

Planning Committee – Meeting held on Wednesday, 31st October, 2018.

Present:- Councillors Dar (Chair), R Bains, Carter, Cheema, Minhas, Plenty and Rasib.

Also present under Rule 30:- Councillor Bedi.

Apologies for Absence:- Councillors M Holledge and Smith.

PART I

63. Declarations of Interest

Agenda Item 8: P/01276/003 279 High Street, Slough – Councillor Minhas declared that she knew the Applicant but would consider the matter with an open and clear mind.

Agenda Item 9: P/03596/070 – Verona 2, 50 Wellington Street, Slough. All Committee Members had received an email from the Applicant but would consider the matter with an open and clear mind.

Item 10: P/10697/011 Galleymead House, Old Bath Road, Colnbrook and Agenda Item 12 P/17466/000 UCH House, Bath Road, Slough - Councillor Cheema declared that the applications were situated within her ward.

64. Guidance on Predetermination/Predisposition - To Note

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

65. Minutes of the Last Meeting held on 3rd October 2018

Resolved – That the minutes of the meeting held on 3rd October 2018 be approved as a correct record.

66. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

67. 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:-

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Application: P/17517/000 – Land adjacent to Quantock Close, Slough; an objector, Applicant/Agent and the Ward Councillor addressed the Committee.

Application: P/03596/070 – Verona 2, 50 Wellington Street, Slough; the Applicant addressed the Committee.

Application P/04888/019 – Former Octagon, Brunel Way, Slough; the Agent 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 Planning Manager and the amendments sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

68. P/17517/000 - Land adj to Quantock Close, Slough, SL3 8UD

Application	Decision
Demolition and redevelopment of existing garage site to provide 8no. 2-bedroom (4 person) affordable residential units, with associated car parking, cycle parking, refuse store and landscaping.	Deferred for site visit.

69. P/00669/015 - Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ

Application	Decision
Change of use of building to a mixed use of Class C3 residential use to provide 6 no. 1 bedroom units and 4 no. 2 bedroom units, and three ground floor units for flexible commercial use (Use Classes A1, A2, B1(a)). Side infill extension at ground floor level, the creation of terraces to the front and rear at 2nd floor, the provision of balconies on the side elevation, and fenestration changes with associated landscaping.	Delegated to Planning Manager for approval.

70. P/00669/016 - Forward Building, 44-46, Windsor Road, Slough, SL1 2EJ

Application	Decision
The addition of a fourth floor, side	Delegated to Planning Manager for

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infill extension at ground floor level, façade improvements, new window openings, balconies and terraces to facilitate the change of use to Class C3 residential use to provide 9 no. 1 bedroom units and 5 no. 2 bedroom units, and the retention and use of three ground floor units for flexible commercial use (Use Classes A1, A2, B1(a)).	approval.
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71. P/01276/003 - 279, High Street, Slough, Berkshire, SL1 1BN

Application	Decision
Outline Planning Permission (with Matters of Scale) for the demolition of the existing buildings on 277-279 High Street and redevelopment consisting three buildings, one of a single storey link building for cycle store and reception area, one part four/five storey, one six storey and a single storey link building to provide up to 57no. residential flats with ground floor retail/commercial units, cycle storage facility and car parking. (Layout, Appearance and Landscaping to be dealt with by reserved matters).	Delegated to Planning Manager for approval.

72. P/03596/070 - Verona 2, 50, Wellington Street, Slough, SL1 1YL

Application	Decision
Redevelopment of existing car park to provide a new part 8 part 10 storey detached building comprising 39 dwellings (14no. 2-bed units and 25no. 1-bed units). Associated parking and landscaping.	Refused.

(Councillor Cheema was absent during discussion of the above agenda item and did not participate in the vote)

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73. **P/10697/011 - Galleymead House, Old Bath Road, Colnbrook, Slough, SL3 0NS**

Application	Decision
Construction of a welfare and maintenance building.	Refused.

74. **P/11071/008 - Herschel House, 58, Herschel Street, Slough, SL1 1PG**

Application	Decision
Five storey extension to the front and rear elevations of the existing detached office building to provide additional office space.	Approved.

75. **P/17466/000 - UCH House, Bath Road, Slough, Colnbrook, Slough, SL3 0NW**

Application	Decision
New aluminium frame loading canopy.	Approved.

76. **P/04888/019 - Former Octagon, Brunel Way, Slough, SL1 1QY**

Application	Decision
Mixed use regeneration scheme comprising: new area of public realm/pedestrian link, build to rent (BTR) residential accommodation (343 units), a hotel (170 beds) with ancillary leisure and business facilities, retail uses (use class A1-A3), and associated basement parking.	Delegated to Planning Manger for approval.

77. **Tree Preservation Order No 03 of 2018 in Respect of St. Pauls Church, Stoke Road, Slough, SL2 5AS**

This item was withdrawn.

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78. Tree Preservation Order No 02 of 2018 in respect of 116 Mercian Way, Slough, Berkshire, SL1 5LX

Details of the Tree Preservation Order were outlined and it was considered that the removal of the tree in respect of 116 Mercian Way would be noticeable and detrimental to the amenity of the area. Members agreed that the Tree Preservation Order 2 of 2018 be confirmed.

Resolved - That Tree Preservation Order No 2 of 2018 be confirmed.

79. Space Standards for New Homes

The Special Projects Planner outlined details of a report seeking approval for the Council to adopt minimum standards for space in new homes based upon the Government's nationally described space standards (2015) and to withdraw the room size element of the Council's 1992 'Guidelines for Flat Conversions'. The primary factor for introduction of the space standards for new homes was to ensure that there was a national standards for new builds as opposed to local varying standards. Members were informed that if adopted, the new standards would be introduced immediately and applicable for all new applications received from November 2018; with the exception where applicants had not been asked to comply with the new standards as part of pre-application advice issued prior to 1st January 2019.

The Committee considered details of the report and welcomed the proposals as set out in the report.

Resolved –

- (a) That the Government's current nationally described space standards (2015 with 2016 update) as supplementary planning guidance when considering new planning applications for new homes be adopted.
- (b) That the room size element of the Council's 1992 Guidelines for flat conversions be withdrawn.
- (c) To replace 76sqm with 79sqm as the definition of a family home in the Core Strategy 2006-2026.

80. Members Attendance Record

Resolved – That the Members Attendance Record be noted.

81. Date of Next Meeting

The date of the next meeting was confirmed as 5th December 2018.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.03 pm)