

## **Planning Committee – Meeting held on Wednesday, 25th April, 2018.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib (from 6.42pm), Bains, Carter, Chaudhry, Plenty and Smith

**Also present under Rule 30:-** Councillor Coad

**Apologies for Absence:-** Councillor Rasib

### **PART I**

#### **119. Declarations of Interest**

Councillor Plenty declared that Item 5: P/03099/002 – 14 and 18, Willoughby Road was in his ward. He had been contacted by residents about the application but had not discussed it with them and had referred residents to other Ward Members. He confirmed that he would approach the application with an open.

Councillor Chaudhry declared that Items 6: P/00827/030 – 10 Albert Street and 7: P/09806/001 – 15 Upton Park were both in his ward, however, it was noted that both of these applications had been withdrawn from the agenda.

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

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

#### **121. Minutes of the Last Meeting held on 21st March 2018**

**Resolved** – That the minutes of the meeting held on 21<sup>st</sup> March 2018 be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **123. 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.

Oral representations were made to the Committee by Objectors, Applicants or Agents under the Public Participation Scheme, prior to the planning application being considered by the Committee as follows:-

Application: P/03099/002 – 14 & 18 Willoughby Road, Slough, SL3 8JH; the Applicant, an objector and Ward Councillor Coad addressed the Committee.

## Planning Committee - 25.04.18

**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.

### 124. P/03099/002 - 14 & 18, Willoughby Road, Slough, SL3 8JH

Application	Decision
Construction of a two storey rear extension at no. 18 Willoughby Road and construction of 4 x 2 bedroom dwellings to the rear of 14 & 18 Willoughby Road and additional 1 x 1 bedroom flat above proposed access. Proposal includes parking provision to the rear of the site.	Refused.

*(Councillor Ajaib arrived at 6.42pm during consideration of the item and did not therefore participate in the discussion or vote)*

### 125. P/00827/030 - 10, Albert Street, Slough, SL1 2BU

Application	Decision
Outline application for the redevelopment of the site to incorporate 15 self contained units, seeking approval on access, landscaping, layout and scale (with appearance reserved).	Withdrawn by the Applicant.

### 126. P/09806/001 - 15, Upton Park, Slough, SL1 2DA

Application	Decision
Demolition of the existing dwelling and the construction of a two and a half storey block containing 11 flats with associated parking (OUTLINE)	Withdrawn.

**127. Consultation on the Draft Revised National Planning Policy Framework (NPPF)**

The Planning Policy Lead Officer, Mr Stimpson, provided the Committee with a summary of the main changes proposed in the consultation on the updated Draft National Planning Policy Framework (NPPF) and the implications for the preparation of the Slough Local Plan. The Committee was asked to approve the proposed responses as set out in Section 5 of the report.

The key points raised and noted during the discussion are summarised as follows:

- The NPPF would continue to have a presumption in favour of sustainable development, however, the proposed changes were intended to clarify how this should be applied.
- There was a rebalancing to promote meeting housing need and the main change to plan making was to set out an expectation for objectively assessed needs to be accommodated unless there were strong reasons not to, including any unmet needs from neighbouring areas.
- There would be three tiers of plans – a Strategic Plan for 20 years, updated every five years; Local Plan; and Neighbourhood Plan of which there were none yet in Slough. The Preferred Spatial Strategy being developed for Slough would appear to meet the concept of the Strategic Plan.
- The importance of effective cooperation between local planning bodies and others was emphasised and this was welcome given the approach Slough with taking in addressing cross-boundary issues.
- There was a change to the test of soundness of a plan from ‘the’ most appropriate strategy to ‘an’ appropriate strategy. The draft Council response agreed with the proposed changes in this regard.
- The Government had set a target to deliver 300,000 new homes per year and this would mean Slough’s requirement would fall slightly from an average of 927 to 912 per year. The new methodology used was likely to increase the housing requirement more significantly in neighbouring areas.
- A new housing delivery test would be introduced requiring authorities to deliver 25% of its housing requirement in 2018, 45% in 2019 and 75% from 2020. Whilst it was expected that Slough would pass this test in the next two years, it was less certain that it would do so by 2020, and given the time it took for policy changes to effect building rates the Slough response proposed a longer phasing period.
- It was proposed to make it easier to convert land in existing use but the Council made clear in its response that it did not support making it easier to convert employment land to housing where it would undermine the local economy and supply of jobs.
- The NPPF would maintain strong protection of the Green Belt and clarification was provided on the use of “exceptional circumstances” to change Green Belt boundaries. The Council welcomed the clarification.

## **Planning Committee - 25.04.18**

Members asked a number of questions about the likely implications of the proposed changes for Slough including the impact on discussions with neighbouring authorities about the northern expansion. Mr Stimpson commented that the proposals strengthened the requirement to cooperate with other authorities and the approach that Slough was taking with its neighbours such as the agreed Statements of Common Ground with most neighbouring authorities and the proposed 'Joint Growth Study' with Windsor & Maidenhead and South Bucks was consistent with the approach envisaged in the draft NPPF. The operation of the new housing delivery test and the changes of the strategic planning process were also discussed.

At the conclusion of the discussion, the Committee noted the changes in the draft NPPF and agreed the proposed responses as set out in the report.

### **Resolved -**

- (a) That the changes proposed in the Draft National Planning Policy Framework, as set out in the report, be noted.
- (b) That the proposed responses to the consultation on the National Policy Framework be agreed.

## **128. Planning Appeal Decisions**

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

## **129. Members Attendance Record**

**Resolved –** That the Members' Attendance Record be noted.

## **130. Date of Next Meeting**

The date of the next meeting was confirmed as 30<sup>th</sup> May 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.45 pm)