

Planning Committee – Meeting held on Thursday, 20th February, 2014.

Present:- Councillors Carter (Chair), Dar (Vice-Chair), Hussain, Plenty (arrived 7.05 pm), Rasib and Swindlehurst (arrived 7.23 pm)

Also present under Rule 30:- Councillors Bal and Sohal

PART I

77. Apologies for Absence

Apologies were received from Councillors O'Connor and Smith.

78. Declarations of Interest

None.

79. Guidance on Predetermination/Predisposition - To Note

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

80. Minutes of the Last Meeting held on 9th January, 2014

The minutes of the meeting of the Planning Committee held on 9th January, 2014, were approved as correct record.

81. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

82. 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.

Councillors Bal and Sohal addressed the Committee under Rule 30 in respect of application P/00903/023 - Citroen UK Ltd, 221, Bath Road, Slough, SL1 4BA.

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.

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83. P/00789/022 - 1, Brunel Way, Slough, SL1 1XL

Application	Decision
Extension and refurbishment of existing office (B1a) building to provide a 5 storey office with grade level entrance, revised landscaping, car parking layout and roof plant.	Delegated to the Strategic Lead Planning Policy

Councillors Plenty and Swindlehurst did not vote on the above item as they were not in attendance when the Planning Officer introduced the report.

84. P/00903/023 - Citroen UK Ltd, 221, Bath Road, Slough, SL1 4BA

Application	Decision
Change of use of existing building in use as a car showroom, workshop and offices to a meditation/worship centre with associated language school, day care centre, children's day centre and training workshops and associated facilities (class D1 non-residential institution) with associated alterations to front and side elevations and doors to building.	Delegated to the Strategic Lead Planning Policy

Councillors Plenty and Swindlehurst did not vote on the above item as they were not in attendance when the Planning Officer introduced the report.

85. P/04303/040 - Nova Building, Herschel Street, Slough, SL1 1XS

Application	Decision
Conversion & extension of existing office building for 68 flats including 2 additional floors, alteration of parking area & access.	Delegated to the Strategic Lead Planning Policy for signing of a satisfactory S106 Agreement; to agree revised drawing of Buckingham Gardens access; to amend or add to the draft conditions regarding the requested drawings; and to agree any minor amendments to the application, draft conditions and S106 planning obligation matters.

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86. P/03483/024 - 305, High Street, Slough, Berkshire, SL1 1BD

Application	Decision
Conversion of ground floor to create 2 no. units for use as A1, A2, A3, A4 and A5 with new shop fronts, demolition of upper floors and erection of 4 new floors to be used as 14 no. flats (4no. x one bedroom and 10no. x two bedroom) with entrance from High Street and bin and cycle stores to serve all uses.	Delegated to the Strategic Lead Planning Policy for discussion with Applicant regarding amendments to bring the front elevations of the premises in line with adjacent buildings and street scene; and to request a voluntary contribution towards the Town Centre scheme.

87. Consultation on West Berkshire Minerals and Waste Local Plan Issues and Options: Response By Slough BC

The Strategic Lead, Planning and Policy Projects, introduced the report, the purpose of which was to inform Members that West Berkshire Council had invited representations about its West Berkshire Minerals and Waste Local Plan: Issues and Options and the work in progress on the response for submission by the 28th February 2014 deadline.

The Officer stressed the importance of securing available primary and secondary aggregates as economic drivers for delivery economic growth. The large volumes and different types of waste and their destination remained of great significance within Berkshire. Landfill taxes had resulted in diverting waste away from landfill and into waste recovery.

The importance of acknowledging why Slough BC should make representations to West Berkshire during the preparation of the Minerals and Waste Plan was noted. Slough BC had incorporated the saved minerals planning policies of the 2001 Replacement Minerals Local Plan into its 2013 Composite Local Plan for Slough. It was also highlighted that Slough has received significant investment in the waste field including a variety of facilities for new waste recovery, energy from waste and other new technology with greater capability for handling recycled materials.

The Officer confirmed the annual aggregates assessment has been produced for the whole of Berkshire, with the LAA evidence suggesting forecasts be based upon an annual supply in the region of 890K tonnes from Berkshire sites.

The Committee noted that West Berkshire Council had only recently issued its consultation exercise on its published Minerals and Waste Local Plan: Issues and Options and it was important that Slough BC maintain its interest in these matters for the reasons set out in the report.

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Resolved-

- (a) That the publication of a Consultation Document on Issues and Options about Minerals and Waste Local Planning in West Berkshire be noted;
- (b) That the representations as set out in para 5.24 of the report be endorsed and the response be delegated to the Strategic Lead, Planning Policy for submission.

88. Windsor & Maidenhead Local Plan: Preferred Options Consultation

The Strategic Lead, Planning Policy, introduced a report, the purpose of which was to seek Members comments on the preferred option for the Windsor and Maidenhead Local Plan with particular reference to the likely impact of the proposed policies upon Slough.

The Officer stressed that the RBWM had made considerable progress in producing its preferred option for the new Local Plan for the Borough. Many aspects of the Plan, such as the proposal to release selected sites from the Green Belt to provide housing, were welcomed. There remained, however, a number of aspects of the proposed strategy which could have implications for Slough. It was considered that objections should be made about the failure of the plan to meet the required local housing needs and the need for affordable housing in particular. This could result in huge pressure being placed on the availability of rented housing in Slough. It was also recommended that RBWM be invited to discuss the implications of this for Slough at Member level as part of its Duty to Cooperate.

Members raised a number of issues/ comments in the ensuing debate including:

- There were concerns that Slough's housing bed and breakfast accommodation was under considerable pressure and this would be exacerbated if the RBWM did not make adequate housing provision.
- A Member expressed the concern that the RBWM affordable housing policy only made provision for buy or part buy housing schemes and it was felt that this was not acceptable.
- It was important that RBWM and Slough BC worked jointly on a park and ride scheme.
- There were concerns that whilst RBWM had acknowledged there was an under supply of housing, there was nothing in their strategy to adequately compensate for this.

Resolved –

- (a) That the comments set out in the report on the Preferred Options for the Windsor & Maidenhead Local Plan be approved and submitted as this Council's formal response.

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- (b) That the Royal Borough of Windsor and Maidenhead be invited to discuss the implications of the Preferred Strategy for Slough as part of its Duty to Cooperate.

89. Planning Brief for Wexham Nursery Site

The Special Projects Planner introduced a report, the purpose of which was to approve a planning brief to guide the design of the development of the Wexham Nursery site as part of an architectural competition.

The Officer confirmed that the brief would provide guidance to the architect of the proposed residential development, together with a brief from the partnership and Lovell Homes, the Council's chosen developer. The brief would guide the dwelling mix, costs and developer related information, with particular reference to the key objective of providing a significant dwelling mix and affordable housing for the whole community.

During the ensuing debate, Members raised a number of comments including:

- Members welcomed the brief, but felt that certain elements needed to be more explicit and stringent.
- Make reference to possible extension of site to south.
- It was felt that the mix of housing was good and this was welcomed.
- Make it clearer that roads should be adopted wherever possible.

Resolved – That Members comments be noted and the planning brief as set out at Appendix A & B of the report be approved.

90. Planning Appeal Decisions

Resolved – that the Planning Appeal Decisions be noted.

91. Members Attendance Record

Resolved – That the Members Attendance Record for 2013/14 be noted.

92. Date of Next Meeting- Thursday 3rd April, 2014

Resolved – That the date of the next Planning Committee be confirmed as 3rd April, 2014.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.47pm)