

Registration Date:	29-Jan-2013	Applic. No:	P/02523/011
Officer:	Mr Smyth	Ward:	Foxborough
Applicant:	Mr. Waqas Choudhery, Dawat-e-Islami		
Agent:			
Location:	27, Cheviot Road, Slough, SL3 8LA		
Proposal:	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)		

Recommendation: Delegate to Strategic Lead Planning Policy



SUPPLEMENTARY REPORT

Following the decision by Planning Committee to agree the main heads of terms of the Draft Section 106 Agreement and to delegate to the Strategic Lead Planning Policy for its formal completion and final approval, the purpose of this report is to give Members a further update on the progress to date.

The Head of Legal Services has finalised the Draft Agreement. Whilst the applicants have agreed the obligations and financial contributions of the final draft Section 106 Agreement, which they have been aware of since the May 2013 Planning Committee, they have indicated a funding shortfall at the present time. It is therefore not possible to sign the Section 106, because of the requirement to pay the contribution on completion. Planning permission can also not be granted before the Section 106 has been signed. The applicants have indicated that it could take approximately 6 months to acquire the necessary funds at which time they would be in a position to sign the agreement and allow its formal completion. In the intervening period, the applicants have indicated that they will use the building in accordance with its current authorised use as a social club.

RECOMMENDATION

It is recommended that final signing and completion of the Section 106 Agreement be delayed for a maximum period of 6 months from the date of this Planning Committee Meeting to allow the applicants enough time to secure the funding necessary to meet the financial obligations contained in the Draft Agreement. In the event that the Agreement is not signed within 6 months from the date of this Committee Meeting, that the Strategic Lead Planning Policy be authorised to refuse planning permission for the following reason(s):

A holding objection is raised on the grounds that the applicant has failed to enter into a Section 106 Agreement designed to control the intensity of the development in terms of its use as a place of worship and any resulting impact in terms of general noise and disturbance and to ensure that adequate measures are put in place to limit overspill car parking onto surrounding residential streets and localised traffic congestion to the detriment of general highway safety and amenities of local residents. The use is thereby contrary to Core Policy 7 of the Slough Local Development Framework Core Strategy(2006 – 2026) Development Plan Document December 2008 (incorporated in the Composite Local Plan for Slough 2013) and the National Planning Policy Framework.