

Amended minute for the Planning Committee meeting held on 2nd August 2017

Due to a technical error, the minute text for 42. Annual Monitoring Report 2016/17 incorrectly included duplicated text from minute number 41. A new minute therefore requires approval to record the discussion and decision on the AMR. The amended minute text below is being brought to the Planning Committee held on the 1st November for approval.

Proposed amended minute 42 for the meeting held on 2nd August 2017:

42. Annual Monitoring Report 2016/17

The Committee was presented with a report requesting approval for publication of the latest Annual Monitoring Report (AMR) 2016/17. The report would form the fundamental statistical base for Review of the Local Plan for Slough and would provide the ability to monitor the ongoing progress. The report outlined that there were 521 net housing completions, in 2017 and that 81% of these schemes were on previously developed land. Members expressed disappointment with the number of developed affordable homes and highlighted the Council needed to make further progress in the future.

The report findings had shown that 37 affordable homes had been developed and 67% of these completed housing completions were flats. The report also noted that all of the loss of office floor space was due to increased flatted conversions. There had been a significant decrease in retail development. At present there is a poor retail quality offer however the retail vacancy rate is low at 4%. As of April 2017, there were 1251 housing schemes under construction, with 339 units allowed under the prior approval process which were also under construction. The report advised that of the planning applications for the year, that 7% of total applications refused were allowed and 1% of total applications that were appealed had been allowed. Of the 16 appeals for 2016, 55% were allowed by inspectors.

Members discussed a range of issues including:

- The potential expansion of Slough's boundaries as housing growth continued.
- The use of brownfield sites and the amount of developable land remaining in Slough.
- The balance of housing types and the particularly the proportion and location of flats across the Borough.

The Committee discussed the policy options to shape future development through the Local Plan, the nature of financial contributions and the need to secure more affordable housing developments to meet Slough's housing needs. Members were concerned that more work needed to be done with retailers to ensure that Slough has a thriving town centre as there had been dipped retail index percentages and vacancy percentages; which had recently seen a major retail brand leave the high street. Members requested a breakdown of dwellings based on the number of bedrooms per completed scheme in 2016/17 at the next Committee meeting

Members also requested to know what completed housing schemes did not provide car parking spaces.

Members requested Officers to consider trying to prevent the loss of family housing to HMOs by introducing an Article 4 Direction. At the conclusion of the discussion, it was agreed that the AMR be approved for publication.

- Resolved-**
- (a) That an Annual Monitoring Report 2016/17, based upon the information set out in this report, was approved for publication on the Council website.
 - (b) That the Council will continue to produce and publish future monitoring reports.