

Planning Committee – Meeting held on Wednesday, 31st January, 2024.

Present:- Councillors Iftakhar (Chair), Stedmond (Vice-Chair), Carter, Gahir, Khawar, Mann, Naveed and Satti

Also present under Rule 30:- Councillors I. Ahmed, Dhillon, Muvvala, Shah, Shaik and Wright

Apologies for Absence:- None.

PART I

58. Declarations of Interest

Agenda item 5: P/03079/022 - 190-192 High Street, Slough, SL1 1JS – Councillor Mann declared that the previous application for the site had been to the Committee and that she had also participated in pre-application discussions on that application. She stayed in the Chamber and voted on the application.

Agenda item 7: P/00595/004 - 39-41 Elmshott Lane, Slough, SL1 5QU – all members of the Committee declared that they had been contacted by representatives of the applicant via email and/or telephone. Members stated they had not discussed the detail of the application. All members of the Committee participated and voted on the application.

59. Guidance on Predetermination/Predisposition - To Note

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

60. Minutes of the Last Meeting held on 29th November 2023

Resolved – That the minutes of the meeting held on 29th November 2023 be approved as a correct record.

61. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

62. 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 consideration of the 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/03079/022 - 190-192 High Street, Slough, SL1 1JS – no oral representations were made to the Committee.

Application P/20307/000 - 127 Bath Road, Slough, SL1 3UW – the agent; and Councillor Iftakhar Ahmed addressed the Committee.

Application P/00595/004 - 39-41 Elmshott Lane, Slough, SL1 5QU – an objector (the lead petitioner); the agent; and Councillors Shah (ward councillor for Cippenham Green) and Wright addressed the Committee.

Resolved – That the decisions taken in respect of the planning applications as set out in the minutes below, be 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.

63. P/03079/022 - 190-192 High Street, Slough, SL1 1JS

Application
Variation of condition 2 (Approved plans) of planning permission P/03079/018 dated 22/06/2023 (Minor internal layout changes).
Decision
Delegated to the Planning Manager to approve, subject to finalising conditions and any other minor changes.

64. P/20307/000 - 127 Bath Road, Slough, SL1 3UW

Application
Planning application for a proposed extraction for odours at cafe/restaurant (Class E).
Decision
Delegated to the Planning Manager to approve subject to finalising conditions and any other minor changes.

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65. P/00595/004 - 39-41 Elmshott Lane, Slough, SL1 5QU

Application
Demolition of the existing ground floor commercial buildings and construction of a part 3, part 4 storey building to provide commercial floorspace (Class E) on the ground floor and residential units to the rear ground floor and above (comprising a mix of 1-bedroom, 2-bedroom and 3-bedroom units) with ancillary cycle storage, refuse storage and landscaping.
Decision
<p>The Officer's recommendation to delegate to the Planning Manager for approval, subject to the provisions in Paragraph 1.1 of the report, was proposed by Councillor Mann and seconded by Councillor Carter. The Committee voted as follows:</p> <p>Those voting in favour of the proposal...3</p> <p>Those voting against the proposal...5</p> <p>Those abstaining on the proposal...0</p> <p>The Officer's recommendation was therefore not approved.</p> <p>After further consideration of any reasons for potential refusal, Councillor Iftakhar proposed and Councillor Khawar seconded that the application be refused for the reasons set out in the resolution below.</p> <p>A member requested a recorded vote, the result of which was as follows:</p> <p>Those in favour of the proposal...5 (Councillors Khawar, Naveed, Satti, Stedmond and Iftakhar)</p> <p>Those against the proposal...3 (Councillors Carter, Gahir and Mann)</p> <p>Those abstaining on the proposal...0</p> <p>Resolved – That the application be refused for the following reasons:</p> <ol style="list-style-type: none">1. By virtue of the height, scale, design and massing of the development the proposal would lead to an overly prominent form of development that had a detrimental impact on the character of the area and streetscene contrary to the National Planning Policy Framework 2023, Policy EN1 of the Slough Local Plan 2004 and Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document (2008).2. There was insufficient parking provision and unacceptable mitigation measures resulting in highway safety issues contrary to Core Policy 7

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of the Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document (2008) and Policy T2 of the Slough Local Plan 2004.

3. As the site sat within a Designated Shopping Area the reduction in commercial floorspace was unacceptable as it would lead to the permanent reduction of commercial provision contrary to Policy S1 of the Slough Local Plan 2004.

(Councillor Mann left the meeting at the conclusion of the item)

66. Planning Appeal Decisions

Members received and noted details of planning appeal decisions since the last meeting.

Resolved – That details on planning appeals be noted.

67. Members' Attendance Record 2023/24

Resolved – That the record of Members' attendance for the 2023/24 municipal year be noted.

68. Date of Next Meeting - 28th February 2024

The date of the next meeting was confirmed as 28th February 2024.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.24 pm)