

Planning Committee – Meeting held on Wednesday, 18th March, 2020.

Present:- Councillors Dar (Chair), Gahir, Mann, Sabah and Smith

Apologies for Absence:- Councillors M Holledge, Davis, Minhas and Plenty

PART I

85. Declarations of Interest

Agenda item 5 (Minute 90): P/12934/013 – Theale, Old Bath Road, Colnbrook – Councillor Smith declared that the application was in his ward and that he had raised the issues leading to the deferral at the previous meeting. He stated that he had an open mind and would participate and vote on the item.

Agenda item 11 (Minute 96): Response to the Central & Eastern Berkshire Joint Minerals and Waste Plan – Councillor Smith declared that he was member of Colnbrook with Poyle Parish Council. He stated that he had drafted their response to the consultation and may be require to present the Parish's case at the inquiry. He therefore confirmed that he would not participate and vote on this item.

86. Guidance on Predetermination/Predisposition - To Note

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

87. Minutes of the Last Meeting held on 19th February 2020

Resolved – That the minutes of the meeting held on 19th February 2020 be approved as a correct record.

88. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

89. Planning Applications

Details were tabled in an amendment sheet of alterations and amendments received since the agenda was circulated. The committee adjourned to read the amendment sheet.

Oral representations were made to the Committee under the Public Participation Scheme, prior to the applications being considered by the Committee as follows:-

Application P/06333/009 – 39-43 Upton Park, SL1 2DA: the architect addressed the committee.

Planning Committee - 18.03.20

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 amendment sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

90. P/12934/013 - Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS

| Application | Decision |
|---|---|
| Redevelopment of site to provide 27no. flats contained within one 5 storey and one 4 storey block together with access parking and landscaping. (Retrospective) | Delegated to the Planning Manager for approval. |

91. P/06954/030 - Rear Of Atria House, 219, Bath Road, Slough, SL1 4AA

| Application | Decision |
|---|---|
| Construction a part three / part four storey detached building to accommodate 37 self contained flats (10 x Studios; 16no x 1 bed; 11 x 2 bed flats). Associated parking, communal areas, and landscaping. Access taken from Bath Road. | Delegated to the Planning Manager for approval. |

92. P/06333/009 - 39-43, Upton Park, Slough, SL1 2DA

| Application | Decision |
|---|--|
| Alterations and conversion of hotel at 41 Upton Park to residential use, alteration of residential block of 43 Upton Park and extension of both properties to create 20 no. residential flats comprising 5 no. 2 bed flats, 6 no. studio flats and 9 no. 1 bedroom flats with associated cycle storage and car parking. | Delegated to the Planning Manager for approval, subject to an additional condition to provide for a construction compound for welfare, storing materials, loading, unloading, waste; and an additional informative to advise applicant to consult with Upton Park Roads to consider construction traffic movement on private road. |

Planning Committee - 18.03.20

93. P/17853/000 - 237-261 Wexham Road & 3-9 Grasmere Avenue, Slough, SL2 5JT

| Application | Decision |
|---|---|
| Replace existing roof with new mansard roof with dormer windows. 3 storey rear extensions and convert existing 7no. 3 bed and 3no. 2 bed duplex flats to accommodate 7no. 3 bed, 3no. 2 bed duplex flats and 10 additional units (2no. studio flats & 8no. 1 bed flats). Recladding existing elevations, forming revised window and doors openings, addition of balconies. Addition of 2 storey bay window to North East elevation. Replacing existing stairwells, new bin store. | Delegated to the Planning Manager for approval. |

94. Tree Preservation Order Number 5 of 2019 in respect of Langley Business Centre, Station Road, Slough, SL3 9DS

A report was considered that sought confirmation of Tree Preservation Order (TPO) No. 5 of 2019 as served on 12th November 2019 in respect of Langley Business Centre, Station Road, Slough, SL3 9DS.

A site visit had been conducted by the Tree Officer and the TPO had been issued and served following his assessment to protect all the trees growing on the site. Two objections had been received from residents on Meadfield Avenue relating to concerns that trees growing on the site were causing damage to their properties. It was noted that this was a civil matter between them and the tree owner and the TPO would not prohibit tree works but would require an application to be made and considered. It was anticipated any issues caused by existing trees to neighbouring properties could be addressed as part of the design and planning process for the site, with the potential to replace more suitable trees within the site.

After due consideration, the TPO was confirmed.

Resolved – That Tree Preservation Order No. 5 of 2019 be confirmed.

95. Local Enforcement Plan

The Planning Manager introduced a report that sought the Committee's agreement to adopt the draft Local Planning Authority Enforcement Plan as at Appendix 1 to the report.

Planning Committee - 18.03.20

It was good practice for the Council to have a local enforcement plan to set out how the authority would investigate and tackle reported breaches of planning control in a consistent, fair and proportionate way. Members welcomed the plan overall and asked for clarification about the circumstances in which enforcement action would be taken. The Planning Manager stated that planning enforcement was a discretionary activity and the Council had to be proportionate in its approach. It was generally seek to resolve issues through mediation in the first instance and take enforcement action only where there was demonstrable harm and it was in the public interest to pursue the matter. A Member highlighted the reported levels of enforcement appeared to be low and asked whether the available resources were a factor. It was responded that the number of enforcement notices was not the sole indicator of successful outcomes as mediation and other actions could resolve issues. The Council now had adequate resources in place with two officers and the funding available for a third to focus on the issue of short term lets and support the wider work of the team.

The Committee were supportive of the policy, however it was decided that all Members should have the opportunity to comment on the plan. After discussion, it was agreed that the plan be agreed in principle, circulated to all councillors for comment and any relevant points be incorporated under the delegation given to the Planning Manager. If any substantive issues were raised the Planning Manager would consult with the Chair to decide whether the plan needed to come back to the Committee for approval.

Resolved –

- (a) That the Local Enforcement Plan be adopted for enforcement purposes, subject to all councillors being given the opportunity to comment. If any substantive issues were raised the Planning Manager would consult with the Chair to decide if the plan needed to come back to the Committee for approval.
- (b) That delegated authority be given to the Planning Manager to modify the plan to reflect any changes in legislation, policy and comments from Members as part of the above consultation; and
- (c) That the Local Enforcement Plan be published on the Council website.

(Councillor Smith left the meeting)

96. Response to Central & Eastern Berkshire Joint Minerals and Waste Plan (Regulation 18) Consultation: Sand and Gravel Provision and Operator Performance

The Planning Policy Lead Officer considered a report that sought agreement for the Council's response to the last consultation on the Central and Eastern Berkshire Joint Minerals and Waste Plan which was focused upon sand and gravel provision and a new policy for taking into account operator performance.

Planning Committee - 18.03.20

The Officer summarised the background to the consultation and key issues for Slough. It was noted that there was a shortage of mineral sites across the area and the plan proposed an area for gravel extraction on a strip of land between Horton Brook and Poyle Quarry south of Colnbrook. After due consideration, the Committee agreed the Council's response as detailed in section 5 of the report.

Resolved – That the proposed representations to the “Central and Eastern Berkshire Joint Minerals and Waste Plan – Focussed Regulation 18 consultation: Sand and Gravel Provision and Operator Performance” document set out in paragraphs 5.10 to 5.23 of the report be agreed and submitted to the Councils.

(Councillor Smith rejoined the meeting)

97. Planning Appeal Decisions

The Committee received and noted details of planning appeals for the period between January and early March 2020.

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

98. Members Attendance Record

Resolved – That the Members' Attendance Record be noted.

99. Date of Next Meeting - 22nd April 2020

The date of the next meeting was scheduled for 22nd April 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.50 pm)