

## **Planning Committee – Meeting held on Wednesday, 2nd October, 2019.**

**Present:-** Councillors Dar (Chair), Davis, Gahir, Mann, Minhas, Plenty, Sabah and Smith

**Apologies for Absence:-** Councillor M Holledge

### **PART I**

#### **34. Declarations of Interest**

Agenda item 5 (Minute 38): P/02683/013 – Former BHS, 204-206 High Street  
All Committee Members declared that they had received an email from the applicant about the proposed development. All Members stated that they would stay and vote on the item.

Agenda item 5 (Minute 38): P/02683/013 – Councillor Mann declared that she had met the applicant as part of the consultation process. She stated that this did not prejudice her opinion and she would consider the application with an open mind. She would participate in the discussion and vote on the item.

#### **35. Guidance on Predetermination/Predisposition - To Note**

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

#### **36. Minutes of the Last Meeting held on 31st July 2019**

**Resolved** – That the minutes of the meeting held on 31<sup>st</sup> July 2019 be approved as a correct record.

#### **37. Human Rights Act Statement - To Note**

The Human Rights Act Statement was noted.

#### **38. Planning Application**

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:-

Application: P/02683/013 – Former BHS, 204-206 High Street; an objector and the Agent addressed the Committee.

Application: P/05806/007 – 23-25 Mill Street, Slough; the Agent addressed the Committee.

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**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 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.

### 39. P/02683/013 - Former BHS 204-206 High Street, Slough, Berkshire

Application	Decision
Demolition and Redevelopment of the existing site for a mixed use development comprising replacement flexible retail space (Class A1,A2,A3 uses) at ground floor level, flexible commercial floorspace at first floor fronting the High Street for either B1 (offices) or Class D1 (gym) uses and 78 residential dwellings within 3 buildings at podium level across the site with heights of 5, 11 and 4 storeys. Shared amenity space provided at first floor podium level, with cycle, waste and recycling storage facilities at ground floor level, and provision of two accessible car parking spaces (for the residential uses), loading and drop off facilities and servicing area within ground floor level with access from Herschel Street (Revised Description of Development and Revised Plans submitted 03/09/2019)	Delegated to the Planning Manager for approval.

### 40. P/05806/007 - 23-25, Mill Street, Slough, Berkshire, SL2 5AD

Application	Decision
Demolition of the existing building and redevelopment of the site to provide two connected residential blocks for 30 x 2 bedroom and 25 x 1 bedroom units, associated parking and cycle parking facilities; with a new public pedestrian and cycle route connecting Fleetwood Road and Mill Street.	Deferred to allow a traffic and parking survey on the local area to be conducted and further negotiations to be held with the Applicant regarding the feasibility of providing affordable social housing units within the scheme.

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### 41. Langley Business Park, Station Road, Slough

The Committee received a pre-application presentation on the proposals for Langley Business Park, Station Road, Slough. Members were reminded of the purpose, scope and format of the discussion, as outlined in the Code of Conduct for Councillors and Officers in relation to planning and licensing matters.

The pre-application presentation was given by representatives of the applicant, Columbia Threadneedle. The proposal was to redevelop the site for a large scale data centre with a mixed-use scheme fronting onto Station Road. It was submitted that the development would not put pressure on the existing infrastructure and public realm improvements would also extend to public footpath widening and improvements across the north part of the site. It was highlighted that there was a potential for heat generated by the data centre to be redistributed and could provide heating for up to 5,000 homes.

There had been a recent public consultation event and one arranged for the next couple of days. Members were given the opportunity to ask a number of questions and made initial observations on the proposal.

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

**Resolved –** That the pre-application presentation be noted.

### 42. ICI Paints, AkzoNobel, Wexham Road, Slough, SL2 5DS

Representatives of the Applicant, Panattoni, outlined details of the planning application for the site. The site was approximately 12.7 hectares of brownfield land which had previously been used for general industrial purposes. The proposal was divided into two defining elements:

*Northern part of the site* - construction of up to 71,535 sqm of floor for business purposes falling under B2 (General Industry), B8 (Storage or Distribution) Use classes and Data Centre (Sui Generis Use Class)

*Southern part of the site* – construction of up to 1,000 residential flats at an indicative mix of 279 x 1 bed flats; 272 x 2 bed; 274 x 3 bed; 44 x 4 bed.

A public consultation was carried out in September 2019 with only 25 attendees. A website regarding the development had also been established.

Members raised a number of issues in the ensuing question and answer session:

- Members stated that the affordable housing element of the scheme to be fully compliant with Council policy and the Applicant's representatives noted that whilst every effort would be made to comply with policy, the remediation costs of the site were likely to be significant.

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- It was noted that extensive works would be required to ensure that the site was safe for development and the Committee were informed that the Applicant had experience of working on similar sites.
- Referring to the poor response to the consultation, a Member suggested that, given the demographics of the area, other options should be explored for public engagement.
- It was confirmed that the existing single entry and exit points to the site would be improved.

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

**Resolved** – That the pre-application presentation be noted.

### **43. Members' Attendance Record**

**Resolved** – That the Members' Attendance Record be noted.

### **44. Date of Next Meeting - 6th November 2019**

The date of the next meeting was confirmed as 6<sup>th</sup> November 2019.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.00 pm)