

Planning Committee – Meeting held on Wednesday, 22nd October, 2008.

Present:- Councillors Dodds (Chair), Dale-Gough, A S Dhaliwal, Finn, Maclsaac, Pantelic (from 6.50 p.m.), Plimmer (from 6.40 p.m.), Rasib, (until 7.55 p.m.) and Swindlehurst (from 6.50 p.m.)

Also present under Rule 30:- Councillors Chohan, P Choudhry, Davis and Parmar

Apologies for Absence:- None.

PART 1

35. Declaration of Interest

None.

36. Minutes

The minutes of the meeting held on 23rd September, 2008 were approved as a correct record.

37. Planning Applications

Oral representations were made to the Committee by Members prior to the planning applications being determined by the Committee as follows:-

P/12185/002- 90, Shaggy Calf Lane, Slough- a Ward Member addressed the Committee.

P/08770/066- Land adj to extension of Eltham Avenue, Cippenham, Slough- two Ward Members and a Member (under Rule 30) addressed the Committee.

P/03953/003- Former Western House School, Brook Path, Lower Cippenham Lane, Slough- a Ward Member Addressed the Committee.

With the agreement of the Chair the order of business was varied to ensure that applications where 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 amendments and conditions agreed by Committee as indicated below:-

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Application No	Proposed Development	Decision
P/12185/002	90, Shaggy Calf Lane, Slough: Erection of rear conservatory extension and loft conversion with side & rear dormers installed into the roof.	Refused *

*(Councillors Pantelic, Plimmer and Swindlehurst did not vote on the above item as they were absent from the meeting when the Planning Officer's Report was introduced).

P/08770/066	Land adj to extension of, Eltham Avenue, Cippenham, Slough: Wind turbine (95 metre high tower; 140 metres to blade tip) and Sub Station (outline).	Refused
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(The meeting adjourned at 7.25 p.m. and reconvened at 7.35 p.m.)

P/14197/000	80-84, Dolphin Road, Slough: Demolition of three houses; erection of three houses with access and car parking area.	*Deferred
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* (In the course of debate on the above application, it was moved by Cllr Swindlehurst and seconded by Cllr Rasib, that the application be deferred to allow further time for submission of the revised scheme (the Officer's recommendation was that the application be refused). Cllrs Dodds, Dale-Gough, A S Dhaliwal, Finn, Pantelic, Plimmer, Rasib and Swindlehurst voted in favour of this proposal and Cllr MacIsaac voted against). The application was deferred for a revision of scheme to be submitted to HPSP by 18th November 2008, for future consideration by Planning Committee. The HPSP was authorised to refuse the application if the revised application was not received by stipulated date).

(Councillor Rasib left the meeting at 7.55 p.m.)

P/03953/003	Former Western House School, Brook Path, Lower Cippenham Lane, Slough: Erection of 71 dwellings with associated parking, access and landscaping. (Access from Brook Path and Mallard Drive).	Deferred
P/03777/010	Units 37 And 38, Queensmere Shopping Centre, High Street, Slough: Erection of a two storey front extension to existing retail units	Delegated to HPSP for decision.

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numbered 1, 2, 3 and 3b to create a two tiered shopping frontage and installation of external cladding to the existing building at second floor level. Creation of an external seating area and a change of use of the basement and ground floor retail units from class A1 retail to class A4 drinking establishments and a change of use of the first floor retail units from class a1 retail to class A3 restaurants and cafes.

P/01158/020	19-25, Lansdowne Avenue, Slough: Demolition of existing guesthouse and the construction of a three and half storey, 24 no. bedroom hotel with office accommodation and a four / five storey block of flats, consisting of 1 no. three bedroom, 15 no. two bedroom and 5 no. one bedroom retirement flats, with communal parking.	Approved with Conditions *
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* (Councillor Plimmer did not vote on the above item as he was absent from the meeting when the Planning Officer's report was introduced).

38. Update on the new Permitted Development Rights for household development

The Head of Development and Control outlined a report to update Members on changes to householder permitted development rights which came into effect on 1st October, 2008.

Members were reminded that permitted development was development that could be undertaken without the need for a planning application to be submitted to the Planning Authority. It was hoped that in general the new regulations would allow more freedom for people to extend their homes, provided that the development had little or no impact beyond the host property.

It was highlighted that any householder who had already received a Certificate of Lawfulness for proposed development but had not commenced work by 1st October, 2008 would need to examine whether the proposals constituted permitted development under the new regulations. Where development that had been carried out prior to 1st October, 2008, failed to meet the permitted development limits in force at that time but met the new permitted development limits, it was unlikely to be considered expedient to

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take enforcement action. The Officer highlighted some of the important changes including those relating to corner properties and rear extensions.

It was anticipated that Member training would be provided on permitted developments in the very near future.

Resolved - That the report be noted.

39. Planning Appeal Decisions

The Committee noted the receipt of a recent planning appeal decision.

Resolved:- That the report be noted.

40. Authorised Enforcements and Prosecutions

Committee Members noted the status of various ongoing Enforcement and Prosecution cases. A Member queried the position of an outstanding Enforcement matter and the Head of Planning and Control advised that he would contact the Member concerned regarding this issue.

Resolved:- That the report be noted.

41. Update on Performance regarding Speed of Determination of Planning Applications

The Head of Development and Control outlined a report to update Members on the performance of the Planning Section on National Performance Indicators, relating to the speed of determination of Minor, Major, and Other applications.

Once again the performance had been maintained at a very high standard. It was noted that 94% of 'Other' applications were dealt with within the eight week period, for the year ending 30th September, 2008, compared to 91% for the previous year. In the case of minor applications, the current year to date figure of 86% was marginally higher than the previous year's figure and still well above the government target of 65%. Members were advised that the major application performance figure for the year to date was 80%; this was an improvement on last year and substantially exceeded the government target of 60%.

The Officer emphasised that it was important that this performance was maintained and there was a likelihood that the government would raise the target on all three application categories.

Resolved - That the report be noted.

42. Local Development Framework (LDF) - Proposed action of Slough Core Strategy

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The Head of Planning and Strategic Policy outlined a report, providing details of the Inspector's report on the Core Strategy.

Members were reminded that under the new planning system, Local Authorities were obliged to produce a Core Strategy which was the key overarching policy document within the LDF, that all subsequent documents had to comply with. The Inspector had held an examination into the Core Strategy in May of this year and had produced a report in which it was concluded that subject to some changes being made, Slough's Core Strategy was sound. The vast majority of these changes were agreed at the hearing and did not raise any significant issues. It was noted that under the new system the Inspector's report was binding so there was no scope to reject her recommendations or to make further changes at this stage. Only approximately 5% of Authorities had so far had their Core Strategies adopted therefore Slough was now ahead in the field in producing a positive LDF.

The Officer summarised the Inspector's findings in relation to the Spatial Strategy, the Green Belt, Housing Allocation, and the type of housing that should be built. Members also noted comments made in respect of Employment, Shopping, Transport, Heathrow Airport and Slough Intermodal Freight Exchange. In relation to the Green Belt it was highlighted that it was appropriate for the Core Strategy to set out the intention to carry out minor boundary reviews which would then be considered in detail when lower level DPDs were prepared. There were no significant changes to the Green Belt Policy.

The Officer concluded that the Inspector's endorsement of the Core Strategy (subject to minor changes) was a major step forward in the development of planning policies for Slough. A report would be submitted to Cabinet on 30th October 2008, recommending that the Core Strategy should be adopted by Full Council. Once adopted the policies in the Core Strategy would have full weight in determining planning applications.

Resolved - That the report be noted.

Chair

(Note: The Meeting opened at 6.30 am and closed at 8.35 am)