

Planning Committee – Meeting held on Wednesday, 5th July, 2017.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Plenty, Rasib, Smith and Swindlehurst (from 6.43pm)

Also present under Rule 30:- Councillor Wright

Apologies for Absence:- Councillors Bains and Chaudhry

PART I

16. Declarations of Interest

Councillor Ajaib declared that agenda item 5- Pre-application for Land at Former Octagon Site and agenda item 7- P/00988/015- BMW House, Petersfield Avenue, Slough, SL2 5EA were in his ward but that he would consider item 7 with an open mind.

Councillor Rasib declared that agenda item 9- P/00419/017- Iceland Foods Plc, Farnburn Avenue, Slough, SL1 4XT was in his ward but that he would consider the application with an open mind.

Councillors Dar, Ajaib, M Holledge, Plenty, Rasib and Swindlehurst declared personal interests in that one of the applicants (Cllr Atiq Sandhu) for Agenda Item 8- P/01158/023 19-25 Lansdowne Avenue, Slough was known to them, but that they would each approach the application with an open mind.

17. Guidance on Predetermination/Predisposition

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

18. Minutes of the Last Meeting held on 31st May 2017

Resolved – That the minutes of the last meeting, held on 31st May 2017, be approved as a correct record.

19. Human Rights Act Statement

The Human Rights Act Statement was noted.

20. Land at Former Octagon Site, Brunel Way

The Committee received a pre-application presentation on the proposals for Land at Former Octagon Site, Brunel Way. The Planning Manager reminded Members of the purpose, scope and format of pre-application presentations.

The pre-application presentation was given by representatives of TP Bennett on a proposed mixed use residential led scheme. The presentation covered

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the details of the scheme which included three separate towers of 8, 16 and 26 storeys respectively, 330 residential units, a public square with landscaping, a 4 star hotel with 180 bedrooms along with restaurants, a sky terrace and a new route from the western approach.

(Councillor Swindlehurst joined the meeting)

Members were given the opportunity to ask a number of questions and made initial observations on the proposal. The following is a summary of key questions and issues raised:

- Parking
There were 120 spaces that had been set aside for the leaseholders of the properties. There were 90 spaces for the hotel, 30 residential car spaces, a car club (where users can rent vehicles through a booking system) and additional electronic charging points. There would be an additional 350 cycle spaces. Several members expressed concerns that the level of parking provided for the residential element of the scheme would be insufficient despite the proximity to public transport links and the town centre.
- Space Standards
The proposed development was slightly below the national space standard but this had been compensated by the introduction of communal facilities and areas throughout the site. Members commented on the concept and some expressed initial reservations about the divergence from space standards. The agents had advised that they have in the past built similar schemes in the East Village, the former Olympic village site, and that the concept had worked successfully.
- Elevation and frontage
Members emphasised the importance of ensuring that the detailed design and the site layout complimented neighbouring buildings and that it ensured improved access through the town centre.
- Residential
Members commented about the size of the proposed site and affordability of homes that would be offered. The agent advised that there were three buildings with a mixed use residential purpose. The eastern and western facing buildings would be for residential purposes, with an anticipated leasehold length of between 3 months and 3 years. An off-site financial contribution to affordable housing provision was likely to be made.
- Façade and landscaping
A Member commented about the proposed public realm and various comments were made in relation to this. The agent advised that the public square would be maintained by the developer and that the square would be landscaped to a high standard.

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- Fire standards issues
Members asked about fire safety in light of the recent Grenfell Tower tragedy. The agent advised that fire safety was a key priority and there would be a sprinkler system within the controlled corridors along with a stair well for fire escape access. The agent also advised that they had looked at non combustible cladding for the exterior of the building.

At the conclusion of the discussion, the Chair thanked TP Bennett for the presentation.

21. 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 Applicants or Agents under the Public Participation Scheme, prior to the planning applications being considered by the Committee as follows:-

Application: P/01158/023 19-25 Landsdowne Avenue, Slough, SL1 3SG; the applicant's agent addressed the Committee.

Application: P/00419/017 Former Iceland Site, Farnburn Avenue, SL1 4XG; the applicant's agent was in attendance but did not address 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 and Projects and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

22. P/016841/000 - Slough Family Centre, Chalvey Park, Slough, SL1 2HX

Application	Decision
Construction of 4 no. four bedroom houses and 6 no. three bedroom houses with associated works.	Delegated to the Planning Manager to grant Outline Planning Permission subject to; acceptable surface water drainage arrangements; amend or add new conditions; agree minor changes to the plans; satisfactory completion of a S106 agreement to secure a prevent future occupiers from obtaining parking permits and to secure a financial contribution towards the replacement of the displaced on-street parking to an

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	alternative location in Chalvey Park; and, provided that no new material representations arise through the further consultation.
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23. P/00988/015- BMW House, Petersfield Avenue, Slough, SL2 5EA

Application	Decision
Demolition of the existing B8 and B1 office and warehouse and the construction of a part 4, part 3 and part 2 no. storey residential building comprising of 24 no apartments with a semi basement car park	Delegated to the Planning Manager for consideration of any requirements from the Crime Prevention Design Advisor, the Affordable Housing Officer, Environmental Quality Officer, finalising conditions, satisfactory completion of a section 106 agreement (to include a contribution towards the existing public play space areas.)

24. P/01158/023- 19-25, Lansdowne Avenue, Slough, Berkshire, SL1 3SG

Application	Decision
Demolition of the existing building and the erection of two buildings containing 24 no residential dwellings together with associated access, car parking, landscaping and amenity space.	Delegated to the Planning Manager to grant planning permission subject to the completion of a satisfactory S106 agreement to secure off-site Education and Affordable Housing Contributions and a preclusion on future occupiers obtaining parking permits; and, acceptable surface water drainage requirements. <i>(Councillor Swindlehurst requested that his abstention from the decision be recorded.)</i>

25. P/00419/017- Iceland Foods Plc, Farnburn Avenue, Slough, SL1 4XT

Application	Decision
Demolition of existing retail unit (Formerly Iceland Foods)	Delegated to the Planning Manager for approval subject to the

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<p>Supermarket) and construction of a 4 storey residential building to provide 13 no. residential flats (7no; 2 bed; 6no.1 bed) units, including 4no.private garages with vehicular crossovers.</p>	<p>consideration of any requirements from the Local Highway Authority, Thames Water, Crime Preventions Design Advisor, Environment Agency and finalising conditions.</p>
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(Councillor Rasib briefly left the room during consideration of the item and did not participate in the discussion or vote on the application)

26. P/00442/014 -Land At 426/430 Bath Road, Slough

Application	Decision
<p>Demolition of existing buildings and redevelopments to provide up to 60 dwellings (one, two and three bedroom flats) including access, parking, amenity space, landscaping, boundary treatments and associated infrastructure. (Outline application to consider access and scale.)</p>	<p>Delegated to the Planning Manager for approval subject to the completion of a satisfactory S106 agreement to secure off site Education, Transport and leisure contributions plus on site affordable housing and a preclusion on future occupiers obtaining parking permits; and acceptable surface water drainage requirements.</p> <p><i>(Councillors Dar and Swindlehurst requested that their abstention from the decision be recorded.)</i></p>

27. P/16436/002- 102, Waterbeach Road, Slough, SL1 3JY

Application	Decision
<p>Construction of a two storey rear extension.</p>	<p>Approved</p>

28. Review of the Local Plan for Slough- Report of Public Consultation on Issues and Options Document

Philippa Hopkins, Planning Policy Officer, outlined the representations received during the consultation on the Issues and Options document from January to March 2017. The report also included high level responses to representations which it was proposed would be set out in detail in a "Report on Public Consultation".

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The consultation had sought to engage people through a range of methods such as various social media platforms, distribution of leaflets, publishing the full range of consultation documents online and making them available to download for free and view locally, radio interviews, press releases, specialist presentations from Officers at parish and other meetings, direct emails and letters to over 430 persons and bodies on the Council's consultation list.

There were 538 representations to the nine questions set out in the Issues and Options consultation, with the vast majority (470) from individuals primarily objecting to the proposed option to build a Northern Expansion of Slough in the Green Belt in South Bucks. The Committee noted that no reasonable alternatives or additional options had been proposed during the consultation that could accommodate predicted housing and employment needs in full. It was reported that there were negative responses to the use of greenbelt land for business redevelopment and housing development and that there were no new responses in relation to the impending housing needs and demands of the residents that had not already been considered.

Members were advised that the responses received from the consultation could not be solely relied upon as representative of Slough's resident and business views as the majority of responses were from non-Slough residents objecting the proposed option to build a Northern Expansion of Slough into the Green Belt in South Bucks. The officer advised that in light of the review of the Local Plan, that this would be an opportune time to review the green belt boundary.

A Member noted that engagement levels from residents in Slough should be increased through different platforms. There were approximately 25-30 household responses out of a total 160,000 households in Slough and Members agreed that more should be done to raise awareness, understanding and to increase better dialogues with people. Another members commented that the consultation documents that are available to the public are difficult to read, complex and that there should be another press release or article referring to the various changes happening within Slough as part of the Local Plan as a means of sustained communication with the public.

The Lead Planning Policy Officer advised the committee that the collated responses do not give a definitive commentary of the opinion of Slough residents. He also advised that there has been a low turn out, with one member of the public attending parish council meetings. The Committee was advised that there is work being done currently to gain more visuals, models and images of how the borough will look and that this will be released to show to the public for a better understanding of the changes upon the horizon as a result of the Local Plan. After the discussion, it was agreed that a continued plan be developed for ongoing communications and engagement on the Local Plan issues. It was also agreed that the Report on Public Consultation be noted and published.

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- Resolved** – (a) That the summary of the responses received as a result of public consultation on the Issues and Options for the Local Plan and comments set out in the report be noted.
- (b) That the “Report on Public Consultation” setting out the Council’s response to representations be published.
- (c) That an ongoing communications plan be developed to increase engagement of local residents.

29. Response to Reading Draft Local Plan 2013-2036 Consultation (Regulation 18)

The Committee received a report from the Planning Policy Lead Officer seeking Members endorsement of the response to the Reading Draft Local Plan 2013-36 consultation.

The Draft Plan contained a vision, objectives, policies and proposals and the key areas that were discussed included, the spatial strategy, meeting objectively assessed housing needs, employment needs, retail and leisure needs. It was noted that Reading experienced a number of similar issues to Slough and it was proposed that Slough support the approach that Reading meet the vast majority of its identified housing need from within the borough, but that some need would have to be accommodated elsewhere within the Western Berkshire Housing Market Area.

The Consultation period ended on the 14th June 2017 and officers had submitted a holding response prior to the full response being considered by the Committee for endorsement. The report concluded by summarising that there were no obvious proposals within the Reading Draft Plan that would have any significant impact upon Slough. The response was agreed.

Resolved – That the Committee agreed to the responses to the Reading Draft Local Plan (May 2017) as set out in the report.

30. Planning Appeal Decisions

Resolved- That the details of recent Planning Appeal Decisions be noted.

31. Members Attendance Record

Resolved- That the Member’s attendance record be noted.

32. Date of Next Meeting

The date of the next meeting was confirmed as Wednesday 2nd August at 6.30pm.

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Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.47 am)