

## Planning Committee – Meeting held on Thursday, 19th June, 2014.

**Present:-** Councillors Dar (Chair), Ajaib (Vice-Chair), Bains, M Holledge, Plenty, Rasib, Sidhu, Smith and Swindlehurst

### PART I

#### 1. Apologies for Absence

None.

#### 2. Declarations of Interest

Councillor Smith declared an interest in respect of agenda item 6, P/11388/005 – Manor Farm, Poyle Road, Poyle, Slough, in that he was acquainted with the owner of Manor Farm, and that the address was within his ward. In addition, Councillor Smith confirmed that agenda item 7 was also located within his ward. Councillor Smith confirmed however that he had no predisposition or predetermination in respect of the applications, had an open mind, and would debate and vote on the items.

#### 3. Guidance on Predetermination/Predisposition - To Note

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

#### 4. Minutes of the Last Meeting held on 7th May, 2014

**Resolved** – That the minutes of the meeting of the Planning Committee held on 7<sup>th</sup> May 2014 be approved as a correct record.

#### 5. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

#### 6. P/11388/005 - Manor Farm, Poyle Road, Poyle, Slough, Berks, SL3 0BL

Application	Decision
Regrading of fields to restore 1992 post restoration contours	Approved, with conditions

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### 7. P/09961/003 - Brook House & Future House, Poyle Road, Colnbrook, Slough, SL3 0AA

Application	Decision
Application for reserved matters relating to appearance landscaping layout and scale pursuant to condition 01 of planning permission reference P/09961/002 dated 20/11/2012 for erection of a new building for class B1 (B) (research, development, high technology) or class B1 (C) light industrial, and or a class B2 (general industry) and or class B8 (storage and distribution) with improved access, new perimeter fence, parking and landscaping (outline).	Delegate to Development Management Lead Officer for consideration of any substantive objections and responses from statutory consultees, finalising conditions and final determination for approval. In the event that the outstanding issues cannot be satisfactorily resolved that the Development Management Lead Officer would retain the right to refuse planning permission.

### 8. Proposed Adoption Of The Slough Trading Estate Simplified Planning Zone (SPZ)

The Strategic Lead Planning Policy and Projects Officer introduced a report on the proposed adoption of the Slough Trading Estate Simplified Planning Zone (SPZ).

The Officer advised that the purpose of the report was to allow the Committee to note the response to the public consultation of the Deposit Draft Simplified Planning Zone (SPZ) scheme for Slough Trading Estate and propose some minor amendments. The Committee was also requested to recommend that Cabinet adopt the new SPZ scheme at its meeting on 14<sup>th</sup> July. It was highlighted that the scheme would come into effect on the 12<sup>th</sup> November 2014 for a 10 year period.

Members were reminded that the purpose of the SPZ was to allow SEGRO, the owners of the Estate a number of commercial advantages as they sought to deliver bespoke premises which served the needs of modern businesses and provided facilities that were necessary to continue to attract inward investment. These advantages included:

- Flexibility to respond quickly and effectively to changes in market demands and tenant requirements
- Certainty for owners and occupiers about what development was acceptable to the Council under the scheme, and therefore not require detailed planning approval
- Speed of development being brought forward – as individual applications were not required and consistent parameters were established by the SPZ, they were not subject to the normal planning permission timeframes

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- Marketability of the Estate in a way which would enhance its perception for investment, leading directly to companies choosing to locate on the Estate.

It was considered that the SPZ would help implement the objectives of the Core Strategy and the Site Allocation Document (which included SEGRO's Master Plan for the Trading Estate) which together formed the planning framework for the Trading Estate.

Details of the height restrictions in place on the Estate, particularly for those sites close to residential areas were highlighted. In addition, the results of public and statutory consultations were outlined, and it was confirmed that no significant objections had been received. Subject to a few minor tweaks and conditions, all statutory consultation responses supported the renewal of the SPZ. Although the Committee supported the renewal of the SPZ there remained some concern over the depth of the Height Controlled Zone along the northern boundary. Following discussion by Members it was proposed that that the depth of this zone be extended from 15 to 30 metres.

Members also requested clarity around whether permissions for more controversial actions such as fracking would be covered by the SPZ and the Officer confirmed that such practices would not be included. The SPZ related only to basic planning permissions. Anything in addition to this would require further planning permission.

Members questioned whether additional greenery and green spaces could be incorporated into the area as part of the SPZ. It was confirmed that at a minimum, 6% of the site would be given over to landscaping, and that the plan showed strategic landscaping zones, predominantly on the frontage or close to residential areas.

**Resolved-** That Cabinet be recommended to adopt the new Slough Trading Estate Simplified Planning Zone Scheme with effect from 12<sup>th</sup> November 2014, for 10 years subject to the Height Controlled Zone along the northern boundary being extended in depth from 15 to 30 metres.

### 9. Planning Appeal Decisions

**Resolved** – That the Planning Appeal Decisions be noted.

### 10. Members Attendance Record

**Resolved** – That the Members Attendance Record be noted.

### 11. Date of Next Meeting

The date of the next meeting was confirmed as Thursday, 24<sup>th</sup> July 2014.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.20 pm).