

Planning Committee – Meeting held on Wednesday, 4th September, 2013.

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

(Councillor Sandhu did not participate or vote in the meeting because the required compulsory training had not been completed)

PART I

16. Apologies for Absence

None.

17. Declarations of Interest

Agenda item 6: P/00149/017 – Northgate House, 1a Stoke Road, Slough

Councillor Hussain declared that the application was in her ward but that she did not have a personal or pecuniary interest and would participate and vote on the matter.

Councillor Swindlehurst declared that he had been contacted by John Selwyn Gummer acting on behalf of the applicants. After a brief conversation the enquiry was passed to Planning Officers.

Agenda item 7: P/00437/085 – Langley Business Centre, 11-49 Station Road, Slough

Councillors Carter and Hussain declared that they had received some emails several months ago on the matter, however they had an open mind on the application which would now be considered at a future Committee.

Agenda item 8: P/01913/008 – 9-10 Chapel Street, Slough

Councillors Carter, Dar, Plenty, Rasib and Swindlehurst declared that the applicant was known to them as a member of the Labour Party, however they stated that they retained an open mind and would participate and vote on the application.

18. Guidance on Predetermination/Predisposition

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

19. Minutes of the Last Meeting held on 25th July, 2013

The minutes of the last Meeting of the Planning Committee held on 25th July, 2013 were approved as a correct record.

Planning Committee - 04.09.13

20. Human Rights Act Statement

The Human Rights Act statement was noted.

21. Amendment Sheet

An amendment sheet was tabled, detailing alterations and amendments received to applications since the agenda was circulated. The Committee adjourned between 6.34pm and 6.45pm to allow members the opportunity to read the amendment sheet.

The Head of Planning Policy and Projects drew Members' attention to the information update regarding the application for 'Land at Riding Court Farm' being considered by the Royal Borough of Windsor and Maidenhead. It was noted that Slough Borough Council being consulted on the application was part of the Spheres of Mutual Interest arrangements. Members were informed that due to the timetable for determining the application, Officers acting under delegated powers would make a written response to RBWM. However, if this timetable changed a report would be submitted to the Planning Committee for consideration.

22. P/00149/017 - Northgate House, 1a, Stoke Road, Slough, SL2 5AH

Application	Decision
Demolition of existing building and redevelopment of the site to provide a part four / part five / part seven storey residential building (class C3) comprising 120 dwellings together with associated refuse storage, car parking, cycle parking, pedestrian and vehicular access and external works.	Deferred to consider the results of further negotiations on affordable housing contributions and the Section 106 Agreement.

23. P/00437/085 - Langley Business Centre, 11-49, Station Road, Slough, Berkshire, SL3 8DS

Application	Decision
Demolition of existing building and erection of part single and part two storey 4,567 m ² foodstore and separate petrol filling station with 306 no. associated parking spaces, 2 no. accesses to serve the new retail unit and existing industrial units, boundary treatments and other associated works.	Deferred.

Planning Committee - 04.09.13

24. P/01913/008 - 9-10, Chapel Street, Slough, SL1 1PF

Application	Decision
Erection of a 6 storey building to provide a mixed use development comprising: a) 133m ² of class A2 offices at ground floor. b) 30 no. bedsit flats on five upper levels together with on site cycle and refuse storage (outline application with appearance and landscaping for subsequent approval).	Refused.

25. P/04551/013 - Elvian House, Nixey Close, Slough, SL1 1ND

Application	Decision
Erection of an additional floor on the south western elevation, first floor extension above the existing billiard room, infilling of the basement and conversion of the building into residential accommodation comprising 29 no. x 1 bed, 7 no. x 2 bed, 9 no. x studio and 2 no. x 3 bed flats with associated car parking, refuse areas and amenity space as well as a separate terrace of 4 no. three storey dwellings with rooms in roof space comprising 2 no. x 3 bedroom and 2 no. x 5 bedroom units with associated parking.	Deferred to consider the results of further negotiations on viability, affordable housing contributions, cycle parking, refuse and drainage.

26. P/14515/005 - 234, Bath Road, Slough, SL1 4EE

Application	Decision
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.	Approved, with conditions. The Committee considered that the standard of development of the landmark building at the gateway to Leigh Road should set a precedent for the wider regeneration of LRCC2.

27. Local Development Framework: Annual Monitoring Report 2012/13

The Head of Planning Policy & Projects introduced a report setting out the key issues in the ninth Annual Monitoring Report (AMR) and seeking the approval of Members to publish to document on the Council's website.

Members were informed of the key results from the AMR which were summarised as follows:

Planning Committee - 04.09.13

- The rate of house building remained low with 182 net additional dwellings complete in Slough during 2012/13.
- This was mainly attributed to the downturn in the economy and general decline in house building rather than a lack of supply of sites.
- However, it was estimated there would be 450 completions in the current year via major housing sites such as Middlegreen, Castleview and Railway Terrace.
- Completions over the first 5 years of the plan period averaged 400 per year, significantly above the required average of 315 per annum.
- The Housing Trajectory showed that Slough had a five, ten and fifteen year supply of housing land required by the National Planning Policy Framework (NPPF).
- There was a small net loss of employment floor space in 2012/13.
- The retail vacancy survey showed that there had been an improvement in the position regarding the town centre and that overall vacancy rates in Slough were significantly better than regional and national averages.

The Committee considered a number of issues relating to the report, particularly the key housing trends. Members commented that the report provided evidence that the policies adopted by the Council in recent years, such as the promotion of family housing outside of the town centre and concentration of flats within it were working. The Committee thanked officers for the work they had done in shaping the policy framework that was now having a positive impact across the Borough.

Resolved –

- (a) That the Local Development Framework Annual Monitoring Report 2012/13 be approved for publication on the Council's website.
- (b) That the Council should continue to produce and publish future monitoring reports that are focused upon important local issues as well as meeting statutory requirements.
- (c) That the Council monitor the need to review the development plan for Slough through the Annual Monitoring Report.

28. Members Attendance Record

The Members Attendance Record for 2013/14 was noted.

29. Date of Next Meeting

Resolved – That the date of the next Planning Committee be confirmed as Thursday 17th October, 2013.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.12 pm)