

## **Planning Committee – Meeting held on Wednesday, 5th September, 2012.**

**Present:-** Councillors Carter (Chair), Dar, Hussain, Plenty, Rasib (Vice-Chair), Sharif, Smith and Swindlehurst.

**Also present under Rule 30:-** Councillor Coad.

**Apologies for Absence:-** Councillor O'Connor.

### **PART I**

#### **21. Declaration of Interest**

Agenda item 5: Councillors Carter, Dar, Hussain, Rasib and Sharif declared that they had been contacted via telephone by a member of Linden Homes. Councillors stated that they had advised that they were unable to discuss the matter.

Agenda item 5: Councillor Smith declared that he had been contacted via telephone and had also received literature from Linden Homes. Councillor Smith stated that he had advised that he was unable to discuss the matter.

Agenda item 5: Councillor Swindlehurst declared that he had met the current applicant a number of years ago in relation to the development of St Bernard's Preparatory School.

Agenda item 6: Councillor Rasib declared that his children attended Slough and Eton CE School.

#### **22. Minutes of the Meeting held on 26th July 2012**

**Resolved:** - That the minutes of the Planning Committee meeting held on 26<sup>th</sup> July 2012 be approved as a correct record

#### **23. Human Rights Act Statement**

Noted.

#### **24. Amendment Sheet**

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated. Committee Members were given the opportunity to read the amendment sheet.

Oral representations were made to the Committee prior to planning application P/00427/005 19 Willoughby Road, Slough by an objector, Mr Walker, Ms Broderick, Agent and Ward Councillor Coad.

Oral representations were made to the Committee prior to planning application P/01036/038 land at rear of St Bernards Preparatory School,

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Hawtrey Close, Slough by an objector, Mr Bains, Ms Probyn, Applicant and Ward Councillor Coad.

Oral representations were made to the Committee prior to planning application S/00072/001 land rear of 24, 26 & 28 Northborough Road, Slough by an objector, Mr Whyte.

**Resolved:-** That the decision be taken in respect of the planning applications as set out in the amendment sheet tabled at the meeting and subject to any further amendment and conditions as agreed by the Committee.

**25. P/00427/005 - 19 Willoughby Road, Slough**

Application	Decision
Erection of two storey side extension with pitched roof, part two-storey / part single storey extension with crown top / flat roof, rear facing dormer window with flat roof to facilitate habitable accommodation in roof space and conversion of building to 4 No two bed flats and 1 No bed flat with associated parking.	Refused

**26. P/01036/038 - Land at rear of St Bernards Preparatory School, Hawtrey Close, Slough**

Application	Decision
The erection of 117 nos. residential dwellings (comprising 10 nos. one bed apartments, 14 no. two bed apartments, 1 no. two bed flat above garage, 42 nos. three bed houses, 37 nos. four bed houses and 13 nos. five bed houses) with vehicular access from Dolphin Road following demolition of the existing properties at nos. 82 and 84 Dolphin Road together with vehicular access from Foxherne; the creation of formal playing fields alongside St. Bernards Preparatory School; provision of public open space; remodelling of Datchet stream; landscaping; associated car parking; and relocation of tennis courts at St Bernard's School.	Delegated to the Head of Planning, Policy and Projects for the signing of a satisfactory Section 106 Agreement, drafting of conditions, to consider any further observations from neighbours re east boundary changes, to agree the outstanding matters referred to in the report - Environment Agency concerns, confirmation regarding valuation study figures and further information on controlling the completion of the adjacent access; to agree any minor amendments to the planning application, draft conditions list and Section 106 planning obligation matters and; subject to the applicant funding a study / consultation regarding parking in the area; and if necessary to implement parking restrictions in the area.

(Councillor Coad left the meeting)

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### 27. S/00072/001 - Land rear of 24, 26 & 28 Northborough Road, Slough.

Application	Decision
Erection of a terrace of three 3 no dwellings with associated amenity space to rear, parking front/side.	Approved with conditions.

### 28. P/02114/019 - Slough and Eton CE School, Ragstone Road, Slough

Application	Decision
Construction of 2 No two storey flat roofed modular classroom buildings (one for sixth form and other for SEN facilities)	Delegated to the Head of Planning, Policy and Projects for formal determination following consideration of further information regarding highway and transport matters, completion of a Section 106 Agreement and finalising of conditions.

(Councillor Sharif did not vote on the above application as he left and returned to the meeting during discussion of the item)

### 29. P/15336/000 - 51 Mildenhall Road, Slough.

Application	Decision
Erection of a single storey rear extension with mono pitched roof.	Approved subject to conditions.

### 30. Local Development Framework: Annual Monitoring Report 2011/2012

Members were informed that the Annual Monitoring Report (AMR) was a crucial part of the 'feedback loop' in the policy making process. It was noted that the AMR reported on the progress of planning policies, key Development Plan Documents and development trends in Slough. It was brought to Members attention that the report assessed the effectiveness of existing policies and outlined the progress made in the implementation of the Local Development Framework.

The Committee were reminded that the Localism Act 2011 had made changes to the planning system and the method used for monitoring. Section 93 of the Localism Act 2011 took away the duty to prepare an AMR and replaced it with a duty to prepare reports. The new regulations (Town and Country Planning 2012) stipulated that there was still a statutory duty to produce monitoring reports for local people but they did not have to be submitted to the Secretary of State. In essence the Local Authority had been given a greater degree of flexibility in deciding what information was included in the report.

At the March Planning Committee it was resolved that monitoring continue of those indicators which would be most useful to Members and what was likely

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to be of most interest to the public. It was also agreed that the Council would publish an AMR in September, which would provide more up to date information instead of waiting until December.

The key results from the AMR were highlighted and included Slough still had a five, ten and fifteen year supply of housing land as required by national Planning Policy Framework. It was noted that the Local Authority was projected to meet its housing allocation of 6,300 homes before 2026 without any reliance upon any other sites coming forward through the planning process.

**Resolved** – (a) That the Local Development Framework Annual Monitoring Report 2011/12 be approved for publication to the Council website.

(b) That the Council continue to produce and publish future monitoring reports that are focused upon important local issues as well as meeting statutory requirements.

### **31. Appeal Decisions**

**Resolved** – That the report be noted.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.00 pm)