

Planning Committee – Meeting held on Thursday, 18th February, 2016.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Bains, Chaudhry, Davis, Plenty, Smith and Swindlehurst (from 6.36 pm)

PART I

94. Declarations of Interest

Councillor Swindlehurst declared an interest in respect of planning application: P/06350/001- Former Gurney House, Upton Road, Slough, in that he had participated in Cabinet meeting discussions relating to the land ownership. He advised that he would approach the application with an open mind.

Councillor Smith declared an interest in respect of planning application: P/10734/004- Freestone Yard, Park Street, Colnbrook, in that the application site was in his Ward and he was a Colnbrook with Poyle Parish Councillor. He advised that he had not debated the application at Parish Council level and would approach the application with an open mind.

95. Guidance on Predetermination/Predisposition - To Note

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

96. Minutes of the Last Meeting held on 13th January, 2016

Resolved - That the minutes of the meeting held on 13th January, 2016 be approved as a correct record.

97. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

98. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned at the commencement of the meeting to read the amendment sheet.

Oral representations were made to the Committee by Objectors and Agents under the Public Participation Scheme prior to the planning applications being considered by the Committee as follows:-

Application: P/06350/001-Former Gurney House, Upton Road, Slough; an Objector and the Applicant's Architect addressed the Committee:-

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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.

99. P/06350/001 - Gurney House, Upton Road, Slough, SL1 2AE

Application	Decision
Erection of 6no. 5 bedroom semi-detached houses with garages and garden rooms, 2no. 3 bedroom semi-detached houses with garden rooms and 2no. 3 bedroom semi detached houses. Associated new hard and soft landscape works and modifications to existing boundary walls. Formation of 7no. new vehicular cross-overs to the footpath along Upton Road.	Delegated to the Planning Manager for approval subject to the completion of a satisfactory Section 106 planning obligation or equivalent thereof, minor amendment of conditions and consideration of any further observations received.

100. P/01077/022 - Montrose House, 155-161, Farnham Road, Slough, SL1 4XP

Application	Decision
Change of use at ground floor from A2 use (Betting Shop) to A3 use (Cafe/Restaurant) and first floor from B1(A) use (Offices) to A3 use (Cafe/Restaurant), retain B1(A) use (Offices) at second floor, three storey rear extension (with provision of a rear car port area at ground floor) and four storey side extension (fronting Montrose Avenue), conversion of roof top to A3 use (Cafe) with roof extensions, external front canopies, retractable awnings, outside seating and associated works.	Delegated to the Planning Manager for approval, subject to acceptable sustainable drainage, further consideration of concerns relating to design of roof top submitted by Thames Valley police) completion of Section 106 Agreement and finalising of conditions.

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101. P/04622/014 - 354 Buckingham Avenue, Slough, SL1 4PF

Application	Decision
Demolition of existing external generator and construction of a single storey rear extension with external mezzanine area to accommodate plant equipment. Construction of a single storey side extension and side 1.5m high security fence and associated works.	Approved.

102. P/02278/018 - Westminster House, 31-37 Windsor Road, Slough, SL1 2EL

Application	Decision
Construction of a 5 storey building to provide 17 no. flats on land to the rear of 31-37 Windsor Road together with 6 no. car parking spaces.	Application withdrawn by the Planning Officer prior to the meeting with the agreement of the Applicant, to allow for a further design of the scheme.

103. P/10734/004 - Freestone Yard, Park Street, Colnbrook, SL3 0HT

Application	Decision
Outline application with all matters reserved for subsequent approval for the construction of up to 18no. one and two bedroom flats comprising the conversion of two existing commercial buildings and the erection of a new building, together with ancillary car parking, landscaping, tree works and vehicular and pedestrian access from Park Street.	Delegated to the Planning Manager for approval, following consideration of outstanding consultations, finalising of conditions and Section 106 Agreement.

104. P/01573/010- 230 Bath Road, Slough, SL1 4DX

The Officer advised that a planning application for major development had been submitted for 230, Bath Road, Slough, for the construction of a hotel (use class C1) with ancillary restaurant (use class A3) means of access, formation of surface car park, replacement substation, cycle parking facilities, drainage, landscaping and ancillary works.

The Committee was advised that the purpose of the report was to make Members aware of the application and to obtain feedback on the principle of development, but primarily to seek Members views on the design of the proposed development. It was highlighted that Members were not required to make a decision on the application at this stage and therefore no Officer recommendation had been presented. Members input at this early stage would be used to feed into the process of coming to a final recommendation. The application would be reported to the Planning Committee on

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31st March, 2016 for Member's consideration.

The Officer provided an outline of the application and a slide presentation.

Members raised a number of questions/ and individual comments which included the following:

- What cladding material would be used for the exterior of the building?
The Officer advised that the building was of modular construction and the cladding was of a muted design, being a white painted textured surface.
- What classification would the hotel be and what size would the restaurant be ?
The Officer advised that it would be a 3 star plus hotel and the restaurant would be 798 m2.
- It was not considered that the white exterior of the building would age well and the appearance was not in keeping with its 3 star plus classification. It was felt that a darker shade would be better and that more work was needed to improve the exterior appearance of the building.
- A concern was expressed that the building was too high and would set a precedent for future applications in the locality.
The Officer advised that the height limits were set out in the Simplified Planning Zone and this building was an exception.
- A Member considered that whilst there was no problem with the principle of the hotel application, there was an issue with the design. The building appeared uninspiring and needed to fit better into its surroundings.
- It was felt that the design was heavy, oppressive and too high.
- If this building was the 'gateway' it should be a lot more attractive.

Resolved- That Member comments be noted.

105. Tree Preservation Order No. 4 of 2015 in Respect of Land Adjacent to 10 Layburn Crescent, Slough, SL3 8QN

The Planning Policy Lead Officer advised Members that in October, 2015, a Tree Preservation Order (TPO) (Number 4 of 2015) in respect of Land Adjacent to 10 Layburn Crescent, Slough, was served on a number of interested parties. The reason for the Order was that any unauthorised work on the tree would have a significant detrimental impact both aesthetically and from an arboricultural aspect.

It was noted that one objection was submitted by a prospective purchaser of the land in question. The land was sold to a different individual who had subsequently submitted a late objection to the Order.

The Committee was reminded that it was the responsibility of the Planning Authority to determine all requests for new TPO's and the Officer

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recommended that the Order be confirmed. Members asked a number of questions of detail around the TPO process.

Resolved – That Tree Preservation Order Number 4 of 2015 be confirmed.

106. Consultation on South Bucks and Chiltern Local Plan (Reg 18)

The Planning Policy Lead Officer, outlined a report to consider the Council's response to the consultation document which had been prepared for a new joint South Bucks and Chiltern Local Plan.

The Committee was reminded that until recently South Bucks and Chiltern Councils were preparing separate Local Plans for their respective districts and South Bucks had produced a Regulation 18 Consultation Document in February 2015. Slough BC had responded in April 2015 in compliance with the Duty to Co-operate. South Bucks and Chiltern had confirmed in November 2015 that they would now produce a joint Local Plan. The Officer discussed their resulting need to consult by 14th March 2016, in order to seek views on the scope of the plan and its objectives.

The Officer advised that consultation would close on 14th March 2016 and the Councils then intended to produce a Preferred Options consultation in October/November 2016 followed by a Draft Plan for public consultation in early 2017 and submission later that year.

The joint plan would be prepared on the basis that there was a need for 15,100 houses to be built between 2014 and 2036, comprising 7,800 in South Bucks and 7,300 in Chiltern but there would not be separate allocations for the two districts. There was also a need for an additional 15 hectares of employment land of which 13 hectares was required in South Bucks.

The Officer advised that the Councils were exploring whether there were options to meet their needs outside of the joint local plan area and submissions had been made to the Aylesbury Vale Local Plan Issues and Options consultation requesting that they explore the scope for 7,500 dwellings and supporting employment needs from the Chiltern/South Bucks Plan area to be accommodated in Aylesbury Vale.

It was noted that the consultation document stated that there appeared to be no scope within the joint plan area to accommodate any unmet need from adjacent areas, but this would be kept under review. It was highlighted that this was a major issue for Slough because in the Council's representations made to South Bucks' previous Regulation 18 consultation it was made clear that there was a need to at least test the development of urban extensions to Slough.

The Officer advised that the Councils intended to test a number of spatial strategy options and discussed the eleven options within the consultation document, which included making more efficient use of land within built up areas and extensions to the principle settlement areas. It was highlighted that

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two sites to the west and south of George Green had been identified but no other sites adjacent to Slough. Also, sites to the north of Farnham Royal and south of Stoke Pages had been identified.

The Officer advised that although South Bucks and Chiltern were considering so many options, the concern remained that they were still not considering Slough BC's preferred option for the northern expansion of Slough through the creation of a new 'Garden Suburb' on land adjoining Slough. It was therefore suggested that South Bucks and Chiltern Councils should be requested to develop a comprehensive strategic planning option which would consider a major urban expansion of Slough combined with selective growth around Taplow and Iver stations.

The Committee noted the detail of the questions set out within the consultation document and the draft detailed Slough BC responses.

The Officer advised that meetings had been held at Member and Officer level to discuss the key planning issues in accordance with the Duty to Co-operate and it was suggested that these should continue to be used to try to resolve outstanding issues.

The Committee was referred to a further abbreviated report set out in the amendment sheet and the Officer responded to a number of questions of detail.

Resolved-

- a) That South Bucks and Chiltern Councils be thanked for consulting Slough BC on the new Joint Local Plan for South Bucks and Chiltern Districts;
- b) That the Councils should be formally requested to consider the scope in the new Joint Local Plan for an urban extension of Slough in the form of a new 'Garden Suburb' which will help to meet the housing needs within the area;
- c) That the detailed comments set out in paragraphs 5.21- 5.45 of the report be agreed and forwarded to South Bucks and Chiltern Districts together with the information set out on the tabled amendment sheet, in response to the Consultation;
- d) That delegated powers be granted to the Planning Manager to make further detailed comments on the technical matters within the consultation document and supporting evidence base;
- e) That the Council would welcome the opportunity to continue to discuss planning matters in accordance with the Duty To Co-operate.

107. Planning Appeal Decisions

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

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108. Members Attendance Record

Resolved - That the Members Attendance Record be noted.

109. Date of Next Meeting

The date of the next meeting was confirmed as 31st March, 2016.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.20 pm).