

Planning Committee – Meeting held on Wednesday, 20th February, 2008.

Present:- Councillors MacIsaac (Chair), Aziz, Dodds, Hewitt, Parmar, Smith (until 9.05 pm), Swindlehurst (from 6.50 pm), and Zarait.

Also present under Rule 30:- Councillors Bains, Dhillon and Long.

PART I

60. Declarations of Interest

Councillor Zarait declared a personal interest in agenda item 9 - Planning Application Ref. P/14108/000 – 63 Coleridge Crescent, Colnbrook, Slough and advised that he was an acquaintance of Councillor Pabbi, the applicant.

61. Minutes

The minutes of the last meeting of the Committee held on 15th January 2008 were approved as a correct record and signed by the Chair.

62. Planning Applications

Oral representations were made to the Committee under the public participation scheme and local Members prior to the planning applications being considered by the Committee as follows:-

P/00864/045 - Quality Hotel Heathrow, London Road, Langley- a Parish Councillor addressed the Committee.

P/12934/003 - Theale and Neighbouring Land, to the East of Theale, Old Bath Road, Slough- a Parish Councillor addressed the Committee.

P/03023/003 - Land adj 18 Blenheim Road, Slough- three Members addressed the Committee under Rule 30.

With the agreement of the Chair the order of business was varied to ensure that applications where objectors/applicants and/or local Members had indicated a wish to address the Committee were taken first.

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated, together with further representations and/or petitions received.

Resolved – That the following decisions be taken in respect of the planning applications set out below, subject to the information, including conditions and informatives set out in the report of the Head of Planning and Strategic Policy and the amendment sheet circulated at the meeting, and subject to any further

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amendments and conditions agreed by the Committee as indicated below:-

Application No	Proposed Development	Decision
P/00864/045	Quality Hotel Heathrow, London Road, Langley, Slough:- demolition of nos. 548 and 550 London Road; erection of a part three storey/part four storey / part five storey extension partly above undercroft car parking and a new basement parking area and the erection of an additional part floor above the existing hotel building to create an additional 172 hotel bedrooms (total of 300 bedrooms). Internal alterations including the provision of a new reception area two restaurants and a bar area, four meeting rooms, staff accommodation with changes to the external appearance of the building and provision of an additional 19 car parking spaces within a new basement area.	Deferred
P/12934/003	Theale & Neighbouring Land, to the East Of Theale, Old Bath Road, Slough:- demolition of existing bungalow and other buildings and redevelopment to provide 24 no. flats in two blocks three and four storeys high to accommodate 8 no. x one bedroom flats and 16 no. x two bedroom flats together with access and parking for 36 cars.	Delegated to HPSP for completion of S106 Agreement
P/03023/003	Land Adj, 18, Blenheim Road, Slough:- conversion of garage to habitable dwelling including addition of upper level bedrooms to form a detached dwelling with pitched roof.	Refused
S/00626/003-	Manor Lodge, Mildenhall Road, Slough:- Outline application for the erection of a two storey building to accommodate twelve flats and associated parking.	Approved with conditions
P/14108/000-	63, Coleridge Crescent, Colnbrook, Slough:- change of use from a1 retail to class a5 hot food take away and installation of 2 no ground floor	Deferred

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windows within the rear elevation.

63. Planning Enforcement Policy

The Head of Development Control presented a report setting out the revised planning enforcement policy, that would be used as the basis for dealing with enquiries regarding potential breaches of planning control. In recent years Officers and Members had recognised growing public concern over development that had taken place without the appropriate planning permission or without reference to approved plans or attached conditions. Members were referred to the new planning enforcement policy document and the Officer highlighted the three priority categories. The Officer also discussed the planning enforcement stages and the relevant timescales. Members were advised that in a case where an application was submitted following the commencement of the enforcement process, the application and the enforcement would be twin tracked so that the enforcement process would not be delayed. The Officer advised that in future, enforcement complaints would not be pursued when submitted by an anonymous person.

A Member welcomed the revised policy and the system of prioritisation but was concerned that 'untidy land' had been placed within category C. He felt that this should be given a higher priority within category B and this was noted by the Officer.

Resolved – That the Planning Committee endorses the revised planning enforcement policy and its use as the basis for dealing with enquiries regarding potential breaches of planning control.

64. Update on Planning Application Ref. S/00343/009 - Wexham School, Norway Drive, Slough

Members were advised that planning application ref. S/00343/009, Wexham School, Norway Drive, Slough, which was approved in principle at the Planning Committee meeting on 24th October 2007, had been referred to the Government Office of the South-East. The Officer advised that the Secretary of State had decided that the Council be authorised to determine the application.

The Environment Agency had withdrawn its objections on the grounds of flooding but requested that the condition outlined in the amendment sheet be imposed on any permission that the Borough Council was now minded to grant. It was proposed that the condition would be attached to the formal decision notice. Members were advised that due to budgetary considerations the school now wished to swap the Sports Hall as approved in respect of planning application S/00343/008 and replace it with that which had been approved in principle in respect of planning application S/00343/009. The Officer was satisfied that a further planning application was not required in this case because the replacement Sports Hall had a smaller footprint and was similar in all other respects and would therefore have a slightly lesser impact.

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Resolved – That the Committee notes the report and approves the amendment to the scheme as outlined within the amendment sheet.

65. Heart of Slough - Masterplan and Public Consultation Material

The Head of Planning and Strategic Policy introduced a report to update Members on the progress with the Heart of Slough Project and to seek the Committee's views on the material produced for the recent public consultation exercise. The Officer advised that a consultation exercise had taken place last month and referred Members to the material on display. It was considered appropriate for the Committee to consider and comment on the proposals before a formal planning application was submitted. It was emphasised that the report dealt purely with issues that were within the remit of the Council as Local Planning Authority and that the Council's separate role as landowner would be progressed through Cabinet. The Officer anticipated that a planning application for the Heart of Slough scheme would be received in March and this would be an outline application for buildings and a detailed application for the infrastructure and roads. The Officer advised that there were still a number of issues to discuss with the developer.

Members raised observations and questions as follows:-

- A Member asked what the deadline was for completion of the Heart of Slough Project and the Officer advised that the building of the scheme would possibly take more than 3 years. There would be a legal agreement for the phasing of the building programme.
- A Member was concerned that the construction of the Heart of Slough should provide job opportunities for local people. The Officer advised that this could not be controlled through Planning but this concern would be passed on to the relevant person.
- A Member felt that consideration should be given to the linking of traffic from the Windsor Relief Road to the Uxbridge Road and also questioned whether William Street to Windsor Road could be pedestrianised. The Officer advised that he would pass on these comments to the Developer.
- A Member was concerned that the scheme proposed for the Bus Station was too similar to its predecessor and felt that the bus station should be integrated with the frontage of the Railway Station. In response the Officer advised that it was considered that the site of the bus station was the best location and the relationship to the station forecourt was under consideration. It was noted that architectural design work would be submitted for the Bus Station.
- A Member felt that account should be taken of the Bus Station employees who parked on site at present and the Officer advised that this issue was currently under negotiation.
- A Member asked how the right hand turn from William Street into the new bus station would work and was advised that this had been modelled as part of the traffic assessment.

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- A Member questioned whether there would be a public toilet sited within the Heart of Slough and the Officer advised that he was not sure but he would raise this issue with the Developer.

Resolved-

That the Committee notes the proposals as produced for the public consultation exercise and requests that Member's comments are considered by the Head of Planning and Strategic Policy.

66. Planning Appeal Decisions

Members noted the detailed of various recent planning appeal decisions.

67. Authorised Enforcements and Prosecutions

Members noted the status of various ongoing enforcement and prosecution issues.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.40 pm)