

Planning Committee – Meeting held on Wednesday, 31st July, 2019.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Davis, Gahir, Mann, Minhas, Plenty, Sabah and Smith

Apologies for Absence:- None.

PART I

23. Declarations of Interest

Agenda item 5 (Minute 28): P/02683/013 – Former BHS, 204-206 High Street – Councillor Dar declared that all members of the Committee had received an email from the applicant about the proposed development. All Members would stay and vote on the item.

Agenda item 5 (Minute 28): P/02683/013 – Councillor Mann declared that she had met the applicant as part of the consultation process. She stated that this did not prejudice her opinion and she would consider the application with an open mind. She would participate in the discussion and vote on the item.

24. Guidance on Predetermination/Predisposition - To Note

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

25. Minutes of the Last Meeting held on 3rd July 2019

Resolved – That the minutes of the meeting held on 3rd July 2019 be approved as a correct record.

26. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

27. Planning Application

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.

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/02683/013 – Former BHS, 204-206 High Street; an objector and the Agent addressed the Committee.

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Resolved – That the decisions be taken in respect of the planning application 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.

28. P/02683/013 - Former BHS, 204-206 High Street, Slough

Application	Decision
Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space (Class A1,A2,A3 uses) at ground floor level, flexible commercial floorspace at first floor fronting the High Street for either B1 (offices) or Class D1 (gym) uses and 82 residential dwellings within 3 buildings at podium level across the site with heights of 5, 12 and 5 storeys. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level (Revised Description of Development and Revised Plans submitted 27/06/2019)	Deferred until the Planning Committee meeting to be held on 2 nd October 2019 to enable further discussions with the applicant with regards to the putative reasons for refusal 2 (prejudice development potential of adjoining sites) and 3 (affordable housing and other contributions towards infrastructure).

29. Interim Planning Framework for the Centre of Slough

The Planning Policy Lead Officer introduced a report that sought approval to publish the Interim Planning Framework for the Centre of Slough that would be used to guide the comprehensive regeneration of the area. The Amendment Sheet included some revisions to the original report circulated and these were noted.

The Council's Five Year Plan included a requirement to produce a masterplan to "encourage and influence high quality design and development throughout the town centre" and it was linked to other strategies such as the Transport Vision approved by Cabinet in February 2019. It sought to inform planning decisions but did not have the weight of planning policy.

The key aspects of the framework were summarised. It was an "activity" led strategy which sought to maximise the opportunities to use the town centre for cultural, social, leisure and employment activities. The centre of Slough had significant potential to be a world class transport hub and a thriving business quarter which could also accommodate significant new housing. It was

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envisaged that there would be a revitalised retail and leisure offer, with the High Street as the focal point and a new pedestrian street linking the High Street to the station via MacKenzie Square and Brunel Way. The framework was not prescriptive about individual sites but did seek to set out the broad principles of how the centre should look in terms of building heights, street patterns, key linkages and design quality.

Members asked about the proposals to reduce the impact of the severance of the town centre by the A4 and the future options for the Tesco Site on Brunel Way as detailed in paragraph 5.2 of the framework. The Officer explained the medium to long term opportunities that could arise from the remodelling or redevelopment of the Tesco site. The Transport Vision included initial proposals to reduce the dominance of traffic on the A4 in the town centre by giving greater priority to public transport. A further report was due to be considered by the Cabinet later in the year. The principles of building heights was discussed and it was noted that the framework was not prescriptive but did set out the broad categories in various parts of the centre of the Slough. The concept of the cultural quarter was discussed and the Officer commented that the ambition was for cultural activity across the centre rather than focus on a single hub or zone.

The document would be open for comment but not full consultation until it had been subject to more testing. After due consideration, the Committee agreed that the framework be adopted and approved for publication.

Resolved –

- (a) That the Interim Planning Framework for the Centre of Slough as at Appendix 1 to the report be adopted and approved for publication.
- (b) That delegated powers be given to the Planning Policy Lead Officer to make minor changes to the document prior to publication.

30. Slough Housing Delivery Action Plan

The Special Projects Planner introduced a report that sought approval of the Housing Delivery Action Plan.

The Council was required to produce an action plan due to the fact that by providing 86% of identified housing need in the past three years, the Council was deemed to have failed the Housing Delivery Test in the updated National Planning Framework which was to supply 95%. This was primarily due to a comparatively low number of completions of 524 in 2016/17 compared to a need of 910. Approximately a third of local authorities had met the revised test and therefore had to agree an Action Plan, which was set out in the Appendix to the report. The Committee recognised the constraints to providing significant additional housing in Slough and noted that that a high number of permissions had been granted but this did not in itself guarantee supply.

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The key actions included continuing to prepare for the review of the Local Plan to increase the supply of housing, to promote the northern expansion within South Bucks, carry out a new "Call for Sites" exercise and promote development where appropriate, including through Slough Urban Renewal. The actions would be managed and monitored by the planning policy team. After due consideration, the Committee approved the Housing Delivery Action Plan, subject to any minor changes being made by the Planning Policy Lead Officer prior to publication.

Resolved –

- (a) That the Housing Delivery Action Plan be approved for publication on the Council's website.
- (b) That delegated powers be given to the Planning Policy Lead Officer to make minor changes to the document before publication.

31. Planning Appeal Decisions

Details of recent planning appeal decisions were outlined for Members information.

Resolved – That details of the planning appeal decisions be noted.

32. Members Attendance Record

Resolved – That the Members' Attendance Record be noted.

33. Date of Next Meeting - 4th September 2019

The date of the next meeting was confirmed as 4th September 2019.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.26 pm)