

## **Planning Committee – Meeting held on Wednesday, 6th September, 2017.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Bains, Chaudhry, Plenty, Rasib, Smith and Swindlehurst

**Apologies:-** None.

### **PART I**

#### **46. Declarations of Interest**

Councillor Bains declared that Application P/13519/007- Land at rear of 11. 15 and 17, Yew Tree Road, Slough was within his ward and that he would approach with an open mind.

Councillor Smith declared that Planning Applications P/11219/007- Kidde Graviner Ltd, Windsor House, Mathisen Way, Colnbrook, Slough and P/10697/010- Lanz Farm Ltd, Galleymead House, Galleymead Road, Colnbrook, Slough were in his ward and that he had publically discussed them at a Colnbrook with Poyle Parish Council meeting. He stated that he would approach the applications with an open mind.

#### **47. Guidance on Predetermination/Predisposition**

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

#### **48. Minutes of the Last Meeting held on Wednesday 2nd August 2017**

**Resolved-** That the minutes of the last meeting, held on the 2nd August 2017, be approved as a correct record.

#### **49. Human Rights Act Statement**

The Human Rights Act Statement was noted.

#### **50. Planning Application**

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 and Agents under the Participation Scheme, prior to the planning applications being considered by the Committee as follows:-

Agenda Item 6- Application P/10697/010- Lanz Farm Ltd, Galleymead Road, Colnbrook, Slough, SL3 0NT: The Applicant and Agent addressed the Committee.

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**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.

**51. P/11219/007- Kidde Graviner Ltd, Windsor House, Mathisen Way, Colnbrook, Slough, SL3 0HB**

<b>Application</b>	<b>Decision</b>
Demolition of the existing building. Construction of a 3 storey building for Storage/Distribution (B8); Business (B1c); General Industry (B2); ancillary office space. Formation of service yard, car park, ancillary outbuildings, and landscaping.	Delegated to the Planning Manager for approval subject to a satisfactory drainage design, a buffer zone scheme between the building and riverbank, securing appropriate ecological mitigation, securing an improved tree replacement scheme, consideration of any substantive third party objections, consideration of requirements from Thames Water, Environment Agency, Neighbourhood Protection (Noise), Environmental Protection (Noise), satisfactory negotiation of a Section 106 Agreement, and finalising conditions.

**52. P/10697/010- Lanz Farm Ltd, Galleymead House, Galleymead Road, Colnbrook, Slough, SL3 0NT**

<b>Application</b>	<b>Decision</b>
Demolition of existing building and installation of new light and heavy recycling facility including associated works.	Subject to the referral to the Secretary of State delegated to the Planning Manager for approval.

**53. P/13519/007- Land at rear of, 11, 15 and 17, Yew Tree Road, Slough, Berkshire, SL1 2AA**

<b>Application</b>	<b>Decision</b>
Construction of a 2.5 storey block to accommodate 12no flats with 1no. studio flat, 3no.three bedroom flats with private garden areas, 4no. one bedroom flats, 4no. two bedroom flats	Delegated to the Planning Manager for approval, subject to satisfactory revision to the rear elevation, a satisfactory drainage design, consideration of any substantive third

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with associated works.	party objections, consideration of any of any requirements from; Neighbourhood Protection; Crime Prevention Officer; Contaminated Land Officer; finalising conditions; and satisfactory completion of a Section 106 Agreement.
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### 54. Housing Trajectory and Five Year Housing Land Supply 2016/17

The Planning Policy Lead Officer introduced a report that sought approval of the updated housing trajectory and five year housing land supply. It was a requirement under the National Planning Policy Framework to demonstrate sufficient housing supply otherwise the Local Plan and Core Strategy would not be considered up to date and there would be a presumption in favour of granting permission for housing development when deciding applications. The housing trajectory was an important part of the Annual Monitoring Report and would feed into the review of the Local Plan.

There was an interim target, from the Corporate Plan, of 550 homes to be completed per year. There were only 521 net completions in 2016/17, however, based on the number of units under construction it was estimated that the total figure would rise to 1,053 this year. A slight drop from this figure was predicted in the following two years. The average estimated annual supply for the five year period to 2021-22 was 862. Consequently the Council has a 10 year housing supply. The 862 figure was close to the Objectively Assessed Housing Need figure for Slough of 927 dwellings per year set out in the Berkshire Strategic Housing Market Assessment (SHMA).

The Officer provided information the Committee had requested at the previous meeting relating to the size of dwellings and parking provision in permissions granted for the previous year. Of the 598 (gross) new dwellings completed in 2016-17 25% were under the prior approval process. Therefore the number of bedrooms was not always known, however, it was assumed they were mostly 1 or 2 bedroomed flats. The breakdown was provided for developments with approval and it was noted that 30% were 1 bedroom dwellings, 23.5% with 2 bedrooms, 16.5% 3 bedroom and 5% 4 bedroom homes. The Committee welcomed the fact that identified need for 1 bedroom properties was being met but Members reiterated long standing concerns about the relative lack of provision of larger and family sized housing. It was emphasised that the appropriate housing mix should be an important consideration of local planning policy as part of the Local Plan review. The need to protect and promote affordable housing stock was also recognised. The Committee noted that of the 44 sites where development had been completed 8 did not have any car parking provision; and that of these 3 were prior approvals, and 5 were in accordance with Planning Policy.

At the conclusion of the discussion the Committee approved the updated housing trajectory and five year housing land supply as set out in the report.

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**Resolved** – That the updated housing trajectory and Five Year Housing Land Supply information be agreed and published in the Annual Monitoring Report 2016/17

### 55. Revision of Affordable Housing Section of Developer's Guide

The Committee was presented with a report from the Special Projects Planner on implementation of the affordable housing element of the Slough Core Strategy policy 4 (Type of Housing) which would be applied in respect of contributions sought from housing developers through Section 106 planning obligations.

The report advised that a particular focus should be to revise the affordable housing section of the existing Developers Guide Part 2 (Developer Contributions and Affordable Housing 2008). The report outlined current issues with affordability, viability, and the housing market. The Officer outlined proposed changes, which included; financial contribution for each house type in developments of 15-24 units, reduced cliff edge at 15 units, to limit the number of 14 unit schemes. It was stated that charges for developments with mixed house types would have a proportion of the published rates per house type.

It was also discussed that there would also be changes to the guidance of new build homes with the main change being three tenure types opposed to the existing two. The changes would consist of (1) Slough Affordable Rent (roughly equivalent to existing social rent) (2) Slough Living Rent set between social and market rent (and related to local incomes) (3) Intermediate- which included shared ownership and other ownership based affordable housing. Another change included the introduction of 5% discount for brownfield sites where there were modest viability issues. Developers would not need to submit and negotiate a full viability assessment if they were to provide affordable housing at 25% (instead of the required 30%) or 35% (instead of 40%) of total homes.

Members welcomed the pragmatic approach outlined and anticipated that this would encourage development. Some concerns were discussed that this could incentivise developers to undersupply and they also discussed the need for social rent and affordable starter homes. Another Member raised the need for any northern expansion housing to have nomination rights remaining with Slough. As part of the discussion Members stated that this was proposed when South Bucks sought expansion into Aylesbury Vale. The former retaining their nomination rights. Members raised concerns over affordability of housing and whether these changes would bridge the affordability gap.

**Resolved** – That the revised affordable housing section of the Developers Guide at Appendix 2 be approved and adopted as planning guidance for the consideration of planning applications.

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**56. Planning Appeal Decisions**

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

**57. Members' Attendance Record**

**Resolved-** That the Member's attendance record be noted.

**58. Date of Next Meeting**

The date of the next meeting was confirmed as Wednesday 4<sup>th</sup> October 2017.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.32 pm)