

**Planning Committee – Meeting held on Tuesday, 15th January, 2008.**

**Present:-** Councillors Maclsaac (Chair), Aziz, Dodds, Hewitt (Vice-Chair), Parmar, Smith, Swindlehurst and Zarait.

**Also present under Rule 30:-** Councillors Dhillon and E Khan.

**Apologies for Absence:-** Councillor Plimmer.

**PART 1**

**54. Declarations of Interest**

None.

**55. Minutes**

The minutes of the last meeting of the Committee held on 17<sup>th</sup> December, 2007 were approved as a correct record and signed by the Chair.

**56. Planning Applications**

Oral representations were made to the Committee by objectors and applicants or their agents under the public participation scheme and local Members prior to the planning applications being considered by the Committee as follows:-

P/06348/006 - Lion House, Petersfield Avenue, Slough - Objectors and the applicant's agent addressed the Committee.

With the agreement of the Chair the order of business was varied to ensure that applications where objectors/applicants and/or local Members had indicated a wish to address the Committee were taken first.

Details were tabled in the amendment sheet of alterations and amendments received to applications since the agenda was circulated, together with further representations and/or petitions received.

**Resolved –** That the following decisions be taken in respect of the planning applications set out below, subject to the information, including conditions and informatives set out in the report of the Head of Planning and Strategic Policy and the amendment sheet circulated at the meeting, and subject to any further amendments and conditions agreed by the Committee as indicated below:-

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<b>Application No</b>	<b>Proposed Development</b>	<b>Decision</b>
P/06348/006	Lion House, Petersfield Avenue, Slough: demolition of existing building and erection of a three and four storey building containing 88 residential dwellings	Refused on the following grounds:  Insufficient provision of family housing; loss of employment land; mass and bulk of development; overlooking of adjacent residential development; loss of light; insufficient parking ratio and outstanding S106 matters.
P/00471/013	57, Chalvey Road East, Slough: demolition of existing petrol station, associated building, structures and forecourt and erection of a three storey building with mansard roof and additional recessed roof to provide 8 no. two bedroom flats and 30 no. one bedroom flats on upper floors and five commercial units on ground floor, with basement car parking for 38 no. cars and 38 no. bicycles with off street servicing (outline).	Refused
P/01196/043	Tesco, Wellington Street, Slough: reconfiguration of existing At-Grade car park to Tesco Store P/02684/008- Slough East T E C, British Telecom, And 297 Langley Road, Slough: residential development and doctors surgery (outline planning application).	Approved with conditions, including a condition that the Applicant introduces measures to secure the car park on nights when the store is closed, to prevent the use of the car park as a race track and other forms of anti social behaviour.

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<b>Application No</b>	<b>Proposed Development</b>	<b>Decision</b>
P/06684/013	<p>Queensmere Shopping Centre, Slough: demolition of part of the Queensmere Shopping Centre and redevelopment to provide 3,019 sq metres of class A1 retail floorspace together with associated alterations to pedestrian access arrangements to the shopping centre.</p> <p>demolition and redevelopment of existing service road with construction of a roof above.</p> <p>(Councillor Parmar returned to the meeting).</p>	Delegated to HPSP for completion of S106 Agreement
P/08948/001	<p>Units 3, 4, 5 and 6, Waterside Drive, Slough: extensions to rear of existing buildings, minor re cladding, new front canopies, alterations to parking layout and site landscaping and change of use from class B1(A) (offices) to class B1(C) (light industrial) or class B2 (general industrial) or class B8 (storage or distribution).</p> <p>(Councillors Swindlehurst and Zarait left the meeting).</p>	Delegated to HPSP for decision
P/10012/003	<p>Poyle Quarry, Poyle Road, Colnbrook: erection of a new processing plant, use of land as a plant site and internal haul road, and construction of a new access road with roundabout on poyle road for use in connection with the extraction of mineral from part of preferred area 12.</p> <p>(Councillor Parmar left the meeting).</p>	Delegated to HPSP for decision

<b>Application No</b>	<b>Proposed Development</b>	<b>Decision</b>
P/13768/002	137-143, Upton Road, Slough: demolition of three no existing detached houses and redevelopment to provide eleven no houses comprising two pairs of semi detached houses and two terraces together with parking and access (outline access and layout only).  (Councillors Parmar and Zarait returned to the meeting).	Refused

**57. Sphere of Mutual Interest- Poyle Quarry Extension, Eastern Part of Preferred Area 12**

The Head of Planning and Strategic Policy outlined a report seeking Members' views on the Council's formal response to the Poyle Quarry extension, eastern part of Preferred Area 12 application, that would be determined by the Royal Borough of Windsor and Maidenhead. It was noted that the application relied on a concurrent application submitted to Slough Borough Council for the retention of the existing plant site south of the old Bath Road. That application (to be determined on the same agenda), sought to retain the use of the plant site and haul road, replace the existing processing plant with more modern equipment and construct a new access road from the plant site to Poyle Road. The application for the gravel extraction and backfilling with inert waste would be considered by the Windsor Planning Panel on 23<sup>rd</sup> January, 2008.

The Officer discussed the Council's initial response to the Royal Borough of Windsor and Maidenhead which raised concerns relating to ground water flows and the failure of the environmental statement to address the worse case scenario in terms of visual intrusion and the impact of the proposed haul route on the footpath which should have been created along the Colne Brook. As regards the visual impact the assessment concluded that the extraction and restoration activities would be screened by the bunds and it was anticipated that there would only be noise and visual impact during the formation of these. In terms of ground water Slough Borough Council had made it clear to the applicant Cemex, that a trench system was not considered appropriate as it would be difficult to maintain, had health and safety implications, and was not deep enough to allow for sufficient ground water flows. The applicant had requested that the requirement to provide a footpath along the Colne Brook be delayed until the completion of the extraction and backfilling of the Poyle Quarry extension, as the haul route between the extraction site and the processing plant site intersected the line of the proposed footpath. It was however considered that there were

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adequate means of protecting the safety of users of the footpath and it was felt that the provision of the footpath should not be delayed further.

The Officer concluded that the information submitted by the developer had largely overcome the Council's concerns relating to insufficient information. It was considered that the proposed mitigation measures which accompanied the application and those that had been subsequently submitted addressed the concerns of Slough Borough Council with respect to noise and dust, and traffic and highways.

**Resolved** - That in the event that the Royal Borough of Windsor and Maidenhead is minded to approve the application, that Slough Borough Council seeks:-

- (a) To be consulted on the requirements of any environmental scheme submitted by the applicants; to address potential nuisances relating to dust and noise pollution; and to ensure that the residential amenities of the residents of Slough are not adversely affected.
- (b) To be consulted on: the details of the control system for ground water management submitted pursuant to conditions and on the means of securing the long term maintenance of the system for ground water management.

### 58. Simplified Planning Zone for Slough Trading Estate- S106 Agreement

The Head of Planning and Strategic Policy outlined a report seeking authority to vary an existing Section 106 Agreement to amend the future provision of bus services in Slough. He advised that when the new simplified planning zone for Slough Trading Estate was adopted by the Council in November, 2004 it was accompanied by a Section 106 Agreement which included a review mechanism for the provision of new bus services. The first bus service was now well established, and linked Slough and Burnham stations via the Trading Estate. Slough Estates (now known as SEGRO), was required to commit to the procurement of the second bus service by 31<sup>st</sup> December, 2006 or they would be required to pay sums of money to the Council by that date, in lieu of this provision. A second payment was required by the 31<sup>st</sup> December, 2008 in lieu of the provision of a third bus service. Members were reminded that a delay to the deadline was agreed by the Committee on 31<sup>st</sup> August, 2007 and extended to 31<sup>st</sup> December, 2007.

The Officer advised that the proposals were to split the present route 1 (LINX) into routes 1A and 1B, with route 1A continuing to link Slough and Burnham stations and route 1B diverting to serve Britwell. It was also proposed that a new route 2 would be introduced, providing a replacement link between Slough and Priory Estate and the diversion of the existing route 3 to operate to Slough Trading Estate and create a new link between Manor Park and the Trading Estate. It was noted that SEGRO had confirmed that their Board had

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given approval to enter into a contract with First for these proposed routes, from 22<sup>nd</sup> March, 2008 to 31<sup>st</sup> January, 2011.

Members considered the report and a map of the bus routes. A Haymill Ward Member stated that the proposed routes would not provide adequate transport provision for the people of Northborough and was concerned that there had been insufficient consultation. The Officer noted the Members' concerns and suggested that a meeting be arranged with the Head of Transport and the relevant Member to discuss these matters.

**Resolved** - That subject to the satisfactory outcome of a meeting between the Transport Manager and Haymill Ward Members, that the Committee agrees the variation to the provisions of the existing Section 106 Agreement with SEGRO to:-

- (a) Remove references to the second and third bus routes.
- (b) Replace these with suitable references to amendments to the existing LINX route (routes 1A/1B), a new route 2 and amendment to route 3.

### **59. Authorised Enforcements and Prosecutions**

Members noted the status of various ongoing enforcement and prosecution issues.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.45 pm)