

Planning Committee – Meeting held on Wednesday, 3rd October, 2018.

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

PART I

53. Declarations of Interest

Agenda Item 7 – Central and Eastern Berkshire Joint Minerals & Waste Draft Plan Consultation: Councillors Cheema and Smith declared that they were Ward Councillors for Colnbrook with Poyle Ward.

54. Guidance on Predetermination/Predisposition - To Note

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

55. Minutes of the Last Meeting held on 5th September 2018

Resolved – That the minutes of the meeting held on 5th September 2018 be approved as a correct record.

56. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

57. 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.

Resolved – That the decisions be taken in respect of the planning application as set out in the minutes below, subject to the information, including conditions and informatives as set out in the report of the Planning Manager and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

58. P/00671/018 - 93, Stoke Poges Lane, Slough, SL1 3NJ

Application	Decision
Demolition of the existing restaurant and the construction of a 2no.four storey buildings connected by podium amenity space at first floor level to provide 43 no. residential apartments (11 x 1 bed; 30 x 2 bed; 2 x 3 bed).	Delegated to the Planning Manager.

Planning Committee - 03.10.18

Undercroft car parking, new access/egress and associated works	
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59. Annual Monitoring Report 2017/18

The Committee received details of the Annual Monitoring Report, highlighting the main achievements of 2017/18. The Annual Monitoring report was a crucial part of the 'feedback loop' in the policy making process. It reported on the progress of planning policies, key Development Plan documents and development trends in Slough. Members were reminded that although there was a statutory duty to produce a monitoring report, it was no longer required to be submitted to the Secretary of State.

The key points from the monitoring report were summarised as follows:

- 846 net additional dwellings were completed in Slough in 2017/18. However, the Housing trajectory up to 2036 showed that there was likely to be a shortage of major housing sites coming forward from 2030 onwards. It was brought to Members attention that this is why the emerging Preferred Spatial Strategy was promoting the northern expansion into South Bucks in order to enable the Council to meet local housing needs as close as possible to where they arise.
- 93% of housing completions in 2017/18 were on previously developed land (known as brownfield) and 7% on greenfield land. This was higher than in previous years when the average was 73%. A high figure is likely to continue in the near future as the supply of greenfield land runs out.
- There were 114 affordable housing completions in 2017/18, compared to 37 provided in 16/17.
- 75% of residential completions were flats. This was partly due to the high number of prior approvals for conversions from offices to flats that have come forward as well as planning permissions. The trend was likely to continue in the future, reflecting the effectiveness of the policy in the Core Strategy that seeks to direct new development to the town centre and other urban areas where flats are acceptable whilst ensuring that development in the suburban areas predominantly consists of family housing.
- Although a Retail Vacancy Survey showed that 11% of units in Slough High Street were vacant, 12% in the Queensmere and 8% in the Observatory Shopping Centres; the Farnham Road and Langley District Centres were thriving.
- There were 24 appeals against the refusal of planning applications in Slough in the 12 months from April 2017. 9 appeals (38%) were allowed by Inspectors compared to 20% or lower that had been allowed in past years. It was noted that nearly all of the appeals that were allowed related to design, character of the area or amenity which tended to be subjective judgements. Members were assured that none of the appeal decisions were considered to indicate that there was a need to review any policies.

Members noted the details of the Monitoring Report and approved that it be published to the Council's website.

Planning Committee - 03.10.18

Resolved -

- a) That the key results from the Annual Monitoring Report 2017/18, which are highlighted in this report, be noted.
- b) That a full version of the Annual Monitoring Report 2017/18 be published on the Council's website.

60. Central & Eastern Berkshire Joint Minerals & Waste Draft Plan Consultation

The Planning Policy Lead Officer informed the Committee that the four central and eastern Councils in Berkshire, namely Reading, Wokingham, Bracknell and Windsor and Maidenhead were jointly preparing a Minerals and Waste Local Plan. It was brought to Members' attention that Slough was not preparing a new Minerals Plan at this stage because there were very few remaining sites for gravel extraction left in the Borough and the future of the existing rail depot and processing plants at Colnbrook were dependent upon what happened with the third runway at Heathrow. Furthermore, a Waste Plan was not being prepared because of the uncertainty as to what would happen to the Grondon's Energy from waste plant at Colnbrook. This facility, which was of sub regional importance, was also at risk from the proposed third runway and it was therefore not possible to produce a Waste Strategy for the Borough until it the future of the third runway at Heathrow was known.

Details of the potential implications of the proposals contained with the Draft Plan Consultation were discussed and mainly related to cross border matters, such as the HGV haul routes and the need for support for Slough's proposals to relocate the Grondon's energy from waste plant and the Colnbrook rail depot, if the proposed third runway at Heathrow went ahead. The Committee agreed that the comments, as set out in the report, be submitted as the Council's formal response.

Resolved - That the proposed comments, as set out in the report, be endorsed and submitted as the Council's formal response to the Consultation Draft of the Central and Eastern Berkshire Minerals and Waste Plan.

61. Members Attendance Record

Resolved – That the Members Attendance record be noted.

62. Date of Next Meeting

The date of the next meeting was confirmed as 31st October 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.42 pm)