

Planning Committee – Meeting held on Thursday, 28th November, 2013.

Present:- Councillors Carter (Chair), Dar (Vice-Chair), Hussain, Plenty, Rasib, Smith and Swindlehurst (until 8.10 pm)

Also present under Rule 30:- Councillors Plimmer and Brooker

PART I

45. Apologies for Absence

An apology was received from Councillor Mittal.

46. Declarations of Interest

Councillor Plenty declared a personal interest in planning application ref P/07367/003 - 24, Blenheim Road, Slough, SL3 7NJ, in that he lived near to the application site. He left the meeting during consideration of the item and did not vote.

Councillor Dar declared a personal interest in agenda item 11, response by Slough BC to Bucks CC concerning the planning application for mineral extraction, infilling of inert waste and restoration back to agricultural use and nature conservation, Land adj Uxbridge Road, George Green 13/00575/cc; and agenda item 12, P/04317/001 - Land adjacent to Uxbridge Road / George Green, Slough, Berkshire, SL2 5NH as the application sites were in his Ward. He also declared an interest in planning application ref P/06960/017, Baylis Court School For Girls, Gloucester Avenue, Slough, SL1 3AH, in that his child attended the school. He participated in the debate and voted on all three items.

Councillor Hussain declared an interest in agenda item 9, P/06960/017, Baylis Court School For Girls, Gloucester Avenue, Slough, SL1 3AH in that the application site was situated in her Ward. She participated in the debate and voted on the item.

47. Guidance on Predetermination/Predisposition

Members confirmed that they had read and understood the guidance note on Predetermination and Predisposition.

48. Minutes of the Last Meeting held on Thursday 17th October, 2013

The minutes of the meeting of the Planning Committee held on 17th October, 2013, were approved as correct record.

49. Human Rights Act Statement

The Human Rights Act statement was noted.

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50. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned for ten minutes to allow Members the opportunity to read the amendment sheet.

With the agreement of the Chair the order of business was varied so that applications P/02523/ 011-27, Cheviot Road, Slough SL3 8LA; P/00176/032, 392, Bath Road, Slough, SL1 6JA; and P/04317/001 - Land adjacent to Uxbridge Road / George Green, Slough, Berkshire, SL2 5NH were taken first, as a Ward Member/ registered Objectors/ the Applicant's Agents wished to address the Committee. Agenda item 11, response by Slough BC to Bucks CC re the Planning Application for Minerals Extraction etc: 13/00575/Cc – Land Adjoining Uxbridge Road, George Green, was considered prior to the determination of agenda item 12, P/04317/001 - Land adjacent to Uxbridge Road / George Green, Slough, Berkshire, SL2 5NH

Resolved –That the decisions 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 reports and the amendment sheet tabled at the meeting.

51. P/02523/011 - 27, Cheviot Road, Slough, SL3 8LA

Application	Decision
Change of use from licensed Members Social Club (Sui Generis) to Islamic Community and Teaching Centre and place of worship (Class D1) and retention of second floor flat (Class C3).	Delegated to the Strategic Lead Planning Policy

52. 392, Bath Road, Slough, SL1 6JA

Application	Decision
Change of use from offices (Class B1A) to restaurant (Class A3), with seating at ground floor only and storage/ food preparation at first floor, installation of new service entrance, minor external works to provide cycle parking and changes to parking layout.	Delegated to the Strategic Lead Planning Policy subject to 3 additional conditions and the provision of a suitable Travel Plan: 1. The provision of obscure glazing to the rear northern elevation. 2. The provision of suitable screening to the boundary adjacent to Iona Crescent. 3. Opening hours to customers to be limited to: 10 am to 11 pm, Monday to Saturday and 10 am to 8pm on Sundays and Bank Holidays.

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53. Response by Slough BC to Bucks CC re the Planning Application for Minerals Extraction etc: 13/00575/Cc - Land Adjoining Uxbridge Road, George Green

Roger Kirkham, Special Projects Planner, outlined a report to inform Members of the consultation request received from Buckinghamshire CC regarding the extraction of sand and gravel and related works at Uxbridge Road, George Green. The application had been submitted by the applicant because the District boundary separated the land under Buckinghamshire CC jurisdiction and highway land under the jurisdiction of Slough BC. The Committee was requested to comment on Slough BC's response set out within the report. The report was discussed prior to consideration of agenda item 12, P/04317/001 - Land adjacent to Uxbridge Road / George Green, Slough, Berkshire, SL2 5NH which related to an application submitted to Slough BC for inter alia, the construction of new road access and amended junction arrangements to the mineral extraction site.

It was highlighted that the application was for a temporary use only and when the extraction process had been exhausted, the site would be restored to agricultural use. The applicant had stated a new extraction site was required now that an existing quarry near Pinewood was nearing exhaustion.

The Committee noted and endorsed the Council's response as set out at Section 12 of the report.

Resolved- That :

- a) Buckinghamshire County Council be informed under the Spheres of Mutual Interest arrangements of its response set out in Section 12 of the report to planning application 13/00575/CC now awaiting determination by Bucks CC. (As part of this response, Slough BC would support a package of planning conditions and S106 necessary for this application in the event of it being granted temporary planning permission by Bucks CC).
- b) That Buckinghamshire County Council be informed of the planning decision about the provision of access onto Uxbridge Road and alterations to the public highway.

54. P/04317/001 - Land adjacent to Uxbridge Road / George Green, Slough, Berkshire, SL2 5NH

Application	Decision
Construction of new road access and amended junction arrangements (required to serve proposed minerals extraction and processing site, together with infilling with construction and demolition waste to existing levels with restoration to agriculture and nature conservation to be decided by Bucks CC).	Delegated back to the Strategic Lead Planning Policy

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55. P/06684/015 - Queensmere Shopping Centre, Wellington Street, Slough, Berkshire, SL1 1LN

The Strategic Lead, Planning Policy and Projects, outlined a report to allow Members the opportunity to make comments on the design of the proposed Queensmere Shopping Centre Scheme. It was emphasised that the report was for comment only, not decision, and a further report would be brought to the Committee in due course to discuss issues such as transport and parking, sustainability/ environmental issues and financial contributions.

The Officer advised that the principle of development with flats above was already agreed. The report before the Committee considered matters such as the principle of high density flats, development in terms of its scale, bulk, massing, height, design and external appearance. Members were also asked to consider the impact on the surrounding area, including short and long range views, listed buildings and the relationship to the Heart of Slough. These matters all fell under the umbrella of design and it was important that there would be no detrimental impact on surrounding properties and the character of the area.

It was highlighted that a Berkshire design Panel had viewed the scheme and though no concern was expressed regarding the height of the scheme, the Panel was concerned about the quality of the development and the architectural rationale. Slough BC had subsequently employed its own architect to continue these discussions.

The Officer advised that the views of the Committee would be relayed to the Applicant and be incorporated in a final report which would be presented to the Committee at a later date.

In the ensuing debate Members expressed individual views and raised a number of questions/ comments as follows:

- Was there car parking within the scheme for residents ? It was confirmed that there was none and the scheme would be 'car free'.
- The overshadowing of St Ethelbert's Church by the development was not welcomed.
- It was felt that since the loss of the round tower within the plans, the height of the remaining towers should be shifted for example by having 5 towers of lower height.
- The proposed glass spine running up the side of the towers presented a jarring visual image.
- The height of spires exceeded the height of the building by one floor- it was thought this was not visually acceptable.
- The scheme was felt to be an improvement on the original design in some areas but why did the height progress towards the church and older features of the area that should be protected?
- The location of the scheme was considered to be prime real estate and a fantastic location. It was felt that the developers needed to 'go back to the drawing board'.

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- The lime green and yellow infilling was not thought to be attractive and it would not be in style 20 years later.
- The Cafes planned for the Mackenzie Street location would be sheltered from the sun most of the day.
- In 2007 the corner of the development was going to be the site for an anchor store. This concept appeared to have been lost? The Officer confirmed that the design would allow for potential occupation by a large store.
- It was felt that any development that was clearly visible on the Slough skyline would be a visual display of the Slough 'Brand' in years to come. The mix within the scheme was not attractive and although the height of the development was not an issue in principle, this type of development was not welcomed.
- The design of the scheme did not have the level of quality required to present an iconic statement for Slough town centre.

Resolved- That the comments and views submitted by the Committee be noted, relayed to the Applicant, and incorporated in a final report for presentation to the Committee at a later date.

56. P/15524/002 - Former Day Centre Site & Service Yard, Slough, SL1 1DH

Application	Decision
Submission of details pursuant to conditions 03 (materials), of planning permission reference P/15524/000 dated 06th September 2013 for variation of condition 02 of planning permission reference S/00533/000 (for redevelopment of the site for a new library and cultural centre including life long learning facilities, multi performance space/council chamber, teaching rooms, gallery space, cafe, external reading garden, new vehicular accesses, phased provision of enhanced pedestrian links, public realm and landscape improvements. the proposal will involve the demolition of part of the rear of 3-4 William Street, the ramp and toilet block attached to queensmere shopping centre and scope for the future demolition of 7-11 Mackenzie Square for enhanced public realm and pedestrian links); for: a reduction in the building footprint and minor changes to the elevations and roof.	Approved

57. P/07367/003 - 24, Blenheim Road, Slough, SL3 7NJ

Application	Decision
Replacement of flat roof to pitched hipped roof over existing outbuilding in rear garden.	Approved with conditions.

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Councillor Plenty left the meeting whilst the above item was being considered and did not vote on the item.

58. P/06960/017 - Baylis Court School For Girls, Gloucester Avenue, Slough, SL1 3AH

Application	Decision
Erection of a two storey side extension to provide 12 teaching classrooms, store rooms, office and toilets.	Delegated to the Strategic Lead Planning Policy

59. Deposit Draft of The Slough Trading Estate Simplified Planning Zone (SPZ)

The Head of Planning Policy & Projects, outlined a report setting out the detail of the Deposit Draft of the Slough Trading Estate Simplified Planning Zone (SPZ). The Committee was requested to approve the publication of the scheme for public consultation.

The Committee was reminded that Slough Trading Estate was one of the few areas in the country to take advantage of the SPZ; the first SPZ for the Estate ran from 1994 to 2004 and the second one would expire in November 2014. The Officer explained that an SPZ granted planning permission in advance for specified types of development within defined areas and on the Slough Trading Estate the permitted uses included industrial units, warehouses and data centres. Certain inappropriate uses such as major retail development were not permitted under the SPZ and developers were required to apply for planning permission in the usual way.

The Officer advised that in September 2012, the Committee had approved the preparation of a new SPZ Scheme for the Slough Trading Estate to replace the SPZ that expired in November 2014. The Committee noted the negotiations that had taken place with SEGRO and the detail of the initial consultation. It was proposed that further consultation would be held over a six week period at the beginning of 2014 after which time the Committee would consider the SPZ prior to consideration by Cabinet.

The Committee noted the purpose of the SPZ, the format, and key elements that had been retained and the key aspects that would be delivered as set out in the report.

Members asked a number of questions in the ensuing debate and it was confirmed that there was no specific provision for cycle lanes in the scheme. The boundary of the site was also discussed and measures agreed to move the zoned area.

Resolved-

- (a) That the content of the SPZ be agreed subject to any minor amendments which may be delegated to the Strategic Lead Planning Policy.

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- (b) That following the Committee's discussion on the site boundary, it was agreed to move the zoned area where buildings over 16 metres in height are allowed to be built, to the rear of the offices on the Bath Road.
- (c) That the Deposit Draft of the new Slough Trading Estate Simplified Planning Zone Scheme be published for public consultation.
- (d) That the Committee places on record its thanks to Officers for their contribution to the SPZ.

60. Designation of Local Planning Authorities

The Development Control Manager, outlined a report to inform Members of changes to the Town and Country Planning Act, 1990, which enabled the designation of poor performing Local Planning Authorities. He also discussed the action that would be taken by Slough BC to address this.

The Committee was advised that when designated as a Local Planning Authority, Developers would have the option to submit their planning applications directly to the Secretary of State for Communities and Local Government. This would result in the Council losing the opportunity to influence and determine the application and a Planning Inspector would decide the application rather than the Planning Committee. Members noted that residents would be able to comment on applications and would also have the opportunity to address the Inspector.

The Officer discussed the implications of 'designation', and it was highlighted that where developers chose this option, they would lose the right to appeal to the Secretary of State. It was also noted that the Council could lose fee income if Developers decided to submit applications directly to the Secretary of State.

The Committee also noted that the Secretary of State would decide whether any designations should be made and the initial designations had been made in October this year. The Secretary of State would decide annually whether any designations should be lifted, and decide whether any new designations should be made.

It was highlighted that Slough BC had not been designated and the Officer discussed the approach that would be taken to ensure it would not be designated in future, as set out in the report.

The Committee noted that the Government had amended fee regulations and a refund of fees would be required if a planning application had not been decided within 26 weeks.

Resolved- That the report be noted.

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61. Planning Appeal Decisions

Resolved- That details of recent Planning Appeal decisions be noted.

62. Members Attendance Record

Resolved- The Members Attendance Record for 2013/14 be noted.

63. Date of Next Meeting - 9th January 2014

Resolved – That the date of the next Planning Committee be confirmed as Thursday 9th January, 2014.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.57 pm)