

Planning Committee – Meeting held on Wednesday, 14th October, 2020.

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

Also present under Rule 30:- Councillors Hulme and Dhaliwal.

Apologies for Absence:- None.

PART I

47. Declarations of Interest

Item 8 (Minute 54 refers) – Slough Canal Basin, Stoke Road: Councillor Ajaib declared that he was the Council appointee to the Slough Urban Renewal Board. He left the meeting for the duration of this item and did not participate in any discussion on the matter.

Item 8 (Minute 54 refers) – Slough Canal Basin, Stoke Road: Councillor Hulme, attending as a ward member, declared that she had been appointed by the Council as the deputy member on Slough Urban Renewal. She had not attended meetings or had any involvement with SUR arising from this appointment. She stated she would comment on the pre-application presentation as a ward member.

48. Guidance on Predetermination/Predisposition - To Note

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

49. Minutes of the Last Meeting held on 9th September 2020

Resolved – That the minutes of the meeting held on 9th September 2020 be approved as a correct record.

50. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

51. Planning Applications

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated had been sent to Committee Members who confirmed that they had received and read it.

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

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Application P/06964/016 – Beacon House, 50 Stoke Road: the Applicant, Ward Members Councillor Hulme and Councillor Dhaliwal addressed the Committee.

Resolved – That the decisions 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 circulated to Members prior to the meeting and subject to any further amendments and conditions agreed by the Committee.

52. P/00072/097 - AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB

| Application | Decision |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Refurbishment of existing building B154 incorporating R&D Laboratories and write-up areas. Construction of a four storey plant addition known as the Common Utility Building (CUB) providing the servicing requirements for the lab areas and a new purpose built store is proposed to replace an existing temporary facility that will be removed. | <p>Delegated to the Planning Manager for approval subject to:-</p> <ol style="list-style-type: none">1. a satisfactory surface water drainage strategy in consultation with the Lead Local Flood Authority;2. agreement of the pre-commencement conditions with the applicant/agent;3. finalising conditions; and any other minor changes. <p>Or to refuse the application if the above had not been finalised by 14th January 2021 unless a longer period was agreed by the Planning Manager, or Chair of the Planning Committee.</p> |

53. P/06964/016 - Beacon House, 50, Stoke Road, Slough, SL2 5AW

| Application | Decision |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Demolition of existing building and redevelopment of the site to provide 116 residential dwellings with associated amenity space, access and parking. | <p>Deferred to a future meeting of the Committee for further information on:</p> <ol style="list-style-type: none">1. Car parking allocation and road adoption matters.2. Green issues (Landscaping, communal space in the site).3. Offsite contributions in S106 for leisure and recreation.4. Lighting and security. |

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| | 5. Materials to the external facades. |
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54. P/00331/004 - 413, London Road, Slough, SL3 8PS

| Application | Decision |
|------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| Construction of 14no. flats comprising 13no. 2 bedroom flats and 1no. studio flat with associated parking and amenity. | Deferred to a future meeting of the Committee for further information on car parking provision. |

(Having declared his interest in the following item, Councillor Ajaib left the meeting)

55. Slough Canal Basin, Stoke Road, Slough

The Committee received a pre-application presentation on the proposals for Slough Canal Basin, Stoke Road, Slough. Members noted the purpose, scope and format of the discussion, as outlined in the Code of Conduct for Councillors and Officers in relation to planning and licensing matters.

The Planning Officer gave an overview of the proposal which was to demolish existing buildings and redevelop the site to provide 312 residential units in a number of new buildings, 359 sq m. of commercial floorspace, public realm improvements, enhanced recreational facilities and associated car parking, landscaping and infrastructure works.

The pre-application presentation was given by representatives of the applicant, Stoke Wharf LLP. The Committee noted that the site was outside of the defined town centre but was within the 'Square Mile' and had been identified as an important site in the Council's Regeneration Framework. The proposal was for a new high quality mixed use development and improved public realm and revitalised canal basin. It was envisaged there would be 10 new buildings ranging between 2 and 8 storeys. 144 car parking spaces would be provided and the site was accessible to the train station. The extensive public engagement at the Canal Festival and public events was outlined.

In addition to members of the Committee, Ward Councillors Hulme (Central) and Dhaliwal (Elliman) also spoke and asked questions. During the course of a question and answer session, Members raised a number of points including:

- The impact on public amenity and apparent loss of land on Bowyer Recreation Ground.
- How feedback from the public consultation had been incorporated into the revised plans.

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- The design of the winding hole in the canal basin and the potential operation of moorings.
- The fact that the level of affordable housing currently proposed was not compliant with agreed policies.
- Access to the site from adjacent streets.
- That the car parking ratio of 0.46 spaces per dwelling could cause pressures on the site and surrounding area.

The representatives of the applicant responded to the points raised and noted the comments of Members. At the conclusion of the discussion, the presentation was noted.

Resolved – That the pre-application presentation be noted.

(Councillor Ajaib re-joined the meeting)

56. Buckingham Gateway Site, 132-144 High Street, Slough

The pre-application presentation had been withdrawn from the agenda.

57. Government White Paper - Planning for the Future

The Committee received a report that informed Members of the Government's current consultation on the White Paper "Planning for the Future" and sought to seek agreement to the Council's proposed response to the consultation which would close on 29th October 2020.

The key points of the White Paper were summarised and Members considered the proposed response detailed in section 8 of the report. It was recognised that the proposals could have significant implications for Slough and the South East Leader's Group had drafted some key points in response which the Committee was asked to approve as the basis of Slough Borough Council's reply. These included rejecting the notion put forward in the White Paper that the current planning system was a fundamental block to delivering housing; that whilst the system could be simplified this should not be done by circumventing local authorities; and that the White Paper did little to address the real block to delivery of housing which was the development industry's lack of appetite to build at a level sufficient to meet the Government's aspirations.

Members of the Committee endorsed the proposed response and also commented that the Government's focus on apparently speeding up the system was at the expense of local democratic oversight; the proposed framework risked lowering environmental standards; and the proposals said little about strategic planning partnerships such as the duty to cooperate between authorities.

At the conclusion of the discussion the recommendations were agreed.

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Resolved –

- (a) That the White Paper as at Appendix 1 to the report be noted.
- (b) That the comments made in section 8 of the report be sent to the Secretary of State raising the Council's concerns about the proposals contained in the White Paper.
- (c) That delegated powers be given to the Planning Manager to make further representations based upon the comments set out in the report.

58. Response to Central & Eastern Berkshire Joint Minerals & Waste Proposed Submission Plan (Regulation 19) Consultation

The Committee considered a report that sought agreement to the Council's response to the final consultation on the Central and Eastern Berkshire Joint Minerals and Waste Proposed Submission Plan.

The Plan was being developed by Bracknell Forest Council, Reading Borough Council, the Royal Borough of Windsor & Maidenhead and Wokingham Borough Council. Although Slough Borough Council was not part of the plan, it had made previous representations during prior stages of consultation, most of which had been addressed to the satisfaction of the Council.

However, the previous objection to Policy DM9 (Protecting Public Health, Safety and Amenity) still remained. It was considered that it did not include an appropriate policy framework for considering the impact of HGV movements upon air quality and securing appropriate mitigation. This was an important issue for Slough as there may be proposals for haul routes to come through Air Quality Management Areas in places such as Brands Hill. There had been no amendment to this position in the final consultation draft and the Committee was asked to respond to the current consultation to restate the objection. The Committee agreed this recommendation.

Resolved –

- (a) That the Council should object to Policy DM9 (Protecting Public Health, Safety and Amenity) in the Central and Eastern Berkshire Joint Minerals and Waste Submission Plan on the grounds that it did not provide an appropriate policy framework for considering the impact of HGV movements upon air quality and securing appropriate mitigation.
- (b) That the proposed representations to the Central and Eastern Berkshire Joint Minerals and Waste Proposed Submission be agreed and submitted to the Council.

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59. Planning Appeal Decisions

The Committee received and noted details of planning appeals determined since the previous report to the Committee.

Resolved – That details of planning appeals be noted.

60. Members Attendance Record

The Committee received and noted the Members' Attendance Record for the 2020/21 municipal year.

Resolved – That the record of Members' Attendance for 2020/21 be noted.

61. Date of Next Meeting - 11th November 2020

The date of the next meeting was confirmed as 11th November 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 10.05 pm)