

## **Planning Committee – Meeting held on Thursday, 25th July, 2013.**

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

**Also present under Rule 30:-** Councillors Sharif.

### **PART I**

#### **1. Apologies for Absence**

Apologies were noted from Councillor Sandhu.

#### **2. Declarations of Interest**

Agenda item 9: P/15513/000 – Land at Kennedy Park, Long Furlong Drive and at Marunden Green, Wentworth Avenue, Britwell

Councillor Swindlehurst declared that as the Commissioner for Neighbourhoods and Renewal the Britwell regeneration was part of his Cabinet portfolio, however he stated that he did not have a personal or pecuniary interest and would participate and vote on the application.

Councillor Carter declared that he was a ward member for Britwell but that he had not had any involvement in the application and would participate and vote on the matter. He stated that he had received an email from an objector to the application, the vicar of St George's Church John Chorlton, but that he had not read the email and had an open mind.

#### **3. Guidance on Predetermination/Predisposition**

Members confirmed that they had read and understood the guidance note on Predetermination and Predisposition.

#### **4. Minutes of the Last Meeting held on 8th May, 2013**

The minutes of the last Meeting of the Planning Committee held on 8<sup>th</sup> May, 2013 were approved as a correct record.

#### **5. Human Rights Act Statement**

The Human Rights Act statement was noted.

#### **6. Amendment Sheet and Public Speaking**

An amendment sheet was tabled, detailing alterations and amendments received to applications since the agenda was circulated. The Committee adjourned to allow members the opportunity to read the amendment sheet.

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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.

Oral representations were made to the Committee by an Objector and the Applicant's Agent with regard to P/15513/000 – Land at Kennedy Park, Long Furlong Drive and at Marunden Green, Wentworth Avenue, Britwell. Councillor Sharif, ward member for Chalvey, addressed the Committee in relation to P/02702/014 Land rear of, 10-18, Chalvey Road West and set out the reasons why he had called in the application.

### 7. **P/15513/000 - Land At Kennedy Park, Long Furlong Drive And At Marunden Green, Wentworth Avenue, Britwell, Slough, Berkshire, SL2**

<b>Application</b>	<b>Decision</b>
Full planning application for demolition and redevelopment of two linked development sites (site 2A Kennedy Park and 2B Wentworth Avenue Shops/Marunden Green). Site 2A comprises 171 residential units, 980 m <sup>2</sup> of retail use (use classes A1, A2, A3 and A5) and 411 m <sup>2</sup> retail space, health centre or nursery (use classes A1, A2, A3, A5 and D1). Site 2B comprises 87 residential units and 195 m <sup>2</sup> of retail use (use classes A1). Surface car parking and cycle parking provision; amenity space; access and associated ancillary development across both sites also form part of the proposals.	Delegated to Head of Planning Policy and Projects for satisfactory conclusion of outstanding matters, agreement of draft Section 106 Agreement and completion of conditions.

### 8. **P/02702/014 - Land rear of, 10-18, Chalvey Road West, Slough, Berkshire, SL1 2PN**

<b>Application</b>	<b>Decision</b>
Demolition of existing single storey unit and erection of 2 x semi-detached dwellings.	Approved, subject to conditions.

### 9. **P/14515/005 - 234, Bath Road, Slough, SL1 4EE**

<b>Application</b>	<b>Decision</b>
Reserved Matters (layout, scale, appearance and landscaping) pursuant to condition 3 of Planning Permission P/14515/3, dated 18 June 2012, for the construction of B1(A) offices (plot OB01), decked and surface level car park (plot CP01), cycle parking, landscaping and ancillary works.	Deferred.

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### 10. P/00213/015 - 4, 6, 8, High Street, Slough, SL1 1EE

Application	Decision
Demolition of existing building at 6-8 High Street and redevelopment of site with the erection of a 4 storey building to provide retail unit at ground floor level and 12 no. flats (10 no. one bedroom maisonettes, 2 no. two bedroom maisonettes) with associated car parking to the rear (accessed off rear service road) and cycle storage.	Delegate to the Head of Planning Policy and Projects for formal determination following completion of a Section 106 Agreement, the finalising of conditions and final determination.

### 11. P/03857/020 - Herschel Grammar School, Northampton Avenue, Slough, SL1 3BW

Application	Decision
Demolition of existing sixth form and modern languages buildings and erection of a new part two/part three storey building to provide sixth form centre.	Delegated to Head of Planning Policy and Projects for formal determination following consideration of revisions to the travel plan, completion of a Section 106 Agreement and finalising of conditions to include a travel plan monitoring fee and restriction to 930 pupils.

### 12. P/11826/005 - Wellington House, 20, Queensmere, Slough, SL1 1DB

Application	Decision
Change of use to part 1 <sup>st</sup> floor from class B1(A) office to class C3, change of use of 2 <sup>nd</sup> floor from class B1(A) office/class D1 non residential education class C3 residential and change of use of 3 <sup>rd</sup> to 5 <sup>th</sup> floors from B1 (A) office to class C3 residential. Erection of a 6 <sup>th</sup> floor for class C3 residential use to create a seven storey building containing a total of 100 flats, comprising, 2 no. studio flats, 76 no. x one bed flats and 22 no. x two bed flats. Provision of cycle and bin stores on rear service deck and roof top communal garden.	Approved, with conditions.

### 13. Results of The National Planning Policy Framework Self Assessment and Approval of The Publication of The 'Composite' Local Plan for Slough

The Senior Policy Planner introduced a report seeking approval of the "Composite" Plan which would bring all of Slough's current planning policies

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into a single document and would include a statement of intent regarding the presumption in favour of sustainable development, and explanatory text regarding its consistency with the National Planning Policy Framework (NPPF).

Members were informed that the Council's 'Self-Assessment' had been opened up to a six-week period for public comment to test the conformity of Slough Development Plans with the NPPF. The report provided full details of the comments received, and the overall conclusion was that no major conflicts with the NPPF were identified and there was no need to carry out a review of the Local Plan at this stage. This enabled the Council to proceed with the publication of a "Composite Plan" bringing together all the current policies which together formed the Development Plan for Slough.

In response to comments made by the Committee it was confirmed that publication of the "Composite" Local Plan for Slough still gave the Council the flexibility to produce new or updated elements of the Plan if required. After due consideration, the Committee approved the recommendations set out in the report.

### **Resolved –**

- (a) That the comments received on the Council's "Self Assessment" of the conformity of Slough planning policies with the National Planning Policy Framework, as set out in the report and Appendix 1 be noted;
- (b) That the publication of the 'Composite' Local Plan for Slough be agreed, including the insertion of the statement of intent with a presumption in favour of sustainable development and the insertion of an explanatory box as to how the sequential test in Core Policy 6 (Retail, Leisure and Community facilities) will be interpreted;
- (c) That Policy 10 (Outside Preferred Areas) of the Replacement Minerals Plan for Berkshire will no longer be used for development control purposes in Slough;
- (d) That the existing Local Development Scheme (LDS) be withdrawn; and
- (e) That the need to review the Local Plan for Slough in the future be monitored through the Annual Monitoring Report.

## **14. Members Attendance Record**

The Members Attendance record for the municipal year 2012/13 was noted.

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**15. Date of Next Meeting**

**Resolved** – The date of the next Planning Committee was confirmed as Wednesday 4<sup>th</sup> September, 2013.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.30 pm)