

Planning Committee – Meeting held on Wednesday, 13th January, 2016.

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

Apologies for Absence:- None.

PART I

83. Declarations of Interest

Councillor Bains declared an interest in respect of planning application: P/11425/022 - Land South of Kings Reach and adjacent to Upton Court Park in that the application site was situated in his Ward (Upton). He advised that he would approach the application with an open mind.

Councillors Ajaib and Plenty advised in respect of planning application: P/11425/022 - Land South of Kings Reach and adjacent to Upton Court Park, that they lived within Upton Ward but not in close proximity to the application site. They advised that they would approach the application with an open mind.

84. Guidance on Predetermination/Predisposition - To Note

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

85. Minutes of the Last Meeting held on 26th November, 2015

Resolved - That the minutes of the meeting held on 26th November, 2015 be approved as a correct record.

86. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

87. Planning Applications

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

Oral representations were made to the Committee by Objectors and Agents under the Public Participation Scheme prior to the planning applications being considered by the Committee as follows:-

Application: P/11425/022-Land South of Kings Reach and adjacent to Upton Court Park; an Objector and the Applicant's Agent addressed the Committee:-

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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.

88. P/11425/022 - Land South of Kings Reach and adjacent to Upton Court Park

Application	Decision
Construction of a secondary school (Use Class D1) comprising two and three storey teaching buildings, ancillary sports hall and facilities, playing fields, car parking and landscaping.	Delegated to the Planning Manager for approval subject to review of parking restrictions on roads adjacent to the site, completion of a satisfactory Section 106 planning obligation; receipt of further information requested; consideration of Environment Agency comments; alteration and addition of conditions.

89. P/00215/005 - 4 Buckingham Avenue, Slough, SL1 4SF

Application	Decision
Redevelopment of 4 Buckingham Avenue comprising of the construction of a semi detached unit for the storage, display, distribution and sale of building materials, timber, plumbing and heating supplies and hard and soft wall and floor coverings with associated products together with ancillary trade counter / showroom and for any use within class B1(c), B2 or B8.	Delegated to the Planning Manager for approval following consideration of any outstanding consultation responses, review of location of staff parking spaces, minor design changes, completion of Section 106 Agreement (if necessary), and finalising conditions.

90. P/01077/022 - Montrose House, 155-161 Farnham Road, Slough, SL1 4XP

Application	Decision
Change of use at ground floor from A2 use (Betting Shop) to A3 use (Cafe/Restaurant) and first floor from B1(A) use (Offices) to A3 use (Cafe/Restaurant), retain B1(A) use (Offices) at second floor, three storey rear extension (with provision of a rear car port area at ground floor) and	Deferred to future Planning Committee meeting for clarification on future use of premises and proposed conditions.

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four storey side extension (fronting Montrose Avenue), conversion of roof top to A3 use (Cafe) with roof extensions, external front canopies, retractable awnings, outside seating and associated works.	
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91. Review of The Local Plan for Slough - Housing Trajectory

The Planning Policy Lead Officer outlined a report, to update the Committee on the latest position with regards to Slough's projected housing supply and provide an update on the review of the Local Plan.

The Officer reminded the Committee that the results of the Strategic Housing Market Assessment (SHMA) for Berkshire and South Bucks, reported to the previous Committee meeting on 26th November, 2015, had indicated that Slough had an "objectively assessed" housing need of 927 a year. This figure did not automatically become the new housing target for Slough and this would be decided through the review of the Local Plan which could take account of all relevant factors.

The National Planning Policy Framework (NPPF) required that Councils had sufficient housing commitments to deliver five years of housing supply and in the short term it was agreed that Slough BC should respond to the need for more houses by formally adopting the target of 550 new dwellings per annum in the Council's Five Year Plan. The calculation for the 5 Year Land Supply position would now use this figure instead of the 315 stated in the Core Strategy.

The Committee noted that in the past nine years there had been an average of 412 completions a year with 507 net dwellings being built in 2014/15. There had been a large fluctuation in building rates depending upon the buoyancy of the housing market with 849 being built at the height of the peak in 2007/08 and only 182 at the bottom of the slump in 2012/13. It was predicted that around 1,000 houses a year could be built over the next three years before completions reduced again.

The Officer discussed the objectively assessed housing need figure of 927 a year and the need to determine future targets through the Review of the Local Plan for Slough. Members noted the detail of the timetable for the Plan and the impact on its timing due to the review of the South Bucks Local Plan, and the delay in the decision around a third runway at Heathrow. It was assumed that should the Government give the go ahead for a third runway in the summer of 2016, planning permission would not be granted until 2019. This would mean that Slough would not be able to hold the Local Plan Inquiry until 2020.

Work would continue to enable the production of "issues and options", and "preferred option" versions of the plan. This was important to show that Slough was addressing its housing needs and to provide the necessary

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evidence to feed into the Windsor & Maidenhead and South Bucks/Chiltern Local Plans, and that Slough would not be penalised for delays to the process beyond its control.

Resolved-

- a) That the Housing Trajectory for Slough which will be used to determine the five year land supply be noted.
- b) That the possible delay in the time table for the review of the Local Plan as a result of the Government not making a decision about the proposal for a third runway at Heathrow be noted.

92. Members Attendance Record

Resolved - That the Members Attendance Record be noted.

93. Date of Next Meeting

The date of the next meeting was confirmed as 18th February, 2016.

Chair

(Note: The Meeting opened at 6.30pm and closed at 9.20pm)