

Planning Committee – Meeting held on Wednesday, 24th April, 2019.

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

Apologies for Absence:- Councillor Rasib

PART I

130. Declarations of Interest

Agenda tem 5: P/10734/006, Freestone Yard, Park Street, Colnbrook – Councillor Smith declared that the application was in his ward and that he was a member of Colnbrook with Poyle Parish Council. The Parish Council had discussed the application but Councillor Smith had absented himself during such times and would consider the application with an open mind.

Agenda tem 5: P/10734/006, Freestone Yard, Park Street, Colnbrook – Councillor Cheema declared that the application was in her ward.

131. Guidance on Predetermination/Predisposition - To Note

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

132. Minutes of the Last Meeting held on 20th March 2019

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

133. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

134. 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 5: P/10734/006, Freestone Yard, Park Street, Colnbrook. 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.

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135. P/10734/006 - Freestone Yard, Park Street, Colnbrook, SL3 0HT

Application	Decision
Construction of 16 residential units comprising the conversion of two commercial buildings and the erection of a new building, together with ancillary car parking, landscaping, tree works and vehicular and pedestrian access from Park Street (as approved by OUTLINE application P/10734/004)	Delegated to the Planning Manager for approval, subject to the completion of a satisfactory S106 Agreement and conditions by 24 th October 2019 (unless otherwise agreed by the Planning Manager in consultation with the chair of the Planning Committee).

136. 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 the Planning Manager for approval subject to the satisfactory completion of a S106 Agreement by 31 st July 2019 (unless otherwise agreed by the Planning Manager in consultation with the chair of the Planning Committee), finalising conditions and any other minor changes.

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

Application	Decision
The addition of a fourth floor, side 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)).	Delegated to the Planning Manager for approval subject to the satisfactory completion of a S106 Agreement by 31 st July 2019 (unless otherwise agreed by the Planning Manager in consultation with the chair of the Planning Committee), finalising conditions and any other minor changes.

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138. Horlicks Factory, Stoke Poges Lane, Slough

The Committee received a pre-application presentation on the proposals for the Horlicks Factory, Stoke Poges Lane, Slough. 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, Berkeley Homes. The proposal was to submit a hybrid planning application for up to 1,300 residential units, café and retail facilities, a nursery, car and cycle parking and associated works. It was recognised that the factory was a landmark building with significant local interest and the detailed plans for the redevelopment, extension, access and landscaping were outlined. There had been a recent public consultation event and the applicant was considering the feedback.

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:

- Design – Members welcomed the proposals to retain and enhance the factory, chimney and clocktower being retained in design proposals.
- Parking – concerns were expressed by several Members that the proposed 400 car parking spaces would not be sufficient. A risk of overspill to adjoining residential areas would need to be considered. The ambition to promote modal shift was recognised. These issues would need to be adequately addressed in the transport plans when the application was submitted.
- Ecology – Members emphasised the importance of maximising the ecological offer. Significant consideration had already been given to how this could be achieved.
- Water features – the proposed water features were welcomed, however it was emphasised that the design, maintenance and management would need to discourage vandalism and anti-social behaviour.

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

Resolved – That the pre-application presentation be noted.

139. Update on the Review of the Local Plan for Slough 2016 - 2036 - Local Development Scheme and Housing Delivery Test

The Planning Policy Lead Officer introduced a report that updated Members about the results of the Housing Delivery Test which had been published by the Government and the need to public a new Local Development Scheme setting out the Local Plan timetable.

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Significant progress had been made in producing the new Local Plan for Slough which would set out how major issues would be addressed including the development of the centre of Slough, accommodating growth at Heathrow and meeting unmet housing need in a proposed northern expansion of Slough. The Council was required to produce a timetable for the Plan which had to be published in a Local Development Scheme (LDS). Members were informed that the Plan could not be submitted and examined until after a decision had been made on the Third Runway Development Consent Order. The delay would not mean that progress could not be made on bringing forward development but it would mean the policies would not be in place to stop some inappropriate development in the meantime.

The Committee was updated on the recently published results of the Housing Delivery Test. A Member highlighted an anomaly in Table 1 and this was noted. The figures showed that Slough had met 86% of the housing needs over the last three years. Councils that supplied less than 95% were deemed by the Ministry of Housing, Communities and Local Government to have failed the test and the Council would therefore be required to produce an Action Plan. It was expected this would be brought to the Committee in July 2019.

Members were also informed about the changes the Government had made to the way the Five Year Land Supply was calculated. At the time of the last report to Committee in August 2018 the evidence showed there was a 6.52 years supply of housing. Work was being undertaken to establish how many houses had been built in 2018/19 to inform the new calculation, but in the meantime Members were asked to note that Slough may no longer have a Five Year Land Supply which would need to be taken into account when determining planning applications.

The Committee noted the report and agreed that the draft Local Development Scheme be published on the Council's website.

Resolved –

- (a) That the result of the Housing Delivery Test be noted and that an Action Plan be prepared.
- (b) That the draft Local Development Scheme as at Appendix 1 to the report be approved for publication on the Council's website.

140. Planning Appeal Decisions

Details of recent planning appeal decisions were outlined for Members information.

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

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141. Members' Attendance Record

Resolved – That the Members' Attendance Record be noted.

142. Date of Next Meeting - 29th May 2019

The date of the next meeting was confirmed as 29th May 2019.

Chair

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