

Planning Committee – Meeting held on Wednesday, 9th April, 2014.

Present:- Councillors Carter (Chair), Dar (Vice-Chair), Hussain, O'Connor, Plenty, Rasib and Swindlehurst

Also present under Rule 30:- Councillors Munawar, Sharif, Strutton, and Wright

Apologies for Absence:- Councillor Smith

PART I

93. Apologies for Absence

Apologies were received from Councillor Smith.

94. Declarations of Interest

Councillor Swindlehurst declared in respect of Planning Application P/00850/012: 1 Whittle Parkway, Slough, that following an enquiry from the Trustees, he had contacted the Planning Officer to find out why there was a delay in the processing of the application. The Officer had advised that the delay was due to the complexity of the application. Councillor Swindlehurst confirmed he had had no further involvement in the matter, had an open mind and would debate and vote on the item.

95. Guidance on Predetermination/Predisposition - To Note

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

96. Minutes of the Last Meeting held on 20th February, 2014

The minutes of the meeting of the Planning Committee held on 20th February, 2014, were approved as correct record.

97. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

98. Planning Applications

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. The Committee adjourned to allow Members the opportunity to read the amendment sheet.

Oral representations were made to the Committee by Objectors and Applicants or their Agents under the Public Participation Scheme and local

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Members prior to the planning applications being considered by the Committee as follows:-

P/00850/012 - 1, Whittle Parkway, Slough, SL1 6DQ – Two Objectors, two Haymill Ward Councillors and the Applicant's Agent addressed the Committee.

P/02114/021 - Slough & Eton C Of E School, Ragstone Road, Slough, SL1 2PU- Two Objectors, a Chalvey Ward Councillor, and a Rule 30 Member addressed the Committee.

Resolved – that the decisions be taken in respect of the 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.

99. P/00850/012 - 1, Whittle Parkway, Slough, SL1 6DQ

Application	Decision
Change of use of existing office building (Class B1) to a multi functional community centre and place of worship (class D1)	Delegated to the DM Lead Officer.

100. P/02114/021 - Slough & Eton C Of E School, Ragstone Road, Slough, SL1 2PU

Application	Decision
Erection of a two storey pitched roof building for use as a science block to provide 8 no. science laboratories and associated offices, meeting rooms and preparation rooms following demolition of existing single storey buildings.	Refused:-The proposed development in terms of its scale and sitting in close proximity to the boundary with the residential properties in Ragstone Road, would result in a significant overbearing impact and an unacceptable level of overshadowing, thereby resulting in a significant loss of amenity for these residents, contrary to the National Planning Policy Framework, Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN1 of The Adopted Local Plan for Slough 2004.

101. Car Parking Policy In Slough Town Centre

Following a request made by the Committee at its meeting on 20th February, the Strategic Lead, Planning and Policy Projects, introduced a report

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explaining how the Council's current policy for car parking in Slough town centre operated. Concerns had been expressed regarding the number of proposals being submitted for the development of flats or change of use from offices to flats in the town centre.

It was highlighted that the purpose of the current policy was to actively promote housing in the town centre, without adding to congestion. The issue of air quality and pollution was also raised, wherein it was confirmed that the policy was to ensure air quality was not further affected negatively.

The Officer discussed the current parking policy, strategy, and the possible affect of these on the quality and type of flats being built in the town centre. Concerns were raised by Members that the currently policy to promote building residences without car spaces could lead to problems in the future. It was felt that it was likely that prospective property buyers would want to have cars, and so there was a risk that the properties would remain unsold, or that new buyers would instead park their cars in inappropriate spaces and thereby inconvenience existing residents and further add to traffic congestion. It was also reported that current residents did not wish to have to buy parking permits. It was noted that in Central Ward, existing residents had significant difficulties parking in their roads and accessing their properties- there was a concern that their parking should be safeguarded.

It was confirmed by the Officer than there was currently permit car parking available within Queensmere, which commuters could purchase for a weekly fee. However it was felt that prospective home buyers would enter into a purchase in full knowledge that car parking spaces were restricted.

It was also pointed out that the Council's policy for a number of years had been to not require parking in the town centre, and there had been no specific problems. The controlled town centre parking zone could be expanded should there be a requirement to increase the area. It was also highlighted that the policy did not prohibit applications with parking, but allowed applications without parking.

In summary, it was felt that there remained concerns that the policy, although designed to reduce traffic in the town centre and promote alternative transport, could cause long term problems. It was acknowledged that the required debate went beyond the remit of the Planning Committee and creative solutions around pricing, section 106s, visitor permits and air quality management were required. Officers were requested to be mindful of these matters when discussing the policy moving forward.

It was also suggested that that the Town Centre Car Parking Policy be considered by the Overview and Scrutiny within its future work programme in the next Municipal Year.

Resolved – That the Overview and Scrutiny Committee be recommended to consider the Town Centre Car Parking Policy in its future work programme.

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102. Draft Further Alterations To The London Plan

The Strategic Lead, Planning Policy and Projects introduced a report, informing Members of the public consultation on the Draft Further Alterations to the London Plan which ended on 15th April 2014.

The Officer advised that the London Plan was adopted in July 2012 and set out the social, economic and environmental framework for London for the next 20-25 years. It formed part of the Development Plan for the London Boroughs and their plans need to conform with it.

The 'Draft Further Alterations to the London Plan' were being consulted for 12 weeks ending on 15th April 2014 and would propose major changes to the plan. It was highlighted that there was no statutory duty to cooperate with the London Plan but Slough BC was invited to provide comment on the draft alterations. The alterations were prepared following the release of new census data on housing and employment since the publication of the Plan, which had indicated that the population growth would lead to a housing shortage. The Plan update was needed to help deliver the home and jobs required for the rapidly growing city.

The Officer highlighted that the increase in London's population and requirement for additional housing would likely impact on Slough.

Members commented on the report and felt that the requirement for "affordable" housing at up to 80% market rent was not as affordable as "social housing".

Resolved – That the Strategic Lead Planning Policy and Projects convey Member comments to the Mayor of London.

103. Former Total Oil Terminal, Langley

The Strategic Lead, Planning Policy and Projects introduced a report, seeking Member views as to whether the former Total Oil terminal could be redeveloped for higher density housing as part of a new hub around Langley Railway Station.

Members were advised that it was anticipated a planning application may be submitted for residential development on the former Total Oil depot and it was possible that the proposal would be for family housing. The site was identified in the Site Allocations DPD as an area where the preferred use would be residential. The Officer discussed the location of the site, being next to the Langley railway station (and the future Crossrail), within walking distance of the Harrow market District Shopping Centre.

The Committee was advised that the key issue was whether the site should be developed for family housing or whether it should be utilised for more intensive development which could increase the supply of housing in the Borough. In view of this Member's views were sought so that Officers' could

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engage in discussions with the owners of the site to see whether a medium or high density scheme would be appropriate.

The Committee discussed the report and in principle, Members were in agreement that the site could be used for a hub, provided that there was a mix of housing (i.e. not only high density). It was also requested that any such housing should fit in with its surroundings.

Resolved- That the report and Member's views be noted.

104. Planning Appeal Decisions

Resolved – That the Planning Appeal Decisions be noted.

105. Members Attendance Record

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

106. Date of Next Meeting - Wednesday 7th May, 2014

Resolved – That the date of the next Planning Committee be confirmed as 7th May, 2014.

(Note: The Meeting opened at 7.00 pm and closed at 9.15 pm)