

Planning Committee – Meeting held on Thursday, 27th November, 2014.

Present:- Councillors Dar (Chair), Ajaib (Vice-Chair), M Holledge, Plenty, Smith and Swindlehurst (arrived at 6.54 pm)

Apologies for Absence:- Councillor Bains, Rasib and Sidhu

PART I

53. Apologies for Absence

Apologies were received from Councillors Bains, Rasib, and Sidhu.

54. Declarations of Interest

Councillor Smith declared an interest in respect of Agenda Item 8, P/10697/009, Rosary Farm, Bath Road, Colnbrook, in that he knew the applicant. Councillor Smith confirmed that in his role as Ward Councillor he had spoken with the applicant prior to the submission of the the planning application. He advised that he had not spoken with the applicant since, he had come to the Planning Committee meeting with an open mind, and would debate and vote on the item.

Councillor Swindlehurst declared an interest in respect of Agenda item 10, 81-127 Windsor Road, in that he had met with Shanly Homes and had received a briefing on the topic of regeneration within Slough. Councillor Swindlehurst confirmed that he had left the meeting prior to this development being discussed. He advised that he had come to the Planning Committee meeting with an open mind and would debate and vote on the item.

55. Guidance on Predetermination/Predisposition - To Note

Members confirmed that they had read and understood the guidance on predetermination and predisposition.

56. Minutes of the Last Meeting held on 16th October, 2014

Resolved – That the minutes of the meeting of the Planning Committee held on 16th October 2014 be approved as a correct record.

57. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

58. Planning Applications

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

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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:-

Application P/15809/000: 412-426 Montrose Avenue, Slough - Registered Objectors, and the Applicant's Agent, addressed the Committee.

The Chair varied the order of agenda so that the item where Objectors were in attendance was taken first.

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.

59. P/15809/000 - 412-426, Montrose Avenue, Slough

Application	Decision
Erection of a 2,995 sqm (gross external area) class A1 building, comprising two individual retail units of 2,285 sqm and 710 sqm, new car parking, access, landscaping and all associated works	Application deferred to the Planning Committee in January 2015 in order for Officers to investigate further the concerns raised relating to traffic congestion and highways issues in Farnham Road.

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.

60. P/06865/008 - 9-15, High Street, Slough, SL1 1DY

Application	Decision
Change of use of building from Class B1(a) offices to Class C3 residential to provide 42 no. flats (32 no. one bedroom and 6 no. two bedroom), construction of two additional floors and associated alterations.	Decision delegated to the Acting Planning Manager for the signing of a satisfactory Section 106 Agreement (or unilateral planning obligation) as necessary; to agree the outstanding matter relating to refuse collection and any other minor amendments to the planning application, draft conditions and Section 106 Planning Obligation.

61. P/10697/009 - Rosary Farm, Bath Road, Colnbrook, Slough, Berkshire

Application	Decision
Erection of new building to house recycling facility with revised access and internal layout	Following consideration of any outstanding consultation responses, application to be referred to the Secretary of State under departure procedures. In the event that the Secretary of State decides not to call in the application for determination, that the Acting Planning Manager be authorised to finalise conditions, complete a S106 Agreement and make final decision on Planning Application.

62. P/01163/006 - Rogans Garage, 585, London Road, Colnbrook By Pass, Colnbrook, SL3 8QQ

Application	Decision
Development of site to provide 61 residential units in 3 separate blocks in a part 5 / part 4 / part 3 storey development on a podium above a semi basement car park providing for 75 car spaces (part retrospective)	Delegated to Acting Planning Manager for completion of a Section 106 Agreement (including landscaping conditions), finalising conditions, making minor changes if required and final determination

63. 81-127 Windsor Road - Selected Key Location For Comprehensive Redevelopment

Paul Stimpson, Planning Policy Lead Officer, outlined a report seeking the Committee's approval for the identification of 81-127 Windsor road as a "Selected Key Location" for comprehensive regeneration, as set out in the Core Strategy Spatial Strategy. This would allow the relaxation of some planning policies where justified in order to deliver environmental social and economic benefits to the area.

The Officer confirmed that the area was in need of regeneration, and in order to facilitate this, the Committee was requested to approve the relaxation of certain policies including those relating to family housing, the building of flats outside of the town centre, and parking requirements.

Members were supportive of the proposed regeneration in principle, but were mindful of what level of 'relaxation of policies' was being requested. The Officer advised that the Committee was being asked to agree to the principle of allowing 'less than the standard', and that the exact figures would be considered by the Committee when a planning application was submitted at a later date.

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Resolved - That 81-127 Windsor Road be designated as a “Selected Key Location” for comprehensive regeneration where, as permitted by the Core Strategy Spatial Strategy, a relaxation of the Council’s policies regarding loss of family housing, building flats outside of the town centre and parking requirements may be allowed.

64. Planning Appeal Decisions

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

65. Members Attendance Record

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

66. Date of Next Meeting

The date of the next meeting was confirmed as Thursday 8th January 2015.

67. Exclusion of Press and Public

Resolved - That the Press and Public be excluded from the meeting during consideration of the item in Part II of the Agenda, as it involved the likely disclosure of exempt information relating to information which would likely reveal the identity of an individual; information in respect of which a claim to legal professional privilege could be maintained in legal proceedings; and information relating to any action taken or to be taken in connection with the prevention, investigation or prosecution of crime, as defined in Paragraphs 2, 5 and 7 respectively of Part 1 of Schedule 12A of the Local Government Act 1972 (amended).

PART II

(The following is a summary of the matters considered in part II of the meeting)

68. Proposed Carrying out of Works in Default

The Committee considered a report relating to the proposed carrying out of works.

Resolved – That the recommended actions, as set out in the report, be approved.

Chair

(Note: The Meeting opened at 6.40 pm and closed at 9.10 pm)