

Planning Committee – Meeting held on Thursday, 26th November, 2015.

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

Also present under Rule 30:- Councillor Sandhu

Apologies for Absence:- Councillor Chaudhry

PART I

68. Declarations of Interest

Councillors Smith and Bains declared a prejudicial interest in respect of planning application: S/00015/049 - Claycots Primary School, 19 Bath Road, Slough, as they had respectively moved and seconded a Motion at Council on 24th November, relating to the Claycots School. They both withdrew from the Committee while the application was being debated and voted on, but addressed the Committee under Rule 30.

Councillor Smith declared a prejudicial interest in respect of planning application: P/10012/005 - Former Poyle Park Manor Landfill, Bath Road, Poyle, Slough, in that he was a member of Colnbrook with Poyle Parish Council, who would receive a community benefit if the application was approved. He withdrew from the Committee while the application was being debated and voted on but addressed the Committee under Rule 30.

Councillor Swindlehurst advised that he and Councillors Bains, Chaudhry, and Dar had met with the Applicant for planning application: P/06684/015 - Queensmere Shopping Centre, Wellington Street, Slough, since the last Committee meeting, to outline Members' concerns around design issues. He advised that he would approach the matter with an open mind. Councillors Bains and Dar endorsed the declaration. Councillor Ajaib declared that the application was situated within his Ward but he would approach it with an open mind and debate and vote on the item.

Councillor Ajaib declared an interest in respect of planning application: P/06077/025 - Upton Grammar School, Lascelles Road, Slough, in that he lived in the locality but not close to the application site. He would approach the application with an open mind and debate and vote on the item.

69. Guidance on Predetermination/Predisposition - To Note

Members confirmed that they had read and understood the guidance on predetermination and predisposition.

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70. Minutes of the Last Meeting held on 15th October, 2015

Resolved - That the minutes of the meeting held on 15th October, 2015, be approved as a correct record.

71. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

72. Planning Applications

Details were tabled in the amendment sheet of alterations and amendments received since the agenda was circulated. The Committee adjourned to read the amendment sheet at the beginning of the meeting.

Oral representations were made to the Committee by an Objector, Parish Councillor and Ward Member under the Public Participation Scheme prior to the planning applications being considered by the Committee as follows:-

Application: S/00015/049 - Claycots Primary School, 19 Bath Road, Slough: Councillors Bains and Smith (under Rule 30), Parish Councillor Hood, the Principal Asset Manager, Slough BC, and the Agent addressed the Committee:-

Application: P/10012/005 - Former Poyle Park Manor Landfill, Bath Road, Poyle, Slough: Councillor Smith (Ward Member) and Parish Councillor Hood, addressed the Committee.

Application: P/06077/025 - Upton Grammar School, Lascelles Road, Slough, a Ward Member addressed the Committee.

The Chair varied the order of agenda so that the item where Objectors were in attendance was taken first.

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 report of the Head of Planning Policy and Projects and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

73. S/00015/049 - Claycots Primary School, 19 Bath Road, SL1 3UQ

Application	Decision
Construction of a three storey extension for expansion of the school to a 4 form entry primary school and a new multi-purpose hall. Internal alterations, additional car parking spaces and associated works	Delegated to the Planning Manager for approval, subject to resolution of outstanding highway and transport matters, design issues and finalising of conditions and final determination.

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(Councillors Bains and Smith did not take part in the debate or vote on the above item).

74. P/10012/005 - Former Poyle Park Manor Landfill, Bath Road, Poyle, Slough, SL3 0HY

Application	Decision
Construction and operation of a solar photovoltaic farm including fencing, internal service tracks, transformer and inverter stations, cabling, CCTV, landscaping substations and ancillary cabins.	Refused.

(Councillor Smith did not take part in the debate or vote on the above item).

75. P/06077/025 - Upton Grammar School, Lascelles Road, Slough, SL3 7PP

Application	Decision
Phased redevelopment and refurbishment of a secondary school, involving (i) the demolition of 9no. buildings and 5no. temporary buildings (ii) construction of 2no. new buildings comprising a three storey building with a flat roof to provide a school hall, classrooms and associated facilities, and a double-height building with a flat roof to provide a sports hall and associated facilities (iii) multi-use games area and landscaping, and (iv) additional refurbishment and remedial works to main school building.	Delegated to the Planning Manager for approval, subject to resolving outstanding transport, highway and drainage issues, completion of a section 106 agreement finalising conditions and final determination.

76. P/00619/006 - 64 Mill Street, Slough, SL2 5DH

Application	Decision
Demolition of existing building (Gym) and construction of an apartment building. 5 Storeys high with 28 flats. (22 one bedroom 6 two bedroom)	Withdrawn by the Applicant.

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

Application	Decision
Partial demolition and internal alterations/extensions to existing Shopping Centre as part of a part	Delegated to the Planning Manager for approval subject to further consideration of any outstanding

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<p>new build/part refurbished mixed used scheme for 11, 533 sq m of A1 retail, class A3 - A5 food and drink and class D2 assembly and leisure floor space and 675 residential units. the residential element comprising 346 no. 1 bedroom and 329 no. 2 bedroom being contained within 4 no. towers of between 15 and 23 storeys plus infilling development on top of the existing Shopping Centre and a stand alone tower of 15 storeys with a viewing galley on top. Reconfiguration of existing access and frontages onto Wellington Street and works including, alterations and improvements to the entrances to the shopping centre; provision of amenity space and landscaping; vehicle and cycle parking; refuse and recycling storage; provision of new and/or upgrading existing infrastructure; groundwork's and re-profiling of site levels; ancillary engineering and other operations and plant and machinery.</p>	<p>consultation responses, design change to the façade to the McKenzie Street entrance, completion of a S106 Agreement, finalising conditions and final determination</p>
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78. S/00021/002 - Former Rochford Hostel, Site between Uxbridge Road & Rochford Gardens, Slough, SL2 5NU

Application	Decision
<p>Construction of 20 homes for people with learning difficulties in 2 buildings: one 2 storey & one 2/3 storey plus associated parking.</p>	<p>Delegated to the Planning Manager for approval, subject to consideration of outstanding consultee comments and further drainage details and alteration of or addition of related conditions.</p>

79. Strategic Housing Market Assessment and Review of the Local Plan for Slough

Paul Stimpson, Planning Policy Lead Officer, outlined a report to update Members on the results of the Berkshire Strategic Housing Market Assessment and the proposed time table for the Review of the Local Plan for Slough.

The Officer advised that the Council, together with the other authorities and the Local Enterprise Partnership (LEP), had commissioned a Strategic Housing Market Assessment (SHMA) for Berkshire and South Bucks. This was needed to prepare the Local Plan as it determined which Housing Market Area (HMA) Slough sat within and calculated the “objectively assessed” housing need for the Borough.

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The Committee noted the purpose of, and how HMA's were defined with reference to the results of other studies that been undertaken including Buckinghamshire which had excluded South Bucks from the Central Buckinghamshire HMA. The study looked at areas such as house prices, commuting patterns and where people moved. Inevitably, housing patterns and trends did not follow Local Authority boundaries.

Two HMA's were identified; the eastern one consisted of Slough, Windsor and Maidenhead and South Bucks and the western one consisted of Bracknell, Wokingham, Reading and West Berks. It was highlighted that South Bucks District Council had declined to be part of the SHMA and so far had not accepted that there should be two Housing Market Areas. South Bucks and Chiltern districts are now preparing a joint Local Plan even though they have been identified as being in two different Housing Market Areas.

The Officer advised that it was proposed Slough BC should continue to work with the Royal Borough of Windsor & Maidenhead and South Bucks District Council to consider how new housing could be distributed within the HMA whilst continuing to work with all of the other Councils in the area as part of the Duty to Cooperate.

The Committee noted the calculation of the Objectively Assessed Housing Need and that data for Slough indicated that the Borough had the most diverse population in Berkshire, having grown by 18% between 2001 and 2013. The area also had a very young age profile with 9.2% pre-school and 20.3% at school, and a comparatively high birth rate and high levels of overcrowding. It was noted that 14.9% of households had five or more residents and all of these factors pointed to increased pressure for housing from the existing population. Slough had an objectively assessed housing need of 927 a year, being the highest in Berkshire. This compared to 635 in Bracknell Forest, 856 in Wokingham and 712 in Windsor and Maidenhead. It was noted that Slough's current housing target was 315, presenting a large gap between that and the assessed future need.

The Council now had the opportunity to consider its response to the publication of the new housing need figures. It was highlighted that the Council's Five Year Plan had already adopted an unofficial target of building 550 dwellings a year and it was felt that this should be used as the target in calculating the 5 Year Land Supply. This would mean increasing the current housing target figure from 315 to 550 per annum for the next five years and should help to ensure that the Council would meet more of its housing needs in the short term.

The Officer discussed the proposed timescale for reviewing the Local Plan and advised that the Council was in the process of carrying out a Housing Capacity Study which would take account of the results of the "Call for Sites" exercise which would take place in January. It was extremely unlikely that sufficient land would be found to achieve the building rate suggested by the objectively assessed needs work over the new plan period up to 2036.

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The Committee noted the option to promote the northern expansion of Slough through the development of a "Garden Suburb" in South Bucks and that all of the Council's existing planning policies would remain in place until they were replaced by the new Local Plan. It was formally agreed to carry out a Review of the Local Plan for Slough in February 2015 and the officer discussed the work carried out to date and future requirements for a Housing Capacity Study and an Employment Land Review.

A "Call for Sites" exercise would be carried out in January and this would invite members of the public, land owners, developers and any other interested parties to put forward suggestions for the redevelopment or re-use of land or property in Slough. All suggestions received would form part of a public consultation exercise. The Committee noted the detail of other important work that would have to be carried out including further work on part of the Review of the Local Plan and identifying sites that could be developed in and around the centre.

The Officer discussed the timing of the Government's decision on the proposal to build a third runway at Heathrow as this would have significant implications for the review of the Local Plan and could result in a need to adjust the timetable. The Local Plan for Slough could not be prepared in isolation from the plans that were being prepared by adjoining authorities and representations had been made to South Bucks that they needed to consider issues such as the creation of a garden suburb in the technical work they would carry out in order to review their plan. This would have implications for the timetable for the Review of the Local Plan for Slough in that it may not be possible to determine what the overall strategy would be for the town until it was known whether there would be an urban extension to the north.

Members noted that in the Housing and Planning Bill, the Government had stated that all Local Plans should be reviewed by 2017. This requirement should be met by producing an Issues and Options consultation and a draft plan.

Resolved-

- a) That the results of the Strategic Housing Market Assessment, which includes an "objectively assessed" housing need figure for Slough, be noted.
- b) That Slough's housing target be increased from 315 dwellings a year to 550 dwellings a year for a five year period in line with the Council's Five Year Plan.
- c) That the Council should continue to work with the Royal Borough of Windsor & Maidenhead and South Bucks District Council to consider how new housing could be distributed within the Housing Market Area.
- d) That the proposed time table for the Review of the Local Plan for Slough be noted.

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80. Planning Appeal Decisions

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

81. Members Attendance Record

Resolved - That the Members Attendance Record be noted.

82. Date of Next Meeting

The date of the next meeting was confirmed as 13th January, 2016.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.58 pm)