

Planning Committee – Meeting held on Wednesday, 7th December, 2016.

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

Apologies for Absence:- None.

PART I

86. Declarations of Interest

Councillors Ajaib and Chaudhry advised that Planning Application P/02465/014: 228 High Street, Slough, was in Central Ward (and not Upton Ward as shown in the Officer's report). They stated that they would approach the application with an open mind.

Members declared in respect of Planning Application P/06622/080 - Wexham Park Hospital, Wexham Street, Slough, that they had attended a Wexham Park Engagement event in July 2016 but would approach the application with an open mind.

Members stated in respect of Agenda Item 9, Tree Preservation Order (TPO) 3 of 2016 - 8 Averil Court, Slough, that they had received an email from an Objector but had not discussed the matter and would approach the matter with an open mind.

87. Guidance on Predetermination/Predisposition - To Note

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

88. Minutes of the Last Meeting held on 2nd November, 2016

Resolved - That the minutes of the last meeting, held on 2nd November, 2016, be approved as a correct record.

89. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

90. 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

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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.

91. P/06622/080 - Wexham Park Hospital, Wexham Street, Slough, SL2 4HL

Application	Decision
Construction of an Emergency Department and Medical and Surgical Assessment unit, installation of Combined Heat and Power Plant at the existing energy Centre and associated service infrastructure, provision for 198 permanent visitor and 200 temporary staff parking spaces, together with associated access, roads, hard landscaping, infrastructure and associated works.	Application delegated to the Planning Manager for approval, subject to finalising of conditions (to include that no buildings be occupied until the car park is completed) and final determination (subject to a referral to the Secretary of State as the proposed development falls within designated Green Belt).

92. P/02823/003 - Sports Pavilion, Eton College, Willowbrook, Eton, SL4 6HL

Application	Decision
Demolition of existing tennis pavilion. Construction of a detached sports pavilion and 2no floodlight all weather sports pitches. Flood lighting to existing tennis courts. Associated car parking, highway access, and landscaping and a small shed for IT switch gear.	Application delegated to the Planning Manager for approval; subject to any substantive objections from the Contaminated Land Officer, the Crime Prevention Officer, the Environment Agency, the Secretary of State, the potential completion of a Section 106 Agreement for highways works (if required) and finalising conditions to include wider and affordable community use for Slough residents. No development shall take place until surface drainage works have been implemented (as set out on the amendment sheet).

93. P/01028/035 - Grasmere Parade, Slough, SL2 5HZ

Application	Decision
Replace existing mansard roof with new mansard roof to accommodate 9No. 2 bed duplex flats, and 2No.1	Application delegated to the Planning Manager for approval, subject to consideration of any further

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<p>bed flats. Conversion of existing 10No. duplex flats into 9No. 1 bed flats and 1No. studio flat. Infill existing inverted southeast corner with curved frontage to 1st floor, 2nd floor and re-cladding of existing elevations and re-formation of existing windows and door, and addition of balconies. Replace existing stairwells at to the rear at each end of the building with enclosed stairwells. Cycle store to the rear of the site.</p>	<p>substantive objections or requirements from the contaminated land officer, the crime prevention design advisor, the environment agency, completion of a section 106 agreement to include greater contributions for parking restrictions, and finalising conditions.</p>
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94. P/02465/014 - 228 High Street, Slough, SL1 1JS

Application	Decision
<p>Construction of a 4no. storey A1 retail at Ground Floor and 3no. floors of C3 residential to provide 14no. residential apartments.</p>	<p>Application delegated to the Planning Manager for approval subject to improved frontage materials, consideration of any substantive objections or requirements from, the Contaminated Land Officer, the Crime Prevention Design Advisor, completion of a Section 106 agreement, and finalising conditions.</p>

95. Tree Preservation Order (TPO) 3 of 2016 - 8 Averil Court, Slough, SLO OLQ

The Planning Manager advised that on 1st August 2016, a Tree Preservation Order (TPO) (No.03 of 2016), 8 Averil Court, Slough, was served on a number of residents in the locality of the site of the TPO, and other interested parties.

The Order was made following a site visit by a Tree Officer, on the grounds that the tree (an Oak tree) supplied amenity to the area at present and if the tree were to be removed its loss would be significantly detrimental to the amenity of the area.

The Planning Manager detailed objections received from 8 addresses in Averil Close as set out in the report. These were reviewed but it was recommended that the tree should be protected by a TPO.

In response to a Member question, the officer advised that a TPO did not prevent an application being made for the pollarding or removal of the tree but ensured that a formal process was in place to manage such applications.

In conclusion the Officer recommended that the Committee confirm the Order.

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Resolved- That Tree Preservation Order No 3 of 2016, 8 Averil Court, Slough, SL0 0LQ, be confirmed.

96. **Response to Windsor & Maidenhead Draft Borough Local Plan 2013-2032 (Regulation 18) Consultation**

The Strategic Lead, Planning Policy and Projects, introduced a report recommending that the Council make a number of representations to the Royal Borough of Windsor and Maidenhead (RBWM), Draft Local Plan Consultation.

The Committee was reminded that the RBWM had been preparing its Local Plan for some time in order to replace the current plan which was adopted in 1999. Slough BC had previously expressed some concerns about the way the plan was being produced as detailed at the Planning Committee held on 3rd August, the RBWM was informed that it was considered to have failed to comply with the Duty to Cooperate in the preparation of the plan. The RBWM subsequently asked a specialist planning Counsel to carry out a legal compliance review of the draft version of the plan and this identified a number of issues which included the carrying out of the 2015 consultation without a Sustainability Appraisal and what was described as inadequate record-keeping with regards to compliance with the Duty to Cooperate.

The Officer advised that in a report to its Cabinet on 29th September, 2016, RBWM Officers advised that the Council would be acting unlawfully if it submitted its Borough Local Plan, which would almost certainly be immediately rejected by the Planning Inspectorate. It was therefore agreed that there would be a further round of consultation on a new draft version of the Plan.

The Committee was advised that significant amendments had now been made to the Plan and a consultation would be held between 2nd December, 2016 and 13th January, 2017.

The Officer summarised the outstanding issues set out in the report including that a Maidenhead Golf Course, subsequently identified as a major development site, accommodating 2,000 houses did not provide sufficient housing to meet needs. He discussed additional sites identified and RBWM's failure to require development to provide affordable housing for rent. The Local Plan recognized that the Borough had very high house prices and a lack of supply of affordable housing. It was highlighted that the high cost of renting on the open market was prohibitive and meant that many lower paid and lower skilled people could not afford to live in the Borough. The Officer therefore recommended that the Council should strongly object to the lack of any requirement to provide affordable housing for rent in the Borough Local Plan.

The Committee noted the Transport Policies and it was considered that the RBWM should be requested to take a more strategic view about how it could deal with the problems of congestion within the Borough Local Plan.

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In conclusion, it was considered that the RBWM had made significant progress in reviewing its draft Local Plan by increasing the supply of housing and it was proposed that representations be made to the latest Consultation Document about the remaining outstanding issues.

Resolved-

- a) That the proposed representations on the Royal Borough of Windsor and Maidenhead (RBWM) Local Plan Regulation 18 consultation, as set out in the report and the amendment sheet, be submitted to the RBWM.
- b) That authority be delegated to Officers to submit further detailed comments on the draft Plan and evidence base in response to its Regulation 18 Consultation in December 2016.
- c) That the RBWM be invited to discuss the implications of the Draft Borough Local Plan as part of the Duty to Cooperate, with Slough Borough Council.

97. Response to South Bucks & Chiltern Green Belt Preferred Options Consultation

The Planning Policy Lead Officer outlined a report to seek the Committee's views on the response to the South Bucks and Chiltern consultation on Preferred Green Belt Options, and the failure to properly consider Slough Borough Council's previous representations about the need for the northern expansion of Slough.

The Committee was reminded that Chiltern and South Bucks Councils were in the process of preparing a joint Local Plan to cover the period up to 2036. In January, 2016 they had carried out an Issues and Options consultation which sought views on what the Councils considered to be the key issues for the Joint Plan as well as the identified options.

Slough BC had made a number of representations, the key one being that there should be an urban expansion of Slough in the form of a new 'Garden Suburb' which would help to meet the housing needs in the area. It had also been suggested this should be combined with selective growth around Taplow and Iver stations.

The Officer discussed the on going Chiltern and South Bucks consultations around the Green Belt Preferred Options Consultation Document, the Draft Green Belt Assessment Part Two and the Green Belt Development Options appraisal. He concluded that there were insufficient sites resulting in a possible shortfall of around 5,800 dwellings within the two districts. Aylesbury Vale had been requested to build an additional 5,800 dwellings in their Local Plan but this would not relieve housing pressures in the south of the County.

The Committee noted the concerns regarding the lack of a Local Plan Spatial Strategy which meant that it was difficult at present to comment on the results of Green Belt Preferred Options. It appeared that the amount of land to be

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released from the Green Belt was predetermined rather than objectively assessed. Slough BC had made representations that there should be an urban expansion of Slough in the form of a new 'Garden Suburb' which would help to meet the housing needs in the area. Unfortunately it appeared that the Chiltern and South Bucks Joint Committee approved the Green Belt Preferred Options without first considering any of the comments that had been made to the previous consultation exercise, which included Slough BC's representations about the northern expansion. It was therefore proposed that the Councils be asked to reconsider these proposals using a more appropriate selection criteria that would give proper weight to all aspects of Green Belt policy and other matters such as the extent and distribution of housing need.

It was highlighted that the failure to meet housing needs when they arose would create more pressure on the local housing market and make property even less affordable to local people.

Members asked a number of questions of detail and agreed that the recommendations be approved.

Resolved- That Chiltern and South Bucks Councils be informed that Slough Borough Council:

- a) Is concerned about Chiltern and South Bucks Councils overall decision making process and shortcomings in the methodology for selecting sites for development in the Green Belt;
- b) Is concerned that Chiltern and South Bucks Councils have not properly considered Slough Borough Council's previous representations to the Issues and Options consultation that there should be an urban expansion of Slough in the form of a new 'Garden Suburb', which will help to meet the housing needs in the area.
- c) Objects to the amount and distribution of housing in the Green Belt Preferred Options, which will fail to meet housing needs where they arise and increase pressures on the housing market in an area that is already one of the least affordable in the country.
- d) Requests that Chiltern and South Bucks Councils formally consider the proposal for the northern expansion of Slough combined with selective growth around Taplow, Langley and Iwer stations as Preferred Options.
- e) Requests that Chiltern and South Bucks Councils enter into a Memorandum of Understanding agreeing the steps that are

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needed to properly consider the proposed northern expansion of Slough.

It was also:

Resolved- That authority be delegate to Slough BC Officers to make further detailed comments on the Preferred Green Belt Options consultation, and continue to discuss the matter under the Duty to Cooperate.

98. Planning Enforcement

Resolved- That the detail of recent Planning Enforcement cases be noted.

99. Members Attendance Record

The Members Attendance Record was noted.

100. Date of Next Meeting

The date of the next meeting was confirmed as 18th January, 2017.

Chair

(Note: The Meeting opened at 6.30 pm and 8.53 pm)