

Planning Committee – Meeting held on Thursday, 1st December, 2011.

Present:- Councillors Dodds (Chair), Bains, Carter (Vice-Chair), Dale-Gough, O'Connor, Plimmer, Rasib, Strutton and Swindlehurst (arrived at 7.00pm)

Also present under Rule 30:- Councillor Smith.

PART I

46. Declaration of Interest

None.

47. Minutes of the Last Meeting held on 25th October 2011

The minutes of the meetings of the planning held on 25th October 2011 were approved as a correct record.

48. Human Rights Act Statement

Noted.

(Councillor Strutton joined the meeting).

49. Amendment Sheet

Details were tabled in the amendment sheet of alterations and amendment received to applications since the agenda was circulated, together with further representations made. Committee Members were given an opportunity to read the amendment sheet.

Resolved – That the decision 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 report and amendment sheet tabled at the meeting and subject to any further amendments and conditions as agreed by the Committee.

50. P/06348/008 - Lion House: Depot & No. 10 Petersfield Avenue, Slough

Application:

P/06348/008 – Lion House: Depot & No. 10, Petersfield Avenue, Slough, Berks, SL2 5DN. Extension of time for the implementation of an existing Planning Permission.

Decision:

Deferred at the request of the applicant, to allow further discussions on alterations to the existing Section 106 planning obligation.

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51. P13110/007 - Middlegreen Trading Estate, Middlegreen Road, Slough

Application:

P/13110/007 – Middlegreen Trading Estate, Middlegreen Road, Slough, Berkshire SL3 6DF. Detailed design of the existing outline planning permission development.

Decision:

Delegated to the Head of Planning Policy and Projects for the signing of a satisfactory Section 106 Agreement variation.

(Councillor Swindlehurst joined the meeting)

52. P/15180/000 - Upton Court Park, Upton Court Road, Slough

Application:

P/15180/000 – Upton Court Park, Upton Court Road, Slough, Berkshire SL3 7LU. Application for the use temporary use of land adjacent to the existing access road within the western end of Upton Court Park.

Decision:

Approved subject to conditions.

53. Proposed Temporary Park and Ride, Upton Court Road

The Committee was advised that the application had been decided by the Royal Borough of Windsor and Maidenhead (RBWM) on 30th November 2011, despite having been informed that the Planning Committee of Slough was to consider the application on 1st December 2011.

The Committee expressed their displeasure with regard to not having had the opportunity to express its opinions as to the application, and agreed that a letter be sent to RBWM, outlining Committee members' disappointment that the matter had been considered and determined prior to receiving SBCs views with regard to the matter.

Resolved –

(a) That the report be noted.

(b) That a letter be sent to the Royal Borough of Windsor and Maidenhead be advising of the Committee's dissatisfaction with regard to not having had the opportunity to express its opinions with regard to the planning application.

54. Annual Monitoring Report

The Committee was provided with the Annual Monitoring Report which was to be submitted to the Secretary of State by 31st December 2011. In addition, the report provided an update on future monitoring and Minerals and Waste planning in Slough.

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The Head of Planning, Policy and Projects summarised the key points of the report. In particular, it was noted that the level of house building in Slough remained low, with 249 dwellings completed in 2010/11 compared to 275 comparable dwellings in 2009/10. It was outlined that this was due to the impact of the downturn in the economy and that general decline in house building activity rather than a lack in supply of sites. Members were informed that the housing trajectory showed that Slough still had a five, ten and fifteen year supply of housing land and, due to the high number of completions since 2006, the Authority would meet its target of 6,300 new homes before 2026.

It was also brought to Members' attention that until recently, minerals and waste planning had been carried out by the Joint Strategic Planning Unit (JSPU) on behalf of the six Berkshire unitary authorities. However, the JSPU had been closed as a budget saving measure, and responsibility for minerals and waste planning had passed to the individual unitary authorities. As a result, it was proposed to incorporate the minerals and waste planning within the annual monitoring reports.

Members were advised that the Localism Act 2011 included a statutory duty for local authorities to prepare reports and publish them to the local community. The Annual Monitoring Report would no longer be required to be submitted to the Secretary of State in December of each year. It was proposed that the Council would publish an annual monitoring report in September, which would provide more up to date information.

In the ensuing discussion, a number of Members raised concern with regard to the obligations imposed upon developers via Section 106 Agreements when building four bedroom houses. Officers advised that the issue was currently being investigated.

The Committee agreed that the format of future annual monitoring reports report would be discussed at a future meeting.

Resolved –

- (a) That the Local Development Framework Annual Monitoring Report 2010/2011 be approved for submission to the Secretary of State by 31st December 2011 and subsequently published.
- (b) That, potential reporting options to produce and publish future monitoring reports be presented at a future Planning Committee.
- (c) That the future arrangements for Minerals and Waste planning in Slough be noted.

55. Appeal Decisions

Resolved – That the report be noted.

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56. Authorised Enforcement and Prosecutions

A Member commented that information contained within the report, regarding enforcement matters often provided a 4 – 6 month retrospective update. It was agreed that future monitoring reports would be regularly updated.

Resolved – That the report be noted.

Chair

(Note: The Meeting opened at 6.32 pm and closed at 8.00 pm)