

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

1.13. 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. Agenda Item 5: P/09811/002
Jupiter House & Valerie House, Horton Road, Colnbrook, SL3 0BB

2.1 Correction:

2.2 Paragraph 2.0 (bullet 2) of the Committee Report currently reads 'Construction of a two commercial storey building comprising a total of 7,156sqm GIA of to fall within any of the following uses'. Omit the word 'two', in order that it reads:

2.3 Construction of a commercial storey building comprising a total of 7,156sqm GIA of to fall within any of the following uses.

2.4 Consultation Responses:

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

2.6 Environment Agency:

2.7 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 use this information to demonstrate how the proposed development will be safe from flooding for its lifetime, without increasing the risk of flooding elsewhere.

2.8 Case Officer Response:

2.9 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.

2.10 Highways Update:

2.11 The local highway authority has requested the vehicular access gate is repositioned so that it is set back 18.55m from the back edge of footway. This is to provide enough space for an HGV to station off the highway in the event the gates are closed.

2.12 The applicant has agreed to instruct the change, and the plans will be revised in due course.

2.13 **Change to the recommendation:**

A) For approval subject to:-

- 1) receiving the consultation from the Environment Agency and addressing any issues raised that would not result in any substantive changes to the proposal;
- 2) the satisfactory completion of a Section 106 agreement to secure the following:
 - a) to reposition the vehicular access gate so that it is set back within the site to the satisfaction of the local highway authority
 - b) To enter into a highways agreement for the highway works
 - c) Dedication of private land as public highway if required by the Local Highway Authority
 - d) To secure and monitor the Travel Plan
- 3) agreement of the pre-commencement conditions with the applicant/agent;
- 4) finalising conditions; and any other minor changes.

B) To return the application to the Planning Committee in the event that addressing any issues raised by the Environment Agency would result in any substantive changes to the proposal.

C) Refuse the application if the above have not been finalised by 19 March 2024 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.

3 Agenda Item 7

Pre-application – Former Merrymakers Pub Site, Meadow Road

3.1 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

3.2 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.