

Planning Committee – Meeting held on Wednesday, 21st February, 2018.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib (from 6.45pm), Bains, Carter, Chaudhry, Plenty, Rasib and Smith

Apologies for Absence:- None.

PART I

99. Declarations of Interest

Councillor Plenty declared that Application P/10204/009 – Hurricane Court, Slough was in his ward but that he would approach the application with an open mind.

Councillor Michael Holledge declared that Application S/00597/007 – Marish Primary School, Swabey Road, Slough was in his ward but he would approach the application with an open mind.

100. Guidance on Predetermination/Predisposition - To Note

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

101. Minutes of the Last Meeting held on 6th December 2017

Resolved – That the minutes of the meeting held on 6th December 2017 be approved as a correct record.

102. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

103. 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.

No oral representations from objectors, agents/applicants, ward members or Parish Council's on any of the applications were made at the meeting.

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 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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104. P/10204/009 - Hurricane Court, Parlaunt Road, Langley, Slough, Berkshire, SL3 8XP

Application	Decision
Demolition of the existing roof and erection of an additional storey together with a 3 storey infill extension to create 30 self-contained flats, (21no. 1 bed; 9no. 2 bed). Associated landscaping and parking. External alterations to the existing building.	Delegated to the Planning Manager for approval, subject to conditions.

(Councillor Ajaib joined the meeting at 6.45pm, during consideration of the application, and did not therefore take part in the discussion or voting on this item.)

105. S/00597/007 - Marish Primary School, Swabey Road, Slough, SL3 8NZ

Application	Decision
Construction of a single storey extension to the existing primary school to provide a new SEN Unit with associated facilities and landscape for the existing pupils.	Approved, subject to conditions including a strengthened condition 7 (Tree Replacement) to require planting during the growing season and aftercare; and an amendment to condition 11 (Travel Plan) to require further surveys to be undertaken after one year.

106. Update on Emerging Preferred Spatial Strategy for the Local Plan for Slough 2013-2036

The Planning Policy Lead Officer introduced a report that provided an update on the further development of the emerging Preferred Spatial Strategy for the Local Plan including the identification of strategic housing sites and the further work required to progress the plan.

The Committee noted that the Spatial Strategy was not yet ready to be approved as had been envisaged due to delays to the finalisation of the transport model, progress of key sites including Queensmere and former Thames Valley University site and the recently published consultation on the proposed third runway at Heathrow Airport. However, work had progressed in a number of areas and 24 strategic sites had been identified for housing development. The parameters for acceptable development of 4 strategic sites – Horlicks, Akzo Nobel/National Grid and Langley Business Centre were

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highlighted to ensure the market understood the Council's expectations for each site. A number of views were expressed during a wide ranging discussion including:

- The importance of providing family housing on strategic sites. Officers commented that policies permitting higher density development in the town centre helped to protect the suburbs. Each of the four major strategic sites identified included an element of family housing, however a Member suggested that a fixed target be set for the provision of family housing.
- The policies adopted would need to strike the right balance between employment and housing land to ensure the ambition to deliver 15,000 new jobs could be met alongside the 19,000 new housing units.
- The provision of education and health facilities and impacts on transport infrastructure must be properly considered as part of the strategy.

Members noted the progress on the Green Belt Assessment Study; the proposal for a Planning Strategy for the Centre of Slough to shape the comprehensive redevelopment of a number of related sites; an Employment Topic Paper to limit any further loss of employment land for housing (outside of identified strategic sites); and the development of a Sub-Regional Growth Study to progress the northern expansion of Slough. The response of neighbouring authorities as set out in the amendment sheet was noted and further updates would be brought to the committee in due course.

The key issues arising from the current consultation of the Heathrow Airport expansion were discussed and Councillor Smith expressed a number of concerns. It was agreed that Officers would meet separately with Councillor Smith to discuss these issues and take them into account in the Council's response to the consultation which was due to be considered by the Cabinet on 19th March 2018.

At the conclusion of the discussion, the Committee noted the progress update and agreed the proposed Strategic Housing Sites and the further areas of work to progress the Spatial Strategy.

Resolved –

- (a) That progress on the Review of the Local Plan for Slough be noted.
- (b) That the proposed Strategic Housing Sites set in Table 1 and in Appendix 1 to the report be agreed.
- (c) That the proposed work on the Green Belt Assessment, Planning Strategy for the Centre of Slough, Employment Topic Paper and the Joint Growth Study be agreed.

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(d) That the Interim Sustainability Appraisal be subject to selective consultation.

107. Members' Attendance Record

Resolved – That the Members' attendance record be noted.

108. Date of Next Meeting

The date of the next meeting was confirmed as Wednesday 21st March 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.16 pm)