

## **Planning Committee – Meeting held on Wednesday, 30th May, 2018.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Carter, Cheema, Minhas, Plenty and Smith

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

**Apologies for Absence:-** Councillors R Bains and Rasib

### **PART I**

#### **1. Declarations of Interest**

Councillor M Holledge declared that Item 10: P/17173/006 – 98 High Street, Langley, SL3 8JS was in his ward but he would approach the application with an open mind.

Councillor Carter declared that Items 5 and 6: P/04267/003 and P/04267/004 – Britwell Ex Servicemens Club, Wentworth Avenue, were in his ward but he would approach the applications with an open mind.

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

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

#### **3. Minutes of the Last Meeting held on 25th April 2018**

**Resolved –** That the minutes of the meeting held on 25<sup>th</sup> April 2018 be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **5. Planning Applications**

Details were tabled in an 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/04267/003 – Britwell Ex Servicemens Club, Wentworth Avenue, SL2 2DG; the Applicant addressed the Committee.

## Planning Committee - 30.05.18

Application: P/04267/004 – Britwell Ex Servicemens Club, Wentworth Avenue, SL2 2DG; the Applicant addressed the Committee.

Application: S/00734/000 – Garage Site to the rear of 28, Bowyer Drive, SL1 5EG; three objectors addressed the Committee.

Application: P/09806/001 – 15, Upton Park, SL1 2DA; two objectors addressed the Committee.

Application: P/17173/006 – 98, High Street, Langley, SL3 8JS; an objector, the Agent and ward Councillor Brooker addressed the Committee.

**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.

### 6. **S/00734/000 - Garage Site To The Rear Of, 28, Bowyer Drive, Slough, SL1 5EG**

Application	Decision
Removal of redundant residential garages and slabs, and construction of 1 pair 3 bedroom semi-detached houses and 1 no. 3 bedroom detached house to provide 3no new dwellings; and associated works.	Delegated to the Planning Manager for approval, subject to conditions; completion of legal agreement; and that side access and hedgerow to number 30 to be retained and that the two additional parking spaces be unallocated.

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

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

### 8. **P/17173/006 - 98, High Street, Langley, Slough, SL3 8JS**

Application	Decision
Construction of a proposed single storey side and rear extension.	Delegated to the Planning Manager for approval.

## Planning Committee - 30.05.18

*(The Committee voted on the recommendation to delegate to the Planning Manager for approval. There were five votes in favour, none against and two abstentions.)*

### 9. **P/04267/003 - Britwell Ex Servicemens Club, Wentworth Avenue, Slough, SL2 2DG**

Application	Decision
Demolition of existing building used as Club. Erection of a club house building, and the erection of 10 x 3 bedroom houses with associated parking and landscaping.	Delegated to the Planning Manager for approval, with instruction to identify an appropriate location for alternative parking without impacting on visual amenity and that the applicant secure the provision of such measures.

### 10. **P/04267/004 - Britwell Ex Servicemens Club, Wentworth Avenue, Slough, SL2 2DG**

Application	Decision
Demolition of existing club house. Proposed new clubhouse and 12 x 3 bed houses with parking and landscaping.	Delegated to the Planning Manager for approval, with instruction to identify an appropriate location for alternative parking without impacting on visual amenity and that the applicant secure the provision of such measures.

### 11. **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 bed flats. Conversion of existing 10No. duplex flats into 9No. 1 bed flats and 1No. studio studio flat. Infill existing inverted southeast corner to 1 <sup>st</sup> floor, 2 <sup>nd</sup> 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	Delegated to the Planning Manager for approval.

## Planning Committee - 30.05.18

enclosed stairwells. Cycle store to the rear of the site (Part Retrospective).	
--	--

### 12. Western Rail Link to Heathrow Environmental Information Consultation

The Special Projects Planner, Mr Albertini, introduced a report that informed the Committee of the consultation on the Network Rail Preliminary Environmental Information Report regarding the forthcoming Development Consent Order application for the proposed Western Rail Link to Heathrow (WRLtH). The consultation would close on 22<sup>nd</sup> June and it was requested that the Planning Manager be given delegated authority to respond on behalf of the Council.

Mr Albertini summarised the current position regarding WRLtH and the scope of the consultation, which was a statutory consultation on the environmental aspects of the project prior to the submission of the Development Consent Order expected next year. The key local environmental implications were noted to include the disruption and traffic issues during the construction phase and the permanent closure of Hollow Hill Lane at the railway bridge. The Committee was also informed that the Council had engaged consultants to support the work to assess the environmental impacts and was in negotiations with Network Rail on a planning performance agreement which it was hoped would recover these costs.

Members raised a number of specific issues including the protrusion of access shafts in Sites of Special Scientific Interest and protected woodland and the air quality implications for the Langley area. It was agreed that the impact of access shafts be highlighted as a concern in the consultation. In terms of air quality, it was noted that the Council had sufficient information on air quality to make a decision about whether an Air Quality Management Area would be declared in the Langley area and this would be determined as part of the Low Emissions Strategy.

At the conclusion of the discussion, the Committee agreed to give delegated authority to the Planning Manager to respond to the consultation.

**Resolved** – That the Planning Manager be given delegated authority to respond to the Network Rail consultation on the Preliminary Environmental Information Report for the Western Rail Link to Heathrow.

### 13. Planning Appeal Decisions

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

**Planning Committee - 30.05.18**

**14. Members Attendance Record**

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

**15. Date of Next Meeting**

The date of the next meeting was confirmed as 4<sup>th</sup> July 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.00 pm)