

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/00490/055**

American Golf, 175 Bath Road, Slough, SL1 4AA

1.1 Planning Policy Comments:

1.2 Context Regarding the Shortfall Of Employment Land

1.3 The Spatial Strategy indicates 15,000 additional jobs are needed to support the growing resident workforce.

1.4 The Council had expected new office based employment and airport expansion to contribute significantly to the supply of new jobs. Whilst both are still expected to contribute to providing jobs the scope for substantial new growth from those sources in the short term at least is reduced so reliance on new or refurbished general business/commercial space is more important now. The reasons for reduced reliance is Heathrow expansion not progressing as initially planned (third runway) and estimates of local office based employment have reduced in last few years.

1.5 In respect of a loss of employment in recent years. The loss has mainly been from: office to residential change of use. The prior approval/permitted development process has encouraged this change alongside a general change in office accommodation needs alongside a rise in residential values/demand that encouraged owners to change use away from offices. Not all permitted development changes have involved vacant office space; some office occupier leases appear to have not been renewed to allow for change of use.

1.6 Loss of existing business areas to non-employment uses - partly due to demand for residential use within urban areas/in sustainable locations and, in pre covid times, residential values being higher than industrial.

1.7 Redevelopment of former employment sites for high value low employment data centres which cover large areas and have much lower employment densities than the businesses replaced.

1.8 Reduced retail floorspace due to nationwide changes in retailing and Slough not having been able to hold its former position in the retail hierarchy.

2.0 **Section 106 update:**

2.1 The applicant has confirmed that, the highways contributions identified in the table at para 20.7 of the report would be paid.

2.2 In respect of the planning balance it is considered that this confirmation does not alter the conclusions as the contributions are not regarded as benefits as such, but more as requirements that would, should the development have been acceptable, have been required to make the scheme acceptable in planning terms.

2.3 Point of clarity to note that the Section 106 contributions do not address the objection raised on highways grounds and are identified on 'without prejudice' basis to aid Members in the considerations of the merits of the case.

3.0 **Consultations:**

3.1 No further comments received from the Crime Prevention Design Advisor. The recommendation remains unaffected.

3.2 Comment received from Ward Member Cllr O' Kelly received as follows:

I have read the application and concur that the application should be refused.

I have no questions to address to the committee regarding this application and commend the comprehensive work that went into the making of their decision.

3.3 Third party letter received on behalf of the owner of 171 Bath road (immediately to the east of the site). Letter raises objections on the following grounds:

- Loss of light to 4 of the side windows to 171 Bath Road. The owner of 171 Bath Roads has plans to convert the building to residential use in the future and this would affect the light to current occupiers and future residents.

3.4 Officer Comment

The objection is noted however Members are advised that the current lawful use of the neighbouring building is for office use and is an employment use as a result. There are no amenity standards applied to non-residential uses and therefore there is not considered to be any adverse impact on this building as a result.

There is no permission to change the use of the building or site to residential and therefore no weight should be given to any possible residential use in the future., particularly as this site is also part of the existing business area which seeks to retain such floorspace.