

Planning Committee – Meeting held on Wednesday, 1st August, 2018.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), R Bains, Carter, Cheema, Minhas, Plenty, Rasib and Smith

Apologies for Absence:- None.

PART I

27. Declarations of Interest

Item 5: P/02502/007 – Raymond House, 14 Raymond Road: Councillor Plenty declared that the application was in his ward but he would approach it with an open mind.

Item 5: P/02502/007 – Raymond House, 14 Raymond Road: Councillor Minhas declared that the application was in her ward but she would approach it with an open mind.

Item 5: P/02502/007 – Raymond House, 14 Raymond Road: Councillor Bains declared that he had undertaken casework on behalf of the applicant which was unrelated to the planning application and he would approach the item with an open mind.

Item 7: P/01571/012 – 15-23 Church Street: Councillor Carter declared that he had carried out work for Slough CVS at 27 Church Street which was adjacent to the application site. He stated that he had no predetermination or predisposition with regards to the application.

28. Guidance on Predetermination/Predisposition - To Note

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

29. Minutes of the Last Meeting held on 4th July 2018

Resolved – That the minutes of the meeting held on 4th July 2018 be approved as a correct record.

30. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

31. Planning Applications

Details were tabled in an 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.

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Oral representations were made to the Committee by Objectors, Applicants or Agents under the Public Participation Scheme, prior to the planning application being considered by the Committee as follows:-

Application: P/02502/007 – Raymond House, 14 Raymond Street, Slough, SL3 8LW; an objector and the Applicant addressed the Committee.

Application: P/00730/087 – 225 Bath Road, Slough, SL1 4AA; an objector and the Agent 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 Planning Manager and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

32. P/02502/007 - Raymond House, 14, Raymond Road, Slough, SL3 8LW

Application	Decision
Construction of a two storey side extensions. [Revised drawings received 03/03/18.]	Delegated to the Planning Manager for approval.

33. P/00730/087 - 225, Bath Road, Slough, SL1 4AA

Application	Decision
Redevelopment of the site comprising the construction of a Data Centre (Use Class: sui generis), including ancillary offices, emergency generators and flues, vehicle and cycle parking, drainage infrastructure, boundary treatments, landscaping and other ancillary works.	Delegated to the Planning Manager to approve or refuse if a satisfactory s106 Agreement was not completed by 1st December 2018 .

(Councillor Minhas left the meeting during consideration of the application and did not vote on this item)

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34. P/01571/012 - 15-23, Church Street, Slough, Berkshire, SL1 2NL

Application	Decision
Construction of a detached six storey building comprising commercial ground floor unit, parking, and bin store at ground floor, and 36 residential flats to the upper floors (1 x 3 bed; 22 x 2 bed; 13 x studios).	Delegated to the Planning Manager to approve or refuse if a satisfactory s106 Agreement was not completed by 1st February 2019.

(Councillor Rasib left the meeting)

35. Five Year Housing Land Supply and Housing Trajectory 2017/18

The Planning Policy Lead Officer introduced a report that provided Members with an update on the supply of housing to demonstrate that the Slough continued to have a five year housing land supply, which was a requirement of the National Planning Policy Framework (NPPF).

Council's had to be able to demonstrate a valid land supply otherwise there was a significant risk that refusals for planning permissions for residential development could be overturned on appeal even if they were contrary to Local Plan policy. The necessary land supply was based on the housing requirement and Members were reminded that this had risen from the target of 315 per year in the Core Strategy to a higher interim target of 550 based on the Council's corporate plan. The draft NPPF introduced a standard methodology which would increase the target to 912 per year and this was now the proposed target for Slough from 2019. The housing trajectory graph for the period between 2006/7 to 2025/26 showed that Slough expected to build 4,734 houses over the next five years at a rate of 947 per annum, which exceeded the annual need of 912 per year. In the longer term, the review of Local Plan considered the options for future sites, including the proposed northern expansion of Slough, and it was noted that there were several major sites in the pipeline such as the former Thames Valley University and Queensmere sites.

Members noted that a revised version of the NPPF had been published since publication of the committee report, which could have future implications for Slough's housing requirement. However, it was considered that at the current time Slough continued to have the requisite five year land supply as the basis for determining planning applications. After due consideration, the Committee noted the housing trajectory and five year housing land supply.

Resolved – That the updated Housing Trajectory and Five Year Housing Land Supply be noted and published in the Annual Monitoring Report 2017-18.

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36. Members Attendance Record

Resolved – That the Members' Attendance Record be noted.

37. Date of Next Meeting

The date of the next meeting was confirmed as 5th September 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.20 pm)