

Planning Committee – Meeting held on Tuesday, 17th May, 2011.

Present:- Councillors Dodds (Vice-Chair), P Choudhry, Dale-Gough, Plimmer, Rasib and Swindlehurst

Also present under Rule 30:- Councillors Dar, Smith and Walsh

PART 1

130. Declaration of Interest

Agenda item 12 – Proposed carrying out of work in default:
Councillor Choudhry declared that prior to serving as a Member of the Planning Committee, he had been involved with the matter. Councillor Choudhry left the meeting prior to the matter being discussed.

131. Minutes of the Last Meeting held on 14th April 2011

The minutes of the last meeting of the Planning Committee held on 14th April 2011 were approved as a correct record.

132. Planning Applications

With the agreement of the Chair, the order of business was varied to ensure that the applications where an objector and local ward members had indicated a wish to address the Committee were taken first.

Oral representations were made to the Committee by objectors and a Ward Member prior to the planning application being considered by the Committee for the planning application S/00672/000 – Garage site rear of 7-9 Mansell Close, Slough.

Oral representations were made to the Committee by objectors, agent for the application, Colnbrook and Poyle Parish Council representative and Ward Members prior to the planning application being considered by the Committee for the planning application P/09979/001 – Mill House, Mathisen Way and Mill Brook Way, Poyle.

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated.

Resolved - That the decisions be taken in respect of the planning applications as set out in the minutes below, subject to the information, including conditions and informatives set out in the reports and amendment sheet tabled at the meeting.

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133. S/00672/000 - Garage Site Rear of 7-9 Mansel Close, Slough.

Application

S/00672/000 - Garage Site Rear of 7-9 Mansel Close, Slough – Erection of 2 No. pairs of three bedroom two storey semi detached dwellings with associated parking and landscaping following demolition of existing garages.

(Councillor Dar left the meeting)

Decision

Approved subject to conditions.

134. P/09979/001 - Mill House, Mathisen Way & Mill Brookway, Poyle.

Application

P/09979/001 - Mill House, Mathisen Way & Mill Brookway, Poyle - Demolition of existing office building and erection of a class B8 warehouse with ancillary offices together with access, servicing and reconfiguration of car park.

(Councillors Smith and Walsh left the meeting)

Decision

Deferred for a site visit.

135. P/13787/002 - 133 - 137 Elliman Avenue, Slough

Application

P/13787/002 - 133-137 Elliman Avenue, Slough - Application for an extension of time to replace planning permission P/13787/000, dated 16 November 2007 for the erection of 10 No. two bedroom flats, car parking, cycle parking and amenity space.

Decision

Delegated to the Head of Planning Policy and Projects for completion of a Section 106 Planning obligation agreement and final determination subject to reaching an acceptable outcome on the negotiations relating to the affordable housing provision.

136. Variation of Section 106 Agreement for Railway Terrace / Mill Street, Slough

Members were reminded that Southeast Limited, the developer of two large buildings north of the Railway Station went into administration in late 2008. It was noted that the site was now under the control of NAMA. The approved development is on a prominent site and comprises 229 flats and commercial unit on the ground floor. The scheme was originally agreed to help regenerate the area north of the station and involved some compromises in terms of size, design and Section 106 package to reach agreement with the previous owner. Members were informed that the application was outstanding as the

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developer went into administration before signing an associated Section 106 variation for additional contributions.

It was brought to Members attention that One Housing Group wished to purchase the site in conjunction with Kingstreet Limited to restart redevelopment. It was noted that work was being proposed to restart in June 2011 and that a financial viability study had been submitted. However within this financial viability study, it was stated that the scale of existing Section 106 contributions were not viable. It was noted that the market for flats and development values had changed significantly since the original scheme was devised between 2004 and 2007.

As a result of the economic downturn and the developers request to vary section 106 Agreement, Cabinet had considered this issue at its meeting in January 2009. Furthermore the February 2009 Planning Committee had also considered the matter in relation to this site. In addition the Government had also recently announced that councils should review existing agreements where development is not proceeding because of the downturn.

Members were informed that taking into account the background and the special circumstances of the site, the current proposal to vary the section 106 agreement was considered reasonable in principle. Following negotiations between officers and the developers it was outlined that the developers were seeking to agree a reduction of the financial contributions in the existing section 106 agreement by 15% and forgo contributions for 20 additional homes.

Resolved – That a reduction of the financial contributions in the existing section 106 agreement be made by 15% and to forgo contributions for 20 additional homes and for officers to negotiate further details of the variation.

137. Appeal Decisions

Resolved – That the report be noted.

138. Authorised Enforcement and Prosecutions

Resolved – That the report be noted.

139. Members Attendance Record

Resolved – That the report be noted.

140. Exclusion of the Press and Public

Resolved – That the press and public be excluded from the meeting during the consideration of item 12 in Part II of the agenda as it involves the likely disclosure of the exempt information which is likely to reveal the identity of an individual, information in respect

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of which a claim to legal privilege could be maintained in legal proceedings, and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime as defined within paragraphs 2, 5 and 7 of part I Schedule 12A to the Local Government Act 1972 (as amended).

141. Proposed Carrying out of Works in Default

Part II

(The following is a summary of the matters considered in Part II of the meeting)

The Committee considered a report relating to the proposed carrying out of works in Chalvey, Slough.

Resolved – That the recommended actions be approved.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.40 pm)