

Planning Committee – Meeting held on Wednesday, 15th September, 2021.

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

Also present under Rule 30:- Councillors Basra, Grewal, Hulme and Swindlehurst

Apologies for Absence:- Councillor J Davis

PART I

41. Declarations of Interest

Item 5 (Minute 48 refers) – Akzo Nobel site, Wexham Road: Councillor Mann declared that she had met the applicant prior to submission of the application. She stated she had an open mind in relation to the application in front of the committee.

Item 5 (Minute 48 refers) – Akzo Nobel, Wexham Road: Councillors Dar and Gahir declared that their ward (Wexham Lea) adjoined the application site and was therefore impacted by development of the site. They stated they would approach the applications with open minds.

Item 7 (Minute 49 refers) – 2A Bower Way: All members of the Committee had received emails from the applicant and interested parties, but would all approach the applicant with open minds.

Items 7 (Minute 49 refers) - 2A Bower Way and 10 (Minute 51) – 324-374 Bath Road: Councillor R Davis declared the sites were in his ward. In relation to the application for Bower Way Councillor Davis stated that he would approach it with an open mind. In relation to the pre-application for 324-374 Bath Road it was noted that the incorrect ward was stated in the report and the site was in fact in Haymill & Lynch Hill, not Councillor Davis' ward of Cippenham Green as stated.

Item 8 (Minute 47) – The Myrke: Councillor Ajaib declared that he had been contacted by interested parties in relation to the application but would approach it with an open mind.

Item 9 (Minute 50 refers) – Riverside Park, Poyle: Councillor Cheema declared that the application was in her ward and that she would approach it with an open mind.

42. Guidance on Predetermination/Predisposition - To Note

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

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43. Minutes of the Last Meeting held on 28th July 2021

Resolved – That the minutes of the meeting held on 28th July 2021 be approved as a correct record.

44. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

45. 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 they had received and read it prior to the consideration of planning applications.

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/00072/108 – AkzoNobel Site, Wexham Road – the applicant and Ward Member, Councillor Hulme, addressed the Committee.

Application P/16742/002 – 31-41 Beckwell Road, Slough – an Objector addressed the Committee.

Application P/01125/009 – 2A Bower Way, Slough – the agent and Ward Member, Councillor Swindlehurst, addressed the Committee.

Application P16947/002 – 45 The Myrke, Datchet – two Objectors, the applicant and Ward Members, Councillors Basra and Grewal, 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.

46. P/16742/002 - 31-41 Beckwell Road, Slough, SL1 2XA

Application	Decision
Demolition of existing properties and proposed redevelopment of the site to allow for a part 3 and part 4 storey building to form 29 self contained residential units - 16 x 1 Bed Units and 13 x 2 Bed Units with associated	Delegated to the Planning Manager for refusal for the reasons set out in paragraph 1.1 of the Planning Officers report.

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amenity space, refuse and recycling, cycle storage and basement car park.	
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47. P/16947/002 - 45 The Myrke, Datchet, Slough, SL3 9AB

Application	Decision
Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling.	Deferred for a site visit to enable to committee to observe the width of access to the site to service properties.

48. P/00072/108 - Akzo Nobel Site, Wexham Road, Slough, SL2 5DS

Application	Decision
Approval of reserved matters following the outline approval reference P/00072/096 dated 19th November 2020 for the mixed use development of land at the former Akzonobel Decorative Paints facility, Wexham Road, Slough SL2 5DB. Reserved matters application for full details of access (internal site arrangements), appearance, layout, scale, and landscaping for the first phase of the approved commercial floorspace, comprising data centre use (including ancillary office space and associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access.	<p>Delegated to the Planning Manager for approval, subject to finalising conditions.</p> <p>It was agreed that an informative would be issued to remind the applicant of the existing conditions, particularly relating to the Construction Management Plan and restrictions on HGV movements.</p>

During discussion of the item the Committee discussed the s106 agreement relating to the outline application. It was agreed that the Planning Manager would circulate further information to the committee in relation to the agreed s106 contributions, particularly for tree planting and play space.

49. P/01125/009 - 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	Refused, for the reasons set out in paragraph 21.1 of the Planning Officers report.

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with 11 car parking spaces/15 cycle storage spaces and amenity space at the rear.	
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50. **P/19460/000 - Riverside Park, Millbrook Way, Slough, Poyle, Slough, SL3 0HG**

Application	Decision
Demolition of all existing buildings and redevelopment of the site, including change of use from office use, for flexible light industrial, general industrial, and storage and distribution employment floor space within a single building, with associated service yards, car parking and landscape planting.	Delegated to the Planning Manager for approval, in order to finalise conditions and agree pre-commencement conditions; and any other minor changes.

51. **324-374 Bath Road, Cippenham**

The Committee received a pre-application presentation on the proposals for 324-374 Bath Road, Slough.

Members were reminded of 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 pre-application presentation was given by representatives of the applicant. The proposal was to demolish all existing buildings and structures and conduct a phased construction of a residential development (Use Class C3) comprising a series of buildings of between 6-11 storeys, and all associated infrastructure, access, plant, public and semi-private realm, car/cycle parking, and hard and soft landscaping. 319 apartments and retail space were projected.

Members were given the opportunity to ask questions and make initial observations on the proposal which are summarised as follows:

- The housing mix and provision of affordable housing were important issue for the Committee. It was noted that the provisional mix was 50% studio and 1-bed; 45% 2-bed; and 5% 3-bed.
- Members commented on the opportunities to maximise family sized properties on the site.
- Work was ongoing regarding affordable provision, including discussions with the Council's housing officers.
- Several Members commented on whether the proposed heights of up to 11 storeys would be in keeping with the surrounding area.

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- Although the site was accessible, adequate car parking would be required to avoid overspill from the site.
- The concept designs and public realm improvements were received positively and the principle of development to provide new housing and improve the area was welcomed.

At the conclusion of the discussion, the presentation was noted.

Resolved – That the pre-application presentation be noted.

52. Slough Local Plan - Proposed consultation on the release of Green Belt sites for family housing

The Committee considered a report that sought Member's views on the proposed release of Green Belt sites for housing prior to the Cabinet meeting on 20th September which would decide whether to commence a public consultation.

The Planning Policy Manager summarised the report and highlighted the context that there was a shortage of housing in Slough to meet the needs of our growing young population and that there was a particular need for more family housing. Most sites in Slough were not suited to delivering family housing but it should be viable to provide such housing and affordable housing on greenfield sites. Members noted that around 250 houses could be built on "suitable" sites set out in the report and 350 on "possible" sites.

The proposed consultation was an important part of the Local Plan by demonstrating progress in considering all options to bring forward sites and helping to defend the other elements of the Spatial Strategy such as protecting the suburbs and cross border expansion of Slough. The sites contained in the consultation had been assessed using a range of planning criteria and had been subject to two previous consultations. A 'traffic light' system was used following a preliminary assessment to indicate whether it was considered sites were 'suitable', 'possible' or 'unsuitable'. The Officer reviewed the list of sites based on this initial assessment. The Committee was asked to note and comment on the proposed consultation.

Members recognised the sensitivity of the release of Green Belt land and noted the process that had been outlined. Technical assessments would need to be carried out for each site and they could only be released if there were exceptional reasons. It was confirmed that if any future decision was made to release any of the sites for development it would be for family housing, which could include apartments of a suitable size. A number of questions and comments were made about specific sites during the course of the discussion, including the suitability of land south of Blenheim Road which was adjacent to the Kings Reach housing development released from the Green Belt in the 2004 Local Plan. The Leader of the Council was present to listen to the comments of the Planning Committee and he emphasised that this was the start of a consultation process and it was hoped there would be a high level of public engagement and feedback.

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At the conclusion of the discussion the Committee noted the arrangements for the proposed consultation.

Resolved –

- (a) That the proposed consultation on the release of Green Belt sites for family housing be noted.
- (b) That the comments of the committee on the report and proposed consultation be forwarded to the meeting of the Cabinet on 20th September.

53. Planning Appeal Decisions

Members received and noted details of planning appeals determined since the previous report to the Committee. Members commented on the number of successful appeals, which it was recognised varied over time. It was agreed that future reports would show the percentage of appeals upheld and a breakdown of the number of those where the Committee had voted against an Officer recommendation.

Resolved – That details of planning appeals be noted.

54. Members' Attendance Record

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

55. Date of Next Meeting - 13th October 2021

The date of the next meeting was confirmed as 13th October 2021.

Chair

(Note: The Meeting opened at 6.35 pm and closed at 10.57 pm)