

Planning Committee – Meeting held on Wednesday, 26th April, 2017.

Present:- Councillors Dar (Chair), Ajaib, Bains, Chaudhry, Rasib, Smith and Swindlehurst

Apologies for Absence:- Councillors M Holledge and Plenty

PART I

136. Declarations of Interest

Councillor Chaudhry declared that Agenda Items 5 – PreApp/0087 – Slough Central Library, 85 High Street, Slough, SL1 1EA, Agenda item 6 – Land at Former Octagon Site, Brunel Way and Agenda item 9a – P/02465/014 – 228 High Street, Slough were situated in his ward.

Councillor Rasib advised that he had been contacted by the applicant of agenda item 7 – P/02134/018 – Montem Guest House, 9-13 Montem Lane & 1A King Edward Street). He informed the applicant that he could not comment upon the application and he stated that he would approach the item with an open mind.

Councillor Ajaib declared that Agenda items 5 – PreApp/0087 – Slough Central Library, 85 High Street, Agenda item 6 – Land at Former Octagon Site, Brunel Way and Agenda item 9a – P/02465/014- 228 High Street were in his ward and that he would approach the applications with an open mind.

137. Guidance on Predetermination/Predisposition

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

138. Minutes of the Last Meeting held on 22nd March, 2017

Resolved – That the minutes of the last meeting, held on 22nd March 2017, be approved as a correct record.

139. Human Rights Act Statement

The Human Rights Act Statement was noted

140. Slough Central Library, 85, High Street, Slough, SL1 1EA

The Committee received a pre-application presentation on the proposals for the old Slough Library site on High Street, Slough. It was the first pre-application presentation that the Committee had received following the Council's adoption of the Developer's Protocol on 31st January 2017. The Planning Manager reminded Members of the purpose, scope and format of pre-application presentations.

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The pre-application presentation was given by representatives of Slough Urban Renewal on a proposed ten storey, mixed use development including two branded hotels (Residence Inn & Moxy), restaurants and 62 residential units on the old Slough Central Library site. The presentation covered the location of the development, outline design and the anticipated regeneration benefits.

After the presentation had been conducted, Members were given the opportunity to ask questions and make initial observations on the proposals. The following is a summary of key questions and issues raised:

- Parking – 80 spaces in the Burlington car park had been set aside for the hotel, disabled parking would be available in the courtyard and a layby had been identified for drop-offs, which was large enough to accommodate a coach. Access and security issues would need to be addressed.
- Elevation and frontage – a number of comments were made about the height of the building and its relationship to adjacent buildings, particularly the stepping down towards Cornwall House and how the angular frontage related to The Curve. It was noted that the detailed design was still being refined.
- Restaurants – it was anticipated that there would be two or three branded restaurants which would help contribute to the regeneration and attractiveness of the town centre. There was unlikely to be any significant retail development on the site.
- Residential – the inclusion of balconies in the residential element of the scheme was discussed. In view of the prominence of the site, consideration would have to be given to the design to ensure the development had a high quality feel.
- Façade and landscaping – several observations were made about the materials to be used on the façade of the building. It was noted that the sketches shown to the Committee were indicative and it had not been decided what the final treatment would be. Members highlighted the importance of both high quality design and retaining as many verges and trees as possible, with sympathetic landscaping where required.

At the conclusion of the discussion, the Chair thanked SUR for the presentation.

141. Land at Former Octagon Site, Brunel Way

Item withdrawn.

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142. 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.

There were no oral representations made to the Committee by Objectors, Applicants or Agents under the Public Participation Scheme.

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 Planning Officer and the amendment sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

143. P/02134/018 - Montem Guest House, 9-13, Montem Lane & 1A, King Edward Street, Slough, SL1 2QU

Application	Decision
Demolition of existing 28 bedroom guest house and managers flat. Outline planning permission for residential development (means of access only) with lower ground floor parking for 26 cars and 23 bicycles.	Delegated to the Planning Manager for Approval.

144. Revision of How Core Strategy Affordable Housing Policy is Applied

The Planning Policy Lead Officer and the Special Projects Planner introduced a report to revise how the affordable housing element of the Slough Core Strategy Policy 4 (Type of Housing) was applied in respect of contributions sought from housing developers through Section 106 planning obligations. An update clarifying what was proposed following a Members workshop on affordable housing held on 19th April was included on the Amendment Sheet. Approval was sought in preparation for a revision of the Developers Guide which would be presented to a future Planning Committee for adoption.

The national and local policy context, including the newly adopted Slough Housing Strategy, expected affordable housing to cover a wider range of households and include affordable and intermediate tenures. The proposed changes to the Affordable Housing Policy was part of the planning response to the revised strategic approach. The key elements of the provisions were summarised which were developers building affordable homes; financial contributions for the Council to build or fund affordable homes and viability assessments.

The Committee commented on the report and raised a number of questions. Members asked how the development of 15-25 dwellings, stepped into the

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requirement of social housing would enable SBC to gain a percentage of the numbers. The Officer advised that there was a schedule of rates of money, notional value and that the idea of the sum of money depends on units, using a figure relating to a development. The Officer advised that this work has not been carried out but that it would be included in the developers guide in the future.

The Committee discussed the proposals in detail, particularly the revised table on the Amendment Sheet, and comments on questions were raised about the specific tenure splits and about the financial contributions from developers. A Member asked about whether the revised policy could help to deliver more homes on brownfield rather than greenfield sites. The Officer responded that the circumstances of each site varied considerably and the policy would be applied relative to each site. The revised policy would not make it any easier to develop a greenfield site, however, it would ensure there was a higher proportion of affordable housing on any greenbelt land released. Another Member suggested that the policy could go further to include an even high proportion of affordable housing on greenfield sites to justify the release of such land to meet Slough's strategic housing need. It was noted that this could be considered as part of the review of the Local Plan.

At the conclusion of the discussion, it was agreed to approve the revised approach as set out in the report and the Amendment Sheet.

Resolved – That the revised approach on how affordable housing planning policy was applied be approved.

145. Members Attendance Record

Resolved – That details of the Members Attendance Record be noted.

146. P/02465/014 - 228, High Street, Slough, SL1 1JS

An information report from the Planning Manager was received relating to application P/02465/014 for 228 High Street, Slough. It was an urgent item, added to the agenda with the agreement of the Chair, to ensure the final determination could be made under delegated authority without undue delay.

The application had been determined by the Committee on 7th December 2016 at which Members delegated approval to the Planning Manager subject to improved frontage materials in response to the concerns of Members about the white render finish. The Planning Manager informed the Committee that the applicant's agent had submitted a self-cleaning render system to address the issue of future staining. The finish would be white, however, Officers were satisfied that the system was an 'improved material' which was consistent with the decision of the Committee. A planning condition could be included to ensure the system was maintained in accordance with the manufacturers guidelines.

The Committee noted the report.

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Resolved – That the report be noted.

147. Date of Next Meeting

The date of the next meeting was confirmed as Wednesday 31st May, 2017.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.00 pm)