

Planning Committee – Meeting held on Wednesday, 4th October, 2017.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Bains, Chaudhry, Plenty, Rasib, Smith and Swindlehurst (from 6.33pm)

Apologies for Absence:- None.

PART I

59. Declarations of Interest

Councillor Ajaib declared that Application P/01347/007- 288-290 High Street, Slough was within his ward and that he would approach the application with an open mind.

Councillor Chaudhry declared that Application P/01347/007- 288-290 High Street, Slough was within his ward and that he would approach the application with an open mind.

Councillor Rasib declared that Application P/17086/000- Former School Grounds, Belfast Avenue, Slough was within his ward and that he would approach the application with an open mind.

Councillor Smith declared that Application P/09881/007- Unit 3, Blackthorne Road, Slough was within his ward and that he would approach the application with an open mind.

60. Guidance on Predetermination/Predisposition - To Note

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

61. Minutes of the Last Meeting held on 6th September 2017

Resolved- That the minutes of the last meeting, held on the 2nd August 2017, be approved as a correct record.

62. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

63. Planning Application

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

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

64. P/17086/000- Former School Grounds, Belfast Avenue, Slough, SL1 3HH

Application	Decision
Construction of 12 new dwellings comprising 5 x 2 beds, 6 x 3 beds and 1 x 4 beds with associated car parking and landscaping.	Approved with conditions.

65. P/01347/007- 288-290, High Street, Slough, SL1 1NB

Application	Decision
Improvement to existing building; enlargement to existing B1a unit and construction of 4 additional storeys to existing building to provide with 12 flats (8 x 1 bed and 4 x 2 bed flats)	Approved subject to conditions.

66. P/09881/007- Unit 3, Blackthorne Road, Slough, SL3 0DA

Application	Decision
Construction of a new industrial unit for uses falling within B1c, B2, and storage and distribution (B8) with associate loading yard, car parking, and landscaping. The application also includes vehicular access, the widening of Blackthorne Road, widening of the corner junction by the application site, other associate highway works. (Amended Plans Rec'd 28/08/2017).	Delegated to the Planning Manager for approval subject to resolution of the highways and transport schedule, an acceptable surface water drainage design, finalising conditions, satisfactory completion of Section 106 Agreement and any other minor changes.

67. Atkins Report on the Northern Expansion of Slough

Mr Stimpson, Planning Policy Lead Officer, reminded the Committee that as part of the review of the Local Plan for Slough 2013-2036, the Council had produced an Issue and Options Document, which was the subject of public consultation in February 2017. The document recognised that if all of the spatial options proposed were implemented, it would not be possible to accommodate all of slough's housing and employment needs within the Borough in a sustainable manner.

A number of options were included which explored possible planning expansion sites, one of which involved the northern expansion of Slough into South Bucks, incorporating areas of Burnham to Richings Park. Members were informed that a large number of objections were received from local

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residents and organisations, many of whom were opposed to the principle of development on land designated as Green Belt.

In order to begin discussions whether this was a realistic option, the Council had commissioned Atkins to produce a high level spatial plan to illustrate how the proposed site could be developed.

Key features of the proposed development were highlighted and included:

- Creation of a Garden Suburb of up to 10,000 homes in the north east of Slough that would help meet the future housing needs for Slough
- Housing development would include a mix of tenures and housing types
- Well connected to jobs, services and leisure activities located in Slough's town centre and well connected to the surrounding countryside.
- Implementation of the necessary transport and educational infrastructure to support the community.

It was recognised that the majority of the proposed urban extension was in South Bucks District Council. The Committee were informed that South Bucks and Chiltern District Council were not supportive of the proposals and their comments had been included as a covering note to the report.

Members raised a number of points in the ensuing discussion relating to the site location and the practicalities of the proposed development. Mr Stimpson stated that although Slough could meet its housing needs for the next five years, these proposals were a long term solution. Responding to whether two smaller sites would have been a better alternative to the proposed Garden Suburb, the Committee were informed that the smaller sites within Slough were also likely to be developed and this proposal was aimed at meeting the long term housing needs of the Borough.

It was noted that discussions would now take place with interested parties, which would include a landowner workshop which was scheduled to take place in the near future.

Resolved – That details of the report be noted.

68. Planning Appeal Decisions

Resolved- That the details of the recent Planning Appeal Decisions be noted.

69. Vote of Thanks

The Committee wished to place on record their appreciation to Mr Vallance, Transport Planner, who was no longer working for the Authority and wished him well for the future.

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70. Members' Attendance Record

Resolved- That the Member's attendance record be noted.

71. Date of Next Meeting

The date of the next meeting was confirmed as Wednesday 1st November 2017.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.59 pm)