

# **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 05** **P/02984/002 – 573 London Road, Slough, SL3 8QE**

#### 1.1 Amended recommendation

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

1) For approval subject to:

- (i) The satisfactory completion of a Legal Agreement to secure off-site highways works through Section 278 agreement for works to the bus stop and bus cage with appropriate triggers for implementation;
- (ii) Finalising conditions and agreeing pre-commencement conditions;
- (iii) Any other minor changes.

OR

2. Refuse the application if a satisfactory section 106 Agreement is not completed by 1 April 2025, unless otherwise agreed by the Planning Manager in consultation with the Chair.

1.3 The revised recommendation is necessary to account for the requirement for the applicant to commit to the off-site works in the interests of increasing visibility at the junction and easing movements of vehicles into and out of the access.

#### 2.0 Consultation comments.

2.1 No additional comments have been received from Thames Water or the Tree Officer.

#### 3.0 Additional Condition from Land Contamination Officer:

##### 3.1 Gas Protection Measures

Prior to the commencement of development hereby approved, either:-

- a. Further ground investigation, monitoring and/or risk assessment in line with appropriate guidance such as, but not limited to, CIRIA 665, BS8576 and BS8485, shall be submitted for approval by the Local Planning Authority. Where unacceptable levels of volatile organic contamination are identified, a

proposal for remediation/mitigation shall be submitted and approved in writing by the Local Planning Authority. Any scheme of remediation that requires the fitting of hydrocarbon vapours protection, such as a protective membrane shall be carried out by a person(s) competent to carry out that work.

All work shall be validated by a competent person and a validation report shall be submitted for the approval of the Local Planning Authority. All approved vapour protection measures shall be implemented in full and confirmation of satisfactory installation obtained in writing from a Building Control Regulator.

Or

- b. In situations where there is a low risk from hydrocarbon vapours migration and accumulation, details of proposed vapour protection measures shall be submitted to the Local Planning Authority for written approval, before the development commences. All approved vapour protection measures shall be implemented in full and confirmation of satisfactory installation obtained in writing from a Building Control Regulator.

Reason: In order to safeguard the health and safety of future occupants and/or site users in the interests of Policy 8 of the Core Strategy 2006-2026.

#### 4.0 Amended Condition

##### 4.1 Amended Condition 2 – Approved Plans

The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

- (a) Drawing No. 01E Dated 04/2024, Recd On 10/04/2024
- (b) Drawing No. 02E Dated 04/2024, Recd On 10/04/2024
- (c) Drawing No. 04E Dated 04/2024, Recd On 10/04/2024
- (d) Drawing No. 05C Dated 04/2024, Recd On 10/04/2024
- (e) **Drawing No. 08G Dated 09/2024, Recd On 17/09/2024**
- (f) Drawing No. 00A Dated 11/2023 Recd On 20/11/2023
- (g) Drawing No. 06A Dated 11/2023 Recd On 20/11/2023
- (h) Drawing No. 1471 (S)05 Rev P2 Dated 26/08/2020, Recd On 10/12/2020
- (i) Drawing No. 983-001 Rev P005 Dated 07/07/2021, Recd On 12/08/2021

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.

## 2. Agenda Item 06

### P/12934/018 – Land rear of Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS

#### 1.1 Amended Recommendation due to typo.

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

1) For approval subject to:

- (ii) The satisfactory completion of a Section 106 Agreement to secure off-site affordable housing contributions, financial contribution towards improvements to open spaces which are required to mitigate the impacts of development, education contributions, highways works and highway contributions;
- (iii) No substantive objection being raised from the Council's Environmental Quality Officer with regards to noise and dust and the Environment Agency in respect of clarifying flood risk;
- (ii) Finalising conditions and agreeing pre-commencement conditions;
- (iii) Any other minor changes.

OR

2) Refuse the application if a satisfactory section 106 Agreement is not completed by **1 April 2025**, unless otherwise agreed by the Planning Manager in consultation with the Chair.

#### 2.0 Clarification/Correction.

2.1 The report, at para 17.2, refers to the development delivering 6no accessible parking spaces as part of the scheme. The previous proposal considered by Members in April 2022 proposed 6 spaces however this amended scheme is proposing 2. The loss of spaces is unfortunate and 2no spaces does not represent a policy required allocation of 10%. Three spaces minimum would be required. The layout of the proposal will be formally approved under this outline application but it is considered that 3no accessible spaces are required to make the scheme acceptable in planning terms. A revised layout to provide 1 further space can be required by condition.

#### 3.0 Additional Condition

##### 3.1 31. Accessible Parking

Notwithstanding the details in the approved plans, none of the units hereby approved shall be occupied until details have been submitted to and approved in writing by the Local Planning Authority of a revised parking layout that

provides a minimum of 3no accessible parking spaces in suitable locations to the buildings hereby approved. The works shall be carried out in accordance with the approved details and be in place prior to the first occupation of the residential block that a specific space serves.

Reason: The submitted plans show a shortfall in accessible parking spaces and additional provision is required in the interests of providing accessible parking spaces in the interests of Core Policies 7 and 8 of the Core Strategy 2006 – 2026 and saved policy T2 of the Slough Local Plan 1994.

#### 4.0 Amended Condition

##### 20. Electric Vehicle Parking

Prior to the first occupation of each unit, the residential car parking provision for the unit shall be provided, to include a total of **12** electric vehicle charging points. The residential electric vehicle charging points must have a 'Type 2' socket and be rated to at least 3.6kW 16amp 0 7kW 30amp single phase, in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

REASON: To ensure vehicle parking is provided and encourage up-take of electric vehicle use, in accordance with Policy T2 of the Adopted Local Plan (2004), Policies 7 and 8 of the Core Strategy 2008, the guidance contained in the Council's Developer's Guide Part 3 (2008) and the National Planning Policy Framework 2023.

### **3. Agenda Item 07**

#### **Annual Monitoring Report 2023/2024**

Contents list – the section titles for the numbers below to be changed to reflect the associated title of section/para in the report : Section 2.2, 5.4,6 and 9. Para 7.5 to be added.

Appendices – Table A & B &E to be re-formatted with column headings repeated on each page.