

Planning Committee – Meeting held on Thursday, 16th October, 2014.

Present:- Councillors Dar (Chair), Ajaib (Vice-Chair), Bains, M Holledge, Plenty, Rasib, Sidhu, Smith and Swindlehurst (from 6.38 pm)

Also present under Rule 30:- Councillor Bal

PART I

39. Apologies for Absence

None.

40. Declarations of Interest

It was highlighted that planning application P/15909/000 - Land rear of former Town Hall and, No.s 8 &10, Ledgers Road, Slough, was submitted by Slough Regeneration Partnership on behalf of the Local Authority. None of the Planning Committee Members were a Member of the Board and would retain an open mind when deciding the application. Councillor Swindlehurst declared that he was the Cabinet Member at the time a decision was made to dispose of the Town Hall site for regeneration but had an open mind and would debate and vote on the item.

41. Guidance on Predetermination/Predisposition - To Note

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

42. Minutes of the Last Meeting held on 3rd September, 2014

Resolved - That the minutes of the meeting of the Planning Committee held on 3rd September 2014 be approved as a correct record.

43. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

44. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned for five minutes to allow Members the opportunity to read the amendment sheet.

Oral representations were made to the Committee by objectors and applicants or their agents under the Public Participation Scheme and local members prior to the planning applications being considered by the Committee as follows:-

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Application P/01049/021: 370-386 Farnham Road, Slough- A registered Objector, the Applicant's Agent and Councillor Bal (as Ward Councillor) addressed the Committee.

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 report of the Head of Planning Policy and Projects and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

45. P/01049/021 - 370-386 Farnham Road, Slough, Berkshire, SL2 1JD

Application	Decision
Alteration, extension and conversion of existing building to provide A1 food supermarket plus erection of mezzanine and new second floor to provide 7 no. two bedroom flats and 6 no. one bedroom flats plus associated parking and servicing via Essex Avenue.	Delegated to the Acting Planning Manager for the signing of a satisfactory Section 106 Agreement, to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

Councillor Swindlehurst did not take part in the debate or vote on the above item as he was not in attendance when the item was introduced by the Planning Officer.

46. P/15909/000 - Land rear of former Town Hall and, No.s 8 &10, Ledgers Road, Slough, Berkshire

Application	Decision
Demolition of 8 & 10 Ledgers Road and construction of 73 dwellings (2 & 3 bedroom houses; 1 & 2 Bedroom Flats) and associated parking, landscaping and highway works.	Delegated to the Acting Planning Manager for the signing of a satisfactory Section 106 planning obligation and to agree any minor amendments to the planning application, draft conditions and Section 106 planning obligation matters.

47. S/00709/000 - 145 Elliman Avenue, Slough, SL2 5BD

Application	Decision
Construction of a 4 storey building for 11 social rented flats on vacant site of former Eschle Court.	Approved.

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48. Technical Consultation on Planning

Wesley McCarthy, Acting Planning Manager, outlined a report informing the Committee of the representations submitted to Department for Communities and Local Government (DCLG) on the recent Technical Consultation on Planning. It was noted that the six week consultation ended on the 26th September, 2014 and proposed major changes to the planning system intended to make the planning process easier and more streamlined.

It was highlighted that this was the third package of new permitted development rights which had been introduced by the Government with the desire to see a reduction in the number of developments requiring a full planning application. The Officer discussed the specific changes to the regulations and advised that Slough BC had made representations in respect of Sections 2 and 3 as these changes would have an impact on the planning service and implications for Local Plan policies. The Officer discussed the impact of these changes and highlighted that there should be a limit on the amount of floor space that could be changed from employment use to residential so that the Council could have some control over the reduction in business floor space. Other impacts were discussed including the loss of fees and resources needed to deal with the increase in permitted development right notifications.

The Officer discussed the possible negative impact of allowing permanent permitted development rights for larger extensions to houses and related burden of administration and potential enforcement. Members noted the increase in flexibility for High Street uses and the resulting need to delete Saved Local Plan Policies on Primary and Secondary frontages. The changes to Mezzanine Floors regulations, Maximum Car Parking Standards and changes of use to a betting shop or a pay day loan premises were highlighted.

The Committee noted the Section 3 changes that would improve the use of planning conditions at the decision-making stage, and delays in discharging conditions. Members were advised that a further update report would be presented to the Committee if the proposed measures come into force.

Resolved- That the representations submitted to Department for Communities and Local Government (DCLG) on the recent Technical Consultation on Planning be noted.

49. Local Development Framework: Annual Monitoring Report 2013/14

Paul Stimpson, Planning Policy Lead Officer, outlined a report seeking the Committee's approval for publication of the tenth Annual Monitoring Report (AMR) for publication on the Council website. It was highlighted that for the first time in a number of years there had been an increase in the number of houses built in Slough with 396 net completions in 2013/14. Outstanding commitments indicated that Slough still had a 5, 10 and 15 year supply of housing land.

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The Officer discussed the purpose and content of the AMR which included progress up to August 2014 and advised that the document would be published on the Slough BC website together with a copy of the Residential and Employment Commitment documents for 2013/14. Members noted key results from the Monitoring Report regarding the increase in housing in the Borough and that the percentage of flats built in Slough in 2013/14 was 54%, and 63 new build dwellings were 'affordable'. There was a net gain of 1,948 square metres of employment floor space in 2013/14 as a result of the implementation of planning permissions. The Officer discussed changes in the amount of retail, leisure and office floor space during the relevant period and the outcome of Planning Appeal Decisions where 26% were allowed.

Members were reminded that the Core Strategy 2006-2026 was adopted in November 2008 and the Site Allocations DPD was adopted in November 2010. These documents alongside the Local Plan Saved Policies (2004) form the development plan for Slough. Slough had a well established policy framework for the future.

The Officer advised that Cabinet had approved the new Simplified Planning Zone scheme for adoption at its meeting on 14th July, 2014 and this would come into effect on 12th November for 10 years. Members also noted the position on Minerals and Waste Planning following the closure of the Berkshire Joint Strategic Planning Unit and the abolition of the South-East Plan.

Members asked a number of questions of detail and it was:

Resolved-

- a) That the Local Development Framework Annual Monitoring Report 2013/14 be approved for publication on the Council 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.

50. Planning Appeal Decisions

Resolved- That details of recent Planning Appeal decisions be noted.

51. Members Attendance Record

Resolved- That the Members Attendance Record for 2014/15 be noted.

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52. Date of Next Meeting

The date of the next meeting was confirmed as 27th November, 2014.

Chair

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