

## **Planning Committee – Meeting held on Wednesday, 27th April, 2016.**

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

**Apologies for Absence:-** None.

### **PART I**

#### **126. Declarations of Interest**

Councillors Ajaib and Chaudhry declared an interest in respect of Planning Applications: P/00106/012 - Lady Haig RBL (Slough) Club Ltd, 70 Stoke Road, Slough; P/02278/018 - Land R/O Westminster House, 31-37 Windsor Road, Slough; P/15599/002 - Pechiney House, The Grove, Slough and P/00522/021 - Bishops Road Car Park, The Grove, Slough, in that the application sites were situated in their Ward (Central). They advised that they would approach the applications with an open mind.

#### **127. Guidance on Predetermination/Predisposition - To Note**

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

#### **128. Minutes of the Last Meeting held on 31st March, 2016**

**Resolved** - That the minutes of the meeting held on 31<sup>st</sup> March, 2016 be approved as a correct record.

#### **129. Human Rights Act Statement - To Note**

The Human Rights Act Statement was noted.

#### **130. 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.

**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.

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### 131. P/00106/012 - Lady Haig RBL (Slough) Club Ltd, 70 Stoke Road, Slough

Application	Decision
Demolition of existing building and redevelopment of site to provide 39no. flats in a part 4 / part 5 / part 6 storey building with parking and extension to service road and including a change of use from class D2 (assembly and leisure), sui generis class A2 (financial and professional services) and limited class C3 residential to all class C3 residential.	Delegated to the Planning Manager for approval, following consideration of outstanding consultations, resolution of sustainable drainage matters, finalising of conditions and satisfactory completion of a section 106 agreement.

### 132. P/02278/018 - Land R/O Westminster House, 31-37 Windsor Road, Slough, SL1 2EL

Application	Decision
Construction of a 5 storey building to provide 17 no. flats on land to the rear of 31-37 Windsor Road together with 6 no. car parking spaces.	Delegated to the Planning Manager for approval subject to any minor design changes if required, improved distribution of car spaces, completion of a section 106 agreement and finalising conditions.

### 133. P/15599/002 - Pechiney House, The Grove, Slough, SL1 1QF

Application	Decision
Construction of three storey extension and conversion of building to provide 41 residential units (Class C3) with associated internal and external works, landscaping and amenity space.	Delegated to the Planning Manager for approval, following consideration of outstanding consultation responses, resolution of sustainable drainage matters, finalising of conditions, enhanced mitigation package (subject to approval by Chair of Planning Committee) and satisfactory completion of a section 106 agreement.

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### 134. P/00522/021 - Bishops Road Car Park, The Grove, Slough, SL1 1QP

Application	Decision
Redevelopment to provide a 5-storey residential building comprising 24 units (Class C3) with associated landscaping and amenity space.	Delegated to the Planning Manager for approval, following consideration of outstanding consultation responses, resolution of sustainable drainage matters, enhanced mitigation package (subject to approval by Chair of Planning Committee) finalising of conditions and satisfactory completion of a Section 106 Agreement.

### 135. Progress Report on The Review of The Local Plan For Slough

Paul Stimpson, Planning Policy Lead Officer, outlined a report to update Members on the progress made in reviewing the Local Plan in the last year and to advise what the next stages would be, beginning with the public consultation exercise on the "Call for Sites".

The Committee was advised that the first phase of the Review of the Local Plan (RLP) for Slough had involved gathering the evidence needed to meet regulations, the National Planning Policy Framework and other Government requirements to be able to make informed decisions about how the Council should proceed. The Officer discussed the key elements of the work that had been carried out so far which included a Regulation 18 Consultation that had taken place between 4<sup>th</sup> December, 2015 and 18<sup>th</sup> January, 2016. It was noted that 27 responses were received to the consultation, and the key point was that it may be necessary to carry out more work on Gypsy and Travellers and Minerals & Waste than previously envisaged.

Work had also been completed on the production of a Strategic Housing Market Assessment which had concluded that Slough Borough Council was in a Housing Market Area with Windsor and Maidenhead and South Bucks and that Slough had an "objectively assessed" housing need of 927 a year.

The Officer advised that a Functional Economic Market Assessment (FEMA) had been jointly commissioned from a firm of Planning Consultants, together with the Local Enterprise Partnership and the other Berkshire Authorities. The assessment had identified that there was a strong economic relationship with Heathrow, west London, and parts of Buckinghamshire as well as Berkshire. For planning purposes it was concluded that Slough fell within an Eastern Berkshire FEMA which included Windsor and Maidenhead and South Bucks. The same consultants were carrying out an Economic Development Needs Assessment which would determine what the objectively assessed need for employment land would be and a draft report would be the subject of technical consultation in April/May.

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The Committee was advised that a Retail Floorspace Needs Assessment had been undertaken through a jointly commissioned Household Shopping survey with Windsor and Maidenhead. This had confirmed that the catchment area of Slough town centre had reduced and a 'Centre of Slough Strategy' was approved by Cabinet in September 2015. This suggested that the regeneration of the centre was unlikely to be retail led.

The Officer advised that there was an apparent shortage of land within Slough to accommodate all of its future needs and the RLP would address this emerging problem. The Committee noted that all plans required a Sustainability Appraisal which assessed the potentially significant social, economic and environmental impacts that may arise as a consequence of the policies and proposals proposed in the Development Plan. Also work had been done to ensure that adjoining authorities such as Windsor and Maidenhead and South Bucks were planning to meet housing needs in their area so that the pressure on Slough was not increased. It had been agreed that representations should be made to suggest that the Chiltern/South Bucks Local Plan should consider having a northern expansion of Slough in the form of a "garden suburb" in order to meet the housing needs arising in the area. Windsor and Maidenhead would produce its Preferred Option for their Local Plan later in the year and it was important that Slough BC met its obligations under the Duty to Cooperate and engage fully in the consultation process.

The Officer also summarised the implications that the proposal for a third runway at Heathrow could have on the RLP and the public consultation on the Call for Sites which was due to begin in June. Members were advised that it was unclear what the exact timetable would be for the RLP for Slough but the Government had stated that all authorities should have submitted their Local Plans by April 2017, subject to some exceptions. It was envisaged that an "Issues and Options" consultation could be undertaken by the end of the year

Members asked a number of points of clarification as follows:

- How would the consultation commence? The Officer advised that there would be a press release and an article in the Citizen Magazine.

**Resolved-** That the progress report on the Review of the Local Plan for Slough be noted.

### **136. Planning Appeal Decisions**

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

### **137. Members Attendance Record**

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

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**138. Date of Next Meeting**

The date of the next meeting was confirmed as 1<sup>st</sup> June, 2016.

Chair

(Note: The Meeting opened at 6.30 and closed at 8.25 pm)