

Planning Committee – Meeting held on Wednesday, 1st November, 2017.

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

Also present under Rule 30:- Councillor Hussain

Apologies for Absence:- Councillors M Holledge and Ajaib

PART I

72. Declarations of Interest

Councillor Chaudhry declared that Application P/00731/032- 26-40 Stoke Road, Slough and Application P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough were in his ward and that he would approach both applications with an open mind. He also stated that he had received email correspondence with the latter application but that he had not read it.

Councillor Rasib declared that Application P/16611/004- 40 Liverpool Road, Slough was in his ward but that he would approach the application with an open mind. He had also received an email in relation to Application P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough but stated that he had not read it.

Councillor Smith declared in relation to Application P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG that he had received an email from the developer but stated that he would approach the application with an open mind.

Councillor Plenty declared that in relation to Application P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough that he had received a letter from the developer which he had not read and that he would approach the application with an open mind.

Councillor Swindlehurst declared that in relation to Application P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough he had attended a dinner in October where the applicant was present. He stated that he would approach the application with an open mind.

Councillor Bains declared that Application P/00731/032- 26-40 Stoke Road, Slough, Berkshire was close to the proximity of his home but that he would approach the application with an open mind. He also declared that in relation to Application P/01508/042- Aspire 2 Site. Corner of Church Street and Herschel Street, Slough that he knew the applicant and had met with him but that he would approach the application with an open mind.

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73. Guidance on Predetermination/Predisposition

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

74. Minutes of the meetings held on 2nd August 2017 and 4th October 2017

Resolved- That the revised minute 42 of the meeting held on 2nd August 2017 and the minutes of the meeting held on the 4th October 2017 be approved as a correct record.

75. Human Rights Act Statement

The Human Rights Act Statement was noted.

76. PreApp/00931- Slough Borough Council, Slough Central Library, 85, High Street, Slough, SL1 1EA

Item withdrawn.

77. 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 and other Councillors under the Public Participation Scheme, prior to the planning applications being considered by the Committee as follows:-

Agenda Item 6- Application P/00731/032- 26-40, Stoke Road, Slough, Berkshire, SL2 5AJ and a Central Ward Member, Councillor Hussain addressed the Committee.

Agenda Item 7- Application P/16611/004- 40 Liverpool Road, Slough, Berkshire, SL1 4QZ. The applicant's agent addressed the Committee.

Agenda Item 8- Application P/ 01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG. The Applicant and a Central Ward Member, Councillor Hussain addressed 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.

78. P/00731/032- 26-40, Stoke Road, Slough, Berkshire, SL2 5AJ

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Application	Decision
Demolition of garage building and redevelopment to provide 117 residential units with associated parking and landscaping.	Delegated to Planning Manager for approval subject to completion of a satisfactory Section 106 planning obligation agreement; resolution of outstanding matters referred to in the report, addition or alteration of planning conditions, including the colour and mix of materials, provision of CCTV, review of parking controls, affordable housing provision and bins provision.

79. P/16611/004- 40, Liverpool Road, Slough, Berkshire, SL1 4QZ

Application	Decision
Construction of a multi storey car park with means of access, drainage, landscaping and ancillary works.	Delegated to the Planning Manager for approval.

(Councillor Rasib left the room during consideration of the item and did not participate in the discussion or vote on the application.)

80. P/01508/042- Aspire 2 Site, Corner of Church Street and Herschel Street, Slough, SL1 1PG

Application	Decision
Construction of a part eight and part nine storey building (Class C3 Use) to accommodate 238 flats together with 47 car parking spaces with landscaping and ancillary works.	Application be deferred to enable the developer time to provide more information and to work with the Planning Department for better compliance upon mass, scale, height and lighting.

(During consideration of this item, the Committee adjourned at 8.31pm and reconvened at 8.36pm)

81. Emerging Preferred Spatial Strategy for the Local Plan for Slough 2013-2036

The Planning Policy Lead Officer outlined a report which requested approval for the emerging Preferred Spatial Strategy for the Local Plan so that it could be taken forward for further testing and consideration.

The results of the public Issues and Options consultation confirmed that there was “no reasonable option” or combination of options that can accommodate Slough’s housing and employment needs within its boundaries.” The Committee was also made aware that there were limited options available

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when proceeding. Key evidential points included the need to concentrate development as an expanded centre of Slough due to the following factors;

- Accessibility,
- Colocation of facilities,
- Availability of sites,
- The need to regenerate it as a sub regional centre,
- Environmental capacity.

Further information showed that sites with a positive housing trajectory were focussed primarily within the town centre. It also highlighted that tree density within the borough was lower than London boroughs at half a tree per person and that the wealth of greenery mapped was predominantly within suburban areas. In order to progress with the emerging Strategy, it was integral that key decisions included no further loss of employment land for housing and a need to protect the suburbs from intensive development due to their value.

Other key areas of importance included; selecting key locations for appropriate development; protecting the built and natural environment of Slough including suburban areas; accommodating the proposed third runway at Heathrow and promoting the northern expansion of Slough in the form of a "Garden Suburb". A further document would be produced containing all of the key sites once approval had been sought.

Members discussed areas of concern which they felt had not been highlighted which included the night life economy within Slough, the importance of retail and commercial mixed developments, bins within developments, reinvention of neighbourhood centres. It was noted that mitigating measures for the proposed third runway at Heathrow would be included within the summary of the Spatial Strategy. The Planning Policy Officer Lead assured Members that these would be taken into consideration and that it was integral to get finite details within the next document correct. At the conclusion of the discussion, the Committee agreed the preferred 'Spatial Strategy' subject to the further consideration of the above comments.

Resolved- That the Preferred Spatial Strategy for the Review of the Local Plan be approved for further testing.

82. Planning Appeal Decisions

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

83. Members Attendance Record

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

84. Date of Next Meeting

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The date of the next meeting was confirmed as Wednesday 6th December 2017.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.39 pm)