

Planning Committee – Meeting held on Wednesday, 5th December, 2018.

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

Also present under Rule 30:- Councillors Bedi and A Sandhu

Apologies for Absence:- Councillors Cheema and Minhas

PART I

82. Declarations of Interest

Agenda item 6: P/01077/024 – Montrose House – Councillor Rasib declared that the application was in his ward but he would approach it with an open mind.

Agenda item 7: P/01223/036 – Langley Grammar School – Councillor Holledge declared that the application was in his ward but he would approach it with an open mind.

Agenda item 9: P/04144/009 – Land North of Norward Drive – Councillor Dar declared that the application was in his ward but he would approach it with an open mind.

Agenda item 10: Tower & Ashbourne House – Councillor Dar declared that he had listened to and observed some of the comments about the proposals during the consultation process in the pre-application stage.

83. Guidance on Predetermination/Predisposition - To Note

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

84. Minutes of the Last Meeting held on 31st October 2018

Resolved – That the minutes of the meeting held on 31st October 2018 be approved as a correct record.

85. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

86. 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.

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

Application: P/01223/036 – Langley Grammar School, Reddington Drive, Slough; the Agent addressed the Committee.

Application P/04144/009 – Land North of Norway Drive, 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.

87. 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.	Delegated to the Planning Manager for approval, subject to an additional condition that demolition should not take place during the slow worm hibernation period.

88. P/01077/024 - Montrose House, 155-161, Farnham Road, Slough, SL1 4XP

Application	Decision
Extension of existing building to create a 3 rd floor, in conjunction with the conversion of existing offices, to form 21 residential units; new 4-storey extension to form stairs and lift enclosure on south elevation and a new 4-storey stair enclosure to the rear elevation; and, alterations of existing windows and construction of a bin store.	Delegated to the Planning Manager for approval, subject to a S106 and conditions, or for refusal if the S106 was not completed by 4 th June 2019.

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89. P/01223/036 - Langley Grammar School, Reddington Drive, Slough, Slough, SL3 7QS

Application	Decision
Demolition of existing school block, phased construction of a replacement two-storey block and three storey block, with amended parking and landscaping. Temporary construction of 1x2 storey admin block, 1x single storey dining/teaching block and site offices during construction.	Delegated to the Planning Manager for approval, subject to conditions.

90. P/04241/013 - 163, Bath Road, Slough, Slough, SL1 4AA

The item was deferred to a future committee due to the requirement to undertake further public consultation.

91. P/04144/009 - Land north of Norway Drive, Slough, SL2 5QP

Application	Decision
Development comprising 24 residential dwellings (10 x 2 bed, 14 x 3 bed), along with private amenity space, garages, cycle and refuse storage, new access driveway and road, associated landscaping and enhanced open space.	Delegated to the Planning Manager for approval, subject to a S106 and conditions, or for refusal if the S106 was not completed by 4 th June 2019.

92. Tower & Ashbourne House, Slough, SL1 2LB

The Committee received a pre-application presentation on the proposals for Tower & Ashbourne House, SL1 2LB. The protocol relating to pre-application presentations was tabled to remind Members of the purpose, scope and format of the discussion.

The pre-application presentation was given by representatives of the Applicant and Agent on a proposed mixed use residential led scheme. The presentation covered the details of the scheme which included the demolition of the two existing 11-storey towers and re-development of the site to provide 197 affordable homes with associated works on the 1.1 hectare site. A large central green was proposed to provide higher quality open space for the residents and public realm enhancements. 104 parking spaces would be provided which was the same as the current ratio.

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Chalvey Ward Member Councillor Atiq Sandhu addressed the Committee and raised some concerns about the apparent loss of some green space, the relatively low levels of parking and pressures on local services given the nearby proposed housing developments on the Montem Leisure Centre site and St Martin's Place.

Members were given the opportunity to ask a number of questions and made initial observations on the proposal. The following is a summary of key questions and issues raised:

- Parking – some concerns were expressed about whether the proposed number of spaces was sufficient. It was responded that the ratio was the same as for the existing development; the site was in a sustainable location close to the town centre; and there would be other initiatives such as a car club and generous bicycle storage.
- Transport infrastructure – Feedback from the recent public consultation on transport and parking was being considered before the application was submitted. Access would be designed to minimise disruption through Chalvey and drainage and road safety issues were being considered as part of the final design process.
- Height – the height of the towers was a concern to one Member, however, it was confirmed that the intention was for the three bedroom properties to be located on the ground floor.
- Public space – the loss of the total amount of public space was raised and it was noted that 5,000 m² of green space would be provided including a central green with a play area and space for residents only. The quality of public space would be significantly higher than existing provision.

Overall, several Members of the Committee welcomed the scheme in principle as a significant improvement on the current provision. The Committee highlighted the importance of ensuring that the comments of local residents be taken on board to address the issues raised. At the conclusion of the discussion, the presentation was noted.

Resolved – That the pre-application presentation be noted.

93. **Update on the Review of the Local Plan for Slough 2016 - 2036 - Including a new Spatial Strategy for Accommodating Growth at Heathrow**

The Committee considered a report that updated on the progress that had been made in reviewing the Local Plan for Slough and an “Emerging Spatial Strategy for Accommodating Growth at Heathrow” which set out the planning principles for the development of the Colnbrook with Poyle area if the third runway at Heathrow went ahead.

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Members were reminded that the Council had been advised not to submit the Local Plan until a decision had been made about Heathrow expansion to avoid the Local Plan hearing overlapping with and duplicating the one proposed for the third runway. Work was however continuing to develop the emerging Preferred Spatial Strategy for Slough. The Committee was updated on the current position regarding the proposed Northern Expansion of Slough and work planned for 2019 to produce a 'Centre of Slough Development Strategy' which would take account of a new transport strategy. There had been recent changes to the calculation of housing need in recent years and the Committee noted that the Local Plan Objective A should state that 912 dwellings per year should be built in Slough or as close as possible to where the need arose.

The developments with regards to accommodating the proposed third runway at Heathrow were considered and the Council had developed an Emerging Spatial Strategy for Accommodating Growth at Heathrow which set out the planning principles for how the Colnbrook with Poyle area could be developed. The principles included protecting Colnbrook and Poyle villages with a 'Green Envelope'; replacement of the energy from waste plant; preventing through traffic and promoting sustainable travel; enlarging the Poyle trading estate but with access from the M25; and putting in place measures to tackle air and noise pollution issues.

Members discussed various aspects of the report including the position regarding the proposed redevelopment of the Langley Business Centre and Western Rail Link to Heathrow. There was support for the proposals made to protect Colnbrook and Poyle, particularly to avoid additional HGV traffic, and the Council's proposal for a Park & Ride facility linked to the Mass Rapid Transit scheme was raised.

It was noted that some minor changes needed to be made to the Emerging Spatial Strategy as at Appendix A and the Committee therefore delegated authority to the Planning Policy Lead to finalise and publish the document.

Resolved – That delegated authority for the final report be given to the Planning Policy Lead in order to make minor changes before publication, including replacing references to Grundon with 'Lakeside' as Grundon was the commercial operator, and the site is part owned and operated by Viridor.

94. Revocation of Hazardous Substances Consents at the former gas works sites

The Committee was requested to retake the decision made at the meeting held on 5th September 2018 in respect of seeking agreement for a decision on revocation of hazardous substances consents at the gasholder, Uxbridge Road to be delegated to the Planning Manager.

Following the Planning Committee meeting a revocation order for Akzo Nobel Paints site had been confirmed by the Secretary of State. However, the

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former gas works at Uxbridge Road was owned by National Grid and an objection had been raised. One of the reasons for the objection related to how the information presented to the Committee in September had been interpreted, specifically the minute stating that National Grid had confirmed the property "...would not be used in the future". National Grid's position had been stated in the Committee Report and Amendments, however, legal advice was that the decision should be re-taken to avoid any question of there being a misunderstanding.

Members noted the stated position of National Grid as set out in the report and appendices, which included confirmation "...that the gas holder at Slough [was] not currently in operational use...[but National Grid were]...currently reviewing the potential for redevelopment of the site." The Committee then agreed to retake the decision.

Resolved – That a decision on making a revocation order for existing hazardous substances consents at the gasholder, Uxbridge Road (under red H/3) be delegated to the Planning Manager.

95. Members Attendance Record

Resolved – That the Members Attendance Record be noted.

96. Date of Next Meeting

The date of the next meeting was confirmed as 16th January 2019.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.09 pm)