

Planning Committee – Meeting held on Wednesday, 6th September, 2023.

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

Also present under Rule 30:- Councillors I Ahmed, Muvvala and Smith

Apologies for Absence:- None.

PART I

25. Declarations of Interest

No declarations were made.

26. Guidance on Predetermination/Predisposition - To Note

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

27. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

28. Urgent Item to appoint a Vice Chair

The Chair noted that since the agenda had been published on 29th August, Councillor Manku had submitted his resignation from the Committee. Councillor Stedmond had been appointed to the vacant position on the Committee under the relevant procedure in the Council's constitution. The Chair welcomed Councillor Stedman to the Committee, and noted for the record that Councillor Stedman had completed the mandatory planning training required to sit on the Committee.

The Chair proposed an urgent item of business to propose the appointment of Councillor Stedman as Vice Chair of the Committee, Councillor Satti seconded the proposal. There were no other nominations offered and Councillor Stedmond was appointed Vice Chair of the Committee.

29. 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:-

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Application P/20153/001 – 46-56 High Street, Slough – The Agent addressed the Committee.

Application P/09811/002 – Jupiter House, Poyle, Slough - The Agent 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.

30. P/20153/000 - 46-56 High Street, Slough, SL1 1EL

Application
Demolition and construction of an 8-storey mixed-use development comprising flexible retail (class E) and residential (Class C3) use with associated communal terraces, cycle parking, accessible car parking and waste storage.
Decision
<p>The officer's recommendation to delegate to Planning Managers for Approval was upheld, subject to amendments agreed by members to the approval conditions.</p> <p>Delegated to the Planning Manager for:</p> <p>A. Approval subject to:</p> <ul style="list-style-type: none">(i) The satisfactory completion of a Section 106 Agreement to secure affordable housing; and infrastructure contributions; mechanism to secure and retain a provider for the nursery use, which will include a fallback clause requiring the applicant to pay a financial education contribution if no provider is found and retained; a two stage viability review mechanism and highway works, including clarification and conclusion of adoption discussions relating to the unadopted part of Burlington Avenue. In addition, should mitigation be required in relation to criterion (ii) (below), appropriate financial (or other) obligation shall be secured to mitigate any potential impact of the development on protected habitats(ii) The satisfactory acceptance of Natural England over habitat impacts and mitigation, including securing mitigation if and when identified.(iii) Finalising conditions (including the amendment of condition 22 to

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include the requirement a car park management plan) and any other minor changes; OR

B. Refuse the application if the completion of the Section 106 Agreement is not finalised by 1 January 2024 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.

31. P/09811/002 - Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

Application

Demolition of the existing buildings (Valerie House and Jupiter House) and the development of a commercial building with flexible general industrial and storage and distribution employment floor space, with associated service yards, car parking and landscaping.

Decision

Delegate to the Planning Manager:

A) For approval subject to:

- 1) receiving the consultation from the Environment Agency and addressing any issues raised that would not result in any substantive changes to the proposal;
- 2) the satisfactory completion of a Section 106 agreement to secure the following:
 - a) To enter into a highways agreement for the highway works
 - b) Dedication of private land as public highway if required by the Local Highway Authority
 - c) To secure and monitor the Travel Plan

3) agreement of the pre-commencement conditions with the applicant/agent;

4) finalising conditions; and any other minor changes.

B) To return the application to the Planning Committee in the event that addressing any issues raised by the Environment Agency would result in any substantive changes to the proposal.

C) Refuse the application if the above have not been finalised by 19 March 2024 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.

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32. Pre-Application Presentations

2 pre-application presentations were given to Committee Members.

For both applications, the agent presented the Agent presented the proposals.

A Langley Marsh ward member, Councillor Muvvala, also addressed the Committee on both proposals.

Members of the Committee asked questions of the agent and officers related to points of fact or clarification. No decisions were made on pre-applications.

33. Former Langley Police Station, Langley, Slough

Location
Former Langley Police Station, Langley, Slough
Proposal
The demolition of the existing structure to facilitate the erection of a new two storey plus loft space building and three storey plus loft space building to provide of 29 residential units comprising 4 x three-bed cluster homes, 2 x two-bed coach homes and 23 x self-contained apartments, with associated car parking, amenity spaces, balconies, refuse/cycle storage and access.

34. Former Merrymakers Pub site, Meadow Road, Slough

Location
Former Merrymakers Pub site, Meadow Road, Slough
Proposal
Redevelopment of the vacant site to provide 53 new residential dwellings, associated car parking, and landscaping.

35. Date of Next Meeting - 27th September 2023

The next scheduled meeting of the Committee was due to be held on 27th September 2023.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.20 pm)