

Planning Committee – Meeting held on Wednesday, 20th March, 2019.

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

Apologies for Absence:- Councillors Cheema and Rasib

PART I

120. Declarations of Interest

Agenda item 6: P/12244/009, Colnbrook Logistics Centre – Councillor Smith declared that the application was in his ward.

121. Guidance on Predetermination/Predisposition - To Note

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

122. Minutes of the Last Meeting held on 20th February 2019

Resolved – That the minutes of the meeting held on 20th February 2019 be approved as a correct record.

123. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

124. Planning Applications

No amendment sheet was tabled at the meeting.

Oral representations were made to the Committee under the Public Participation Scheme in respect of item 6: P/12244/009, Colnbrook Logistics Centre. The agent addressed the Committee.

Resolved – That the decisions 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 subject to any further amendments and conditions agreed by the Committee.

125. 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	Delegated to the Planning Manager for approval, subject to the satisfactory completion of a Section

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<p>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).</p>	<p>106 to secure the planning obligations set out in paragraph 20.0 of the original 31st October 2018 Planning Committee report and finalising conditions and any other minor changes; or to refuse the application if the satisfactory completion of a Section 106 was not completed by 4th July 2019, unless otherwise agreed by the Planning Manager in consultation with the Chair of the Planning Committee.</p>
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126. P/12244/009 - Colnbrook Logistics Centre, Colnbrook Bypass, Slough, SL1 0EB

Application	Decision
<p>Temporary logistics centre for the testing, screening, delivery, storage and assembly of materials and components related to the construction of Heathrow related development projects, incorporating administration buildings, rail sidings, gantry crane, cement building, and car and lorry parking. The provision of a temporary remote goods screening centre for goods entering Heathrow airport and secure screening of passengers prior to their entering of Heathrow Airport with associated storage. Means of access, drainage infrastructure, boundary treatments, landscaping and other ancillary works. (Change in Application Description - Revised Plans and Documents Received 15/01/2019)</p>	<p>Delegated to the Planning Manager for approval, subject to finalising conditions and any other minor changes.</p>

127. Former Octagon Site, Station Square, Slough, SL1 1QY

The Committee received a pre-application presentation on the proposals for the Former Octagon Site, Station Square, Slough, SL1 1QY. 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 the development of a prominent and high profile site

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into a flexible 85,000sqft net HQ office 7 storey building and a 170 private unit 21 storey residential tower. The development included the provision of a new green urban link through a communal piazza public space that would feature the office reception, co-working communities, café & restaurants and dedicated separate residential entrances. There would be 120 car parking spaces at basement level with 80 allocated for the office and 40 for the residential development. The site history was noted and Members were informed that the applicant did not intend to implement the previous application considered by the Committee on 31st October 2018 for which a decision was pending.

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:

- Balconies – the provision of balcony space for the office building was queried, including if they would be used as smoking areas. It was responded that amenity space of this type was important in modern office buildings and that they would be smoke free. It was also confirmed that all corner flats would have balconies.
- Co-working – the concept of co-working would provide more flexible office floorspace potentially for multiple tenants and start up businesses.
- Car parking – the indicative mix of units was for 50 2 bed flats and the provision of only 40 car parking spaces for the residential element may not be sufficient and it was suggested that some spaces from nearby car parks be allocated. Officers highlighted that in this town centre location, there could be no requirement to provide spaces for residential units. The representative of the applicant commented that the final mix of units was not confirmed.
- Access – Members highlighted the historic problems with buses off loading passengers on the footpath next to the site and questioned whether it could be widened as part of the development. This was an operational issue which could be looked at with bus operators.
- Retail/leisure – the ground floor units could be sub-divided to meet market demands. The indicative design included enhanced height of 5 metres at ground floor to maximise the attractiveness of the frontage.
- Materials – the designs for both blocks were indicative at present but assurance was provided that they would seek to fit with neighbouring buildings.

At the conclusion of the discussion, the presentation was noted.

Resolved – That the pre-application presentation be noted.

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128. Members' Attendance Record

Resolved – That the Members' Attendance Record be noted.

129. Date of Next Meeting

The date of the next meeting was confirmed as 24th April 2019.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 7.39 pm)