

Planning Committee – Meeting held on Wednesday, 23rd June, 2021.

Present:- Councillors Ajaib (Chair), A Cheema (Vice-Chair), Dar, J Davis, R Davis, Gahir, Mann, Muvvala and S Parmar

Apologies for Absence:- None.

PART I

12. Declarations of Interest

Items 6 (Minute 18 refers) – Cricket Club, Upton Court Road and 8 (Minute 20 refers): Councillor Ajaib declared that he lived in the Upton ward but the application sites were not close to his home. He stated that he had an open mind and would participate and vote on the applications.

Item 11 (Minute 23 refers) – 2A Bower Way: Councillor R Davis declared that the application was in his ward (Cippenham Green). He stated that he had an open mind and would participate and vote on the application.

Item 11 (Minute 23 refers) – 2A Bower Way: Councillor Councillor J Davis declared that the application was in her ward (Cippenham Green). She stated that she had an open mind and would participate and vote on the application.

Item 11 (Minute 23 refers) – 2A Bower Way: All members of the Committee has received emails from the applicant, copies of which had been forwarded to democratic services and planning officers. All members participated and voted on the application.

13. Guidance on Predetermination/Predisposition - To Note

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

14. Minutes of the Last Meeting held on 26th May 2021

Resolved – That the minutes of the meeting held on 26th May 2021 be approved as a correct record.

15. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

16. Planning Applications

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated had been sent to Committee Members and published on the Council website. Members confirmed that they had received and read it prior to the consideration of planning applications.

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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/10482/013 – Cricket Club, Upton Court Road: two objectors and the applicant and agent addressed the Committee.

Application P/01125/008 – 2A Bower Way, SL1 5HX: at the request of the applicant and with the agreement of the chair, the clerk read a statement on behalf of the applicant.

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.

17. P/00114/008 - Garages Rear Of 1, Alexandra Road, Slough, SL1 2NQ

As recorded on the Amendment Sheet, the item had been withdrawn from the agenda as it had come to light that an incorrect certificate of ownership had been submitted with the application. The application was therefore deferred until this matter was addressed.

18. P/10482/013 - Cricket Club, Upton Court Road, Slough, SL3 7LT

Application	Decision
Planning application for a new cricket pitch with supporting changing room building, scoreboard store, practice nets, low level fencing, ball stop screen and all associated works.	Delegated to the Planning Manager for approval, subject to finalising conditions and any other minor changes.

19. P/02028/008 - Thomas House, Petersfield Avenue, Slough SL2 5EA

Application	Decision
Demolition of the existing building (Use Class B2) and construction of a 5 storey building with lower ground parking, to accommodate 18 residential units (Use Class C3) with associated works.	Delegated to the Planning Manager for approval subject to: 1. No objections that raised substantive additional issues arising from re-consultation having been received by 25th June 2021;

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	<ol style="list-style-type: none"> 2. Satisfactory resolution of surface water drainage issues; 3. Satisfactory provision of refuse / recycling storage, visitor cycle storage and basement car park provision for disabled car space and confirmation of cycle spaces; 4. The satisfactory completion of a Section 106 Agreement to secure infrastructure made necessary by the development; and 5. Finalising conditions and any other minor changes; <p>Or:</p> <p>Refuse the application if the completion of the above had not been satisfactorily completed by 23rd December 2021 unless a longer period was agreed by the Planning Manager, or Chair of the Planning Committee.</p>
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20. P/06350/002 - Gurney House, Upton Road, Slough, SL1 2AE

Application	Decision
<p>Construction of a residential development containing 16 terrace houses including the following elements: New build, park facing 16 terraced house scheme 3 bedrooms plus 1 study per house electric car charging points for each house Secure gated development landscaped works minor modifications to boundary walls.</p>	<p>Delegated to the Planning Manager for approval subject to:</p> <ol style="list-style-type: none"> 1. Securing a satisfactory drainage strategy in consultation with the lead local flood authority 2. The satisfactory completion of a Section 106 to secure the following: <ol style="list-style-type: none"> a) £218,578 Affordable Housing contributions b) 386,992 Education Contributions

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	<p>c) Financial contributions or works by the developer to provide of at least two new lighting columns by footway between Upton Road and Lascelles Park.</p> <p>d) Revoking parking permits for future occupiers</p> <p>3. Agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.</p> <p>Or:</p> <p>Refuse the application if the completion of the above had not been satisfactorily completed by 23rd December 2021 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.</p>
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21. P/06651/103 - Units 2C, 3A, 3B, Slough Retail Park, Twinchas Lane, Slough, SL1 5AL

As recorded on the Amendment Sheet, the application had been withdrawn from the agenda pending updates to the Committee report. The application would be deferred to a future meeting of the Committee.

22. P/00226/045 - 253-257, Farnham Road, Slough, Berkshire, SL4 4LE

Application	Decision
<p>Change of use at ground floor from nursery (D1 Use Class) to provide 3 x self-contained ground floor residential flats (C3 Use Class) together with integral cycle parking , undercroft parking and external alterations to the facades of the building and erection of two storey extension at roof level above the first floor (subject to conversion to 9 residential units under the Prior Approval Ref: F/00226/040) to provide an additional 11 self-contained residential flats (net</p>	<p>Delegated to the Planning Manager for refusal for the reasons set out in section 1.3 of the committee report.</p>

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increase in 14 x flats excluding the first floor). External railing enclosure, boundary treatment, parking, and landscaping.	
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23. P/01125/008 - 2A, Bower Way, Slough, SL1 5HX

Application	Decision
Demolition of existing building and construction of 11 no flats. 6 x 2 bedroom flats and 5 x 1 bedroom flats with 12 car parking spaces/12 cycle storage spaces and amenity space at the rear.	Refused, for the reasons set out in paragraph 21.1 of the committee report.

24. Developer contributions for natural habitat at Upton Court Park

The Special Projects Planner introduced a report that sought agreement to the principle of seeking developer contributions via Section 106 planning obligations for increasing natural habitat at Upton Court Park and other recreation spaces in Slough.

The purpose was to address the Council's duty under the Habitat Regulations as local planning authority regarding reducing visitor pressure, as a result of new residential development, on sensitive habitat at Burnham Beeches, which was a Special Area of Conservation. Part of the mitigation strategy could be to create alternative natural or semi natural habitat spaces that could be used for informal recreation. These alternative spaces would attract visitors that may otherwise have visited Burnham Beeches and increase biodiversity in those locations. The Council's parks team had prepared a masterplan for Upton Court Park which included a range of enhancements to make the park more attractive for local recreation and Natural England had agreed this would count as suitable mitigation towards the visitor pressures at Burnham Beeches. Other open spaces in the town could be considered for similar enhancements in the future. If approved in principle the Committee would receive a further report on the Supplementary Planning Document.

Members welcomed the principle of improving Slough's open spaces to mitigate some of the pressures on Burnham Beeches. The Committee discussed how the charges had been calculated and how works at Upton Court Park and indeed Burnham Beeches were determined. At the conclusion of the discussion the recommendations were agreed.

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Resolved –

- (a) That the principle of seeking developer contributions via Section 106 planning obligations for increasing natural habitat at Upton Court Park and other recreation spaces in Slough is agreed.
- (b) That details of the precise contributions sought are incorporated in, initially, supplementary planning guidance and subsequently in a draft Supplementary Planning Document.

25. Planning Appeal Decisions

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

Resolved – That details of planning appeals be noted.

26. Members' Attendance Record

Resolved – That the record of Members' attendance for 2021/22 be noted.

27. Date of Next Meeting - 28th July 2021

The date of the next meeting was confirmed as 28th July 2021.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.39 pm)