

Planning Committee – Meeting held on Wednesday, 11th January, 2012.

Present:- Councillors Dodds (Chair), Bains, Carter (Vice-Chair), Dale-Gough, O'Connor, Plimmer, Rasib, Strutton and Swindlehurst

Also present under Rule 30:- Councillors Coad and Minhas

PART I

57. Declaration of Interest

None.

58. Minutes of the Last Meeting held on Thursday, 1st December 2011

The minutes of the meeting held on 1st December 2011 were approved as a correct record.

59. Human Rights Act Statement

Noted.

60. Amendment Sheet

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated, together with further representations made. Committee Members were given an opportunity to read the amendment sheet.

Resolved – That the decision be 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 and amendments sheet tabled at the meeting and subject to any further amendments and conditions as agreed by the Committee.

61. Order of Business

With the agreement of the Committee, the order of business was varied to ensure that the applications where local ward members had indicated a wish to address the committee were taken first: items six, P/0369/007 – 110 Upton Court Road and eight, P/08112/004 – 40 Halkingcroft.

62. P/03696/007 - 110, Upton Road, Slough

Application:

P/03696/007 – 11, Upton Road, Slough, SL1 2AW. Erection of a two storey side extension with pitched roofs.

Decision:

Refused.

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(Councillor Minhas left the meeting)

63. P/08112/004 - 40, Halkingcroft, Slough

Application:

P/08112/004 – 40, Halkingcroft, Slough, SL3 7AT. Change in the Shape of roof of the existing flat roof garage to crown top, erection of a single storey front extension to garage with crown top roof in connection conversion of garage into habitable accommodation.

Decision:

Refused.

(Councillor Coad left the meeting)

64. S/00671/002 - Newbeech House, Long Readings Lane, Slough

Application:

S/00671/002 – Newbeech House, Long Readings Lane, Slough, SL2 1QP. Details of residential development re: existing outline planning permission ref: S/00671/001 dated 02/09/11. (Reserved matters application for 18 dwellings).

Decision:

Delegate to Head of Planning Policy and Projects.

65. S/00676/000 - Library and Former Service Station, Wentworth Avenue, Britwell, Slough

Application:

S/00676/000 – Library and Former Service Station, Wentworth Avenue, Britwell, Slough. Demolition of existing buildings and construction of nine houses (Tenure: Social Rent) with associated parking.

Decision:

Approved subject to conditions.

66. P/06077/020 - Slough Grammar School, Lascelles Road, Slough

Application:

P/06077/020 – Slough Grammar School, Lascelles Road, Slough, SL3 7PR. Erection of two storey side extension with a flat/curved roof, incorporating 12 classrooms, dining area, café area, IT room, staff areas, gym and kitchen following demolition

Decision:

Delegated to the Head of Planning, Policy and Projects for Resolution of Outstanding Matters Relating to trees, transport, highways, drainage, completion Section 106 Agreement, if required, finalising conditions and final determination.

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of existing dining area, kitchen and existing facilities.

67. Public Participation Scheme

The Committee was referred to the revised Public Participation Scheme, which was to replace the current Scheme, contained at paragraph nine of the Planning Code of Conduct, and the explanatory leaflet, both of which were attached at appendices A and B of the report. With the agreement of the Chair, a document was tabled at the meeting, setting out further amendments to the Public Participation Scheme in order to make reference to the explanatory leaflet at appendix B and clarify the circumstances in which objectors and applicants are able to speak.

The Scheme had been amended to allow objectors to speak on an application where Officers had recommended the item for refusal. Members voiced approval of the changes and agreed to recommend that the revised Scheme be approved by Council.

Recommended to Council – That the revised Public Participation Scheme including tabled amendments, as attached, be approved.

68. Appeal Decisions

Resolved – That the report be noted.

69. Authorised Enforcement and Prosecutions

Resolved – That the report be noted.

70. Members' Attendance Record

Resolved – That the report be noted.

PUBLIC PARTICIPATION SCHEME

- 9.1 Applications for planning permission are determined by either Officers acting under the Council's Scheme of Delegation or by Members who form the Planning Committee. Each application is subject to a public consultation/notification exercise which includes local residents and other bodies inviting comment in writing on the application before it is determined.
- 9.2 The following will be allowed to address the Planning Committee before Members take their decision:-
- (a) Objectors (subject to para 4 of the explanatory leaflet set out in Appendix B)
 - (b) Parish Council representatives
 - (c) The applicant (or his agent) (where an objector has registered to speak)
 - (d) Ward Councillors or other appropriate elected representatives raising material planning issues on behalf of those they represent.
- 9.3 The Public Participation Scheme will only apply to applications which are to be determined by the Planning Committee. They do not apply to any matter where the Planning Committee is considering enforcement of any kind. Applications to be determined under Officer Delegated Authority are not subject to the requirements of this code.

The Public Participation Scheme will operate in accordance with the explanatory leaflet attached as **Appendix B** to this Code of Conduct

SLOUGH BOROUGH COUNCIL

What happens about my Objection to a Planning Application?

This information explains how your objection is dealt with and how the application is determined. Your views on planning applications are always considered when planning decisions are made

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1. I have objected. What happens next?

1.1 Planning officers will consider whether:

- the application should be recommended for approval as it stands
- it should be amended to resolve your objection, or
- it should be refused

1.2 Your written objection may be made by email or by letter. Your written objection will not normally be replied to or acknowledged. If the application is to be referred to the Planning Committee you will be notified when the Agenda is prepared to give you the opportunity to register if you wish to speak on your objection. The deadline for receipt of requests to speak at a Planning Committee shall be no later than three clear working days prior to the day of the meeting. If exceptionally an application is taken to Planning Committee as a late urgent item you will be informed. If there is not three working days for the submission of your request discretion may be exercised to relax the procedure.

1.3 If you have submitted a petition in response to a planning application your petition will be noted for the purposes of the Public Participation Scheme and, in the event that the application is to be determined by the Planning Committee, the petition organiser/main contact will be advised of their right to speak at the meeting.

[Note: The submission of a petition does not mean that the planning application will automatically be referred to the Planning Committee.]

2. Who Makes the Decision?

Most planning applications are dealt with at officer level under a Scheme of Delegation. In this circumstance the application will not be reported to the Planning committee for determination. In certain circumstances, as set out in the Scheme of Delegation, the application will be determined by the Planning Committee. Any comments received will be summarised in a report when the application is presented.

3. Can I see the officer's report before the Planning Committee Meeting?

Yes. The agenda and reports will be available five working days before the meeting. An additional paper (The Amendment Sheet), containing information received after the reports have been written and prior to the meeting, will be circulated at the meeting.

4. Can I speak at the Planning Committee Meeting?

Slough Borough Council has a public participation scheme that allows for speaking about a planning application that is to be determined by the Planning Committee. You may speak if:-

- (a) you have made a written objection or lodged a petition and
- (b) registered to speak.

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5. Can a member of the public speak about any application on the Agenda?

No. Members of the public can only speak if they have objected in writing to an application and registered to speak, in line with the Public Participation Scheme.

6. How much time will be allowed for speakers?

A total of four minutes per site/application will be allocated to hear the views of all objectors, four minutes for Parish Councils and four minutes for the applicant/agent. The Chair of the Planning Committee can in exceptional circumstances extend the time limit for all parties and his decision will be final.

7. What happens if there are a number of objectors wishing to speak?

- 7.1 The time limit remains the same and objectors will be encouraged to present a joint objection or appoint a spokesperson, as this is often the most effective use of the time available. In order to agree the best approach, objectors may contact the Planning Committee Clerk for details of others wishing to speak. The telephone and fax numbers and the e-mail address can be found in the Notice of Objection form which accompanies this leaflet. In some cases the Parish Council or a Residents' Association may be willing to represent objectors.
- 7.2 The Council needs to strike a balance between providing the opportunity for people to be heard and ensuring that the applications are dealt with efficiently, within a meeting of reasonable length. This is why there is a time limit on speakers.

8. Can someone else speak on my behalf?

Yes. You could ask a friend, relative or professional adviser to speak for you.

9. How do I present my objection?

The Committee may only consider relevant planning issues. Please limit your comments to matters such as:-

appearance and character of development
traffic generation, highway safety and parking
overshadowing, overlooking and loss of privacy
noise, disturbance and other loss of amenities
layout and density of buildings
relevant planning policies

Please avoid matters that cannot be considered by the Committee such as:-

boundary disputes, covenants or other property rights
personal remarks (e.g. the applicant's motives)
reduction in property values
loss of private view over the land

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If you would like to check what issues are relevant, please contact the appropriate planning officer in the Department of the Green and Built Environment. Advice is given free of charge at present but is subject to review. You may be asked to pay a fee for specific advice from a Planning Officer in accordance with any charging scheme the Council may introduce.

If you have any questions or documentary evidence eg letters, maps, photographs etc in support of your objection they must normally be submitted to the appropriate planning officer at least 72 hours before the meeting. This will allow any such documents to be verified and to be given proper consideration by the Committee. Documents or questions submitted outside this deadline can only be considered in exceptional circumstances and with the approval of the Chair.

10. When and where are the meetings held?

Applications are dealt with by the Planning Committee, which meets at 6.30 p.m.

You will be advised by letter or e mail of the date of the meeting if the application you have objected to is to be considered by the Committee and the location of the meeting..

11. Who is on the Committee and who else will be there?

The Committee is made up of elected Councillors. Council Officers attend to advise the Committee and make a formal record of the meeting. Other Councillors may be present to speak on applications within their Ward, but they cannot vote. Any member of the public or applicant may attend to listen to the debate and the Media is usually present.

12. What is the order of business at the meeting?

The Chair of the Planning Committee will normally amend the order of business on the Agenda and deal firstly with those applications where people have expressed a wish to speak under this Scheme.

13. What is the order of speaking for each application?

The Chair will announce the application.

A planning officer will give a short introduction.

The Chair will invite objectors to speak

The Chair will invite the applicant or agent to respond

The Chair will invite the Ward Councillor(s) to speak

The Chair will invite the Parish Council representative to speak.

Committee members may ask questions of the speakers and seek clarification of particular points from officers.

The Committee will then discuss the application and make a decision. This may be to:-

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approve the application
refuse the application
defer consideration eg for further information or amendments, or
defer consideration for a site visit by a panel of Councillors.

14. What happens if an application is deferred for a Site Visit?

If, before the meeting, a councillor asks for a site viewing and the application is not discussed, you will be invited to speak at a subsequent meeting when the item will be considered. If, after hearing the objectors, the Committee decides to view a site, you will not be invited to speak again. **You will be given only one opportunity to speak on an application.**

15. Can Objectors speak at a Site Visit?

No. The site visit is private and its purpose is to observe characteristics of a site and its relationship to the surroundings. Representations on the merits of the application will not be discussed.

16. Can an application be approved by the Committee if it is recommended for refusal?

Yes the Committee (ie the Members elected by the public) can disagree with the officer's recommendation.

17. What happens after the decision is made?

The applicant/agent will be sent the notice of decision. Objectors/supporters can view the decision on the Council's website. www.slough.gov.uk or inspect the Planning Register at the Planning Office. Where an application has been refused, the applicant can appeal to the Planning Inspectorate. You will be advised of any such appeal, your original comments will be forwarded to the Inspectorate and you will be asked for any further comments. Where an application has been granted, there is no opportunity for objectors to appeal.

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PUBLIC PARTICIPATION SCHEME

OBJECTOR WISHING TO SPEAK

Location:

Proposal:

Application Reference:

I confirm that I would like the opportunity to address the meeting in the event of the above mentioned application being reported to Committee.

Objector's

Name

Address

Telephone No:

Signed

Please return to:

Democratic Services Officer - Planning
Resources and Regeneration
St Martin's Place

Bath Road
Slough
SL1

Or Fax on: (01753) 875171

Or E-mail:

Chair

(Note: The Meeting opened at 6.35 pm and closed at 7.57 pm)