

Planning Committee – Meeting held on Tuesday, 17th February, 2015.

Present:- Councillors Dar (Chair), Ajaib (Vice-Chair), Bains, M Holledge, Plenty, Sidhu (until 8.25 pm) and Swindlehurst (from 6.45 pm)

Also present under Rule 30:- Councillors Chahal, Davis and Sandhu

Apologies for Absence:- Councillors Rasib and Smith

PART I

86. Apologies for Absence

Apologies were received from Councillors Rasib and Smith.

87. Declarations of Interest

Councillor Plenty declared an interest in respect of Agenda item 8, P/03896/003 - Former Arbour Vale School, Stoke Road, Slough, and Agenda item 9, S/00587/005 - Former Arbour Vale School Site & St Josephs Playing Field, Stoke Road, Slough. He advised that he had a personal and prejudicial interest in respect of Agenda item 9 as he is a Supporter of Slough Football Club, and holds a season ticket. He stated that as there was a synergy between Agenda items 8 and 9 he also wished to declare a personal and prejudicial interest in respect of Agenda item 8. Councillor Plenty left the meeting during the consideration of Agenda item 8. He rejoined the meeting to hear the introduction of Agenda item 9 by the Planning Officer. He then addressed the Committee under Rule 30 and left the meeting prior to the debate by Committee Members.

Councillor Bains advised in respect of Agenda item 6, P/06674/010 - 30 Rambler Lane, Slough, that he was a Ward Member (Upton Ward). He advised that he had an open mind and would debate and vote on the item.

Councillor Ajaib advised in respect of Agenda item 12, P/00906/030 - 43-61 Windsor Road, Slough, that he was a Ward Member (Central Ward). He advised that he had an open mind and would debate and vote on the item.

Councillor Swindlehurst advised in respect of Agenda item 9, S/00587/005, Former Arbourvale School and St Josephs Playing Field, Stoke Road, Slough, that he had in previous years discussed issues relating the Stadium at Cabinet, in his capacity as Commissioner for Neighbourhoods and Renewal. He advised that he had no involvement since, had an open mind and would debate and vote on the application.

Councillor Dar advised in respect of Agenda item 10, P/16006/000 - Wexham Nursery & Land off Forest Close, Wexham Road, Slough, and Agenda item 11, P/06622/075 - Wexham Park Hospital, Wexham Street, Slough, that he

Planning Committee - 17.02.15

was a Ward Member (Wexham Lea Ward) for the applications. He advised that he had an open mind and would debate and vote on the items.

88. Guidance on Predetermination/ Predisposition

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

89. Minutes of the Last Meeting held on 8th January, 2015

Resolved – That the minutes of the meeting of the Planning Committee held on 8th January, 2015 be approved as a correct record.

90. Human Rights Act Statement

The Human Rights Act statement was noted.

91. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned for fifteen 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:-

Application , P/06674/010 - 30 Rambler Lane, Slough: A Registered Objector, the Applicant's Agent, and two Ward Members (Councillors Chahal and Sandhu) addressed the Committee.

Application P/03896/003 - Former Arbour Vale School, Stoke Road, Slough: A Registered Objector, and the Applicant's Agent, addressed the Committee.

Application S/00587/005 - Former Arbour Vale School Site & St Josephs Playing Field, Stoke Road, Slough: A Registered Objector, the Applicant's Agent, and Member under Rule 30 (Cllr Plenty) 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.

Planning Committee - 17.02.15

92. P/06674/010 - 30 Rambler Lane, Slough, SL3 7RR

Application	Decision
Construction of two storey front and single storey side and rear extensions.	Approved with conditions and subject to further conditions: 1. The submission of a servicing and delivery management plan. 2. Removal of permitted development rights to erect a marquee or other moveable structure on the site.

(Councillor Plenty left the meeting at 7.52 pm)

93. P/03896/003 - Former Arbour Vale School, Stoke Road, Slough, Berkshire

Application	Decision
Application for full planning permission for the demolition of the existing building and erection of a non-residential institution (use Class D1) for use as a secondary school incorporating building and erection of a three storey academic building, ancillary sports hall and facilities, and playing fields together with new car parking areas and landscaping.	Delegated to the Acting Planning Manager, subject to completion of a satisfactory section 106 planning obligation, submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for Communities and Local Government. Further contributions and/or commitment should be sought to implement new or further travel plan remedial measures connected with control of parking or reducing travel by car by parents/pupils.

(Councillor Sidhu left the meeting at 8.25 pm).

94. S/00587/005 - Former Arbour Vale School Site & St Josephs Playing Field, Stoke Road

Application	Decision
Application for full planning permission for the erection of a community stadium together with ancillary accommodation (use class D2) four court sports hall, all weather sports pitch and associated parking and landscaping.	Delegated to the Acting Planning Manager, subject to planning obligation matters being secured; submission of additional information /revisions, variation and addition of planning conditions and subject to the planning application not being called in by the Secretary of State for

Planning Committee - 17.02.15

	Communities and Local Government.
--	-----------------------------------

(Councillor Plenty rejoined the meeting at 9.00 pm)

95. P/11490/003 - Poyle 14, Newlands Drive, SL3 0DX

Application	Decision
Demolition of existing buildings on site and redevelopment of a 8,758sqm Class B8 distribution warehouse together with 6,059sqm of B1(a) ancillary office space (including mezzanine), hgv parking, employee and customer car parking and ancillary works.	Delegated to the Acting Planning Manager for formal determination, following withdrawal of the Highway Agency and Natural England's objections, resolving highway and transport matters, to agree revised drawings requested and consider any further observations from statutory consultees, finalising conditions and completion of a Section 106 Agreement.

96. P/16006/000 - Wexham Nursery & Land off Forest Close, Wexham Road

Application	Decision
Residential development comprising the demolition of existing structures and the erection of 104 dwelling in the form of two, three and four bedroom houses with accompanying private and public amenity space, off street parking provision, cycle and refuse storage, highway and associated ancillary works.	Delegated to Acting Planning Manager for a Section 106 planning obligation to be completed, alteration or addition of conditions, receipt of satisfactory revisions/further information requested.

97. P/06622/075 - Wexham Park Hospital, Wexham Street, Wexham, Slough, SL2 4HL

Application	Decision
Reconfiguration of existing car parking and provision of an additional 573 car parking spaces.	The principle of additional car parking provision at Wexham Park Hospital approved and that the application be delegated to the Acting Planning Manager for the conclusion of outstanding issues, completion of a Section 106 Agreement, finalising conditions and final determination. If no resolution to the outstanding matters is found than the application

Planning Committee - 17.02.15

	should be refused within the statutory 13 week time limit.
--	--

98. P/00906/030 - 43-61 Windsor Road, Slough, SL1 2EE

Application	Decision
Erection of a part 10 / part 7 / part 6 / part 5 storey building comprising 153 residential units, part 7 / part 6 storey building comprising 131 bedroom hotel and ancillary A1, A3, D2 floor space, access, servicing, car parking, landscaping and associated works.	Delegated to Acting Planning Manager for the consideration of outstanding consultation responses and viability issues, completion of a Section 106 Agreement, finalising conditions and final determination. In the event that scheme viability and section 106 contributions cannot be agreed that the acting Planning Manager is authorised to refuse planning permission.

(Councillor Plenty did not vote on the above item as was absent during part of the debate).

99. P/05343/001 - 7 Quaves Road, Slough, SL3 7NX

Application	Decision
Construction of a single storey side to rear extension and an infill ground floor rear extension.	Approved with conditions.

100. Review of the Local Plan for Slough

Paul Stimpson, Planning Policy Lead Officer, outlined a report seeking the Committee's approval to begin the process of reviewing the Local Plan for Slough.

Members were reminded that the Core Strategy for Slough, which was adopted in 2008, covered the period up to 2026. The Site Allocations Document was adopted in 2010 but other elements of Slough's Development Plan such as the 'saved' policies of the Local Plan, the Minerals Plan and the Waste Plan were much older.

The 'self assessment' exercise carried out in 2013 indicated that the policies in the various plans were still compliant with the National Planning Policy Framework (NPPF) and were performing well and it was highlighted that an excess of a 15 year supply of housing land remained.

The NPPF came into force in 2012 and it was now necessary to begin a review of the Local Plan so that it did not become out of date. The Committee noted that the Council's Five Year Plan was approved at Cabinet in January 2015 and this set out a vision for the Borough against which the Council would

Planning Committee - 17.02.15

prioritise its resources. The Plan set out a number of key outcomes and to achieve these planning policies would be developed which would deliver more high value business properties to meet modern needs. Also, an average of 550 new homes would be built each year over the 5 year period compared to the current target of 315.

It was suggested that the Local Plan should cover the twenty year period from 2015 to 2035. The Committee noted the impact of uncertainty around the future of Heathrow and the time table for the review of the Local Plan would have to be sufficiently flexible to take account of the decision around its future.

The Committee noted that all Council's in Berkshire would together commission a strategic housing market assessment which would decide what objectively assessed housing need was for each authority (results available in summer 2015).

Members noted the progress that adjoining authorities were making in preparing their plans. It appeared sensible to begin to review the Local Plan for Slough in parallel with adjoining authorities so that issues could be addressed in a co-ordinated way and all parties could fulfil their obligations to comply with the Duty to Cooperate. This would also provide greater scope for joint working.

Members noted the need to produce a Centre of Slough Strategy by the autumn and this could be taken forward as a key input into the Review of the Local Plan. A number of key factors affected the timing of the review of the Local Plan for Slough and it is was not possible to specify when all of the stages will be completed within the time frame.

It would be necessary to produce and publish a Local Development Scheme setting out a time table for the plan and a Statement of Community Involvement which would discuss engagement with interested parties.

The Committee considered the report and:

Resolved-

- (a) That the Council formally agree to carry out a Review of the Local Plan for Slough.
- (b) That all interested parties be notified of the intention to review the Local Plan.
- (c) That the Council prepare a Statement of Community Involvement.
- (d) That the Council prepares a Local Development Scheme which will set out the time table for the preparation of the Review of the Local Plan for Slough.

Planning Committee - 17.02.15

101. Members Attendance Record

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

102. Date of Next Meeting

The date of the next meeting was confirmed as Wednesday 1st April, 2015.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 10.35 pm)