

## **Planning Committee – Meeting held on Wednesday, 6th November, 2019.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Gahir, Mann, Minhas, Sabah and Smith

**Also present under Rule 30:-** Councillors Basra

**Apologies for Absence:-** Councillors Davis and Plenty

### **PART I**

#### **45. Declarations of Interest**

Agenda Item 5 (Minute 50) Horlicks Factory, Stoke Poges Lane, Slough. All Committee Members declared that they had received a brochure from the applicant about the proposed development. All Members stated that they would stay and vote on the item.

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

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

#### **47. Minutes of the Last Meeting held on 2nd October 2019**

**Resolved** – That the minutes of the meeting held on 2<sup>nd</sup> October 2019 be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **49. 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 the Applicant under the Public Participation Scheme, prior to the planning application being considered by the Committee as follows:-

Application P/00094/039 – Horlicks Factory, Stoke Poges Lane; the agent addressed the Committee.

**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

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tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

### 50. P/00094/039 - Horlicks Factory, Stoke Poges Lane, Slough, Berkshire, SL1 3NW

Application	Decision
<p>A hybrid planning application for part outline/part detailed planning permission for a residential-led mixed use development of up to 1,300 new homes comprising; Outline planning permission for the provision of up to 746 new homes (Use Class C3), commercial (Use Class A1-A3) and ancillary facilities within new buildings extending up to 77m AOD in height; car and cycle parking; public realm, landscaping and amenity space and all associated works (with all matters reserved); and Full planning permission for the part demolition of the existing Horlicks Factory, and demolition of factory outbuildings and structures, to facilitate the erection of five new buildings ranging from one storey to 10 storeys including change of use, two storey rooftop extension, ground floor extensions and alterations to the remaining parts of the Factory, to provide 554 new homes (Use Class C3), upto 239sqm commercial floorspace (Use Classes A1-A3) and a nursery (Use Class D1), and ancillary facilities; relocation of the war memorial; car and cycle parking; public realm, landscaping and amenity space; access from Ploughlees Lane, Stoke Poges Lane and Stokes Gardens; and all associated works.</p>	<p>Delegated to the Planning Manager for:</p> <p>A. Approval subject to:</p> <ul style="list-style-type: none"> <li>(i) the satisfactory completion of a Section 106 Agreement to secure affordable housing, financial contributions towards education improvements, sustainable transport and air quality improvements, biodiversity enhancements, recreation/open space enhancements, Travel Plans, employment and training initiatives, Control Parking Zone (CPZ) review and implementation of measures, CPZ restrictions, off-site highways works, cycle hire docking station provision and an Electrical Vehicle (EV) Car Club with review mechanism;</li> <li>(ii) resolution on the form of mitigation necessary (if any) following consideration of the Habitats Regulation Assessment (HRA); in respect of the objection raised by Natural England on the potential impact on Burnham Beeches Special Area of Conservation (SAC).</li> <li>(iii) finalising conditions and any other minor changes; or</li> </ul> <p>B. Refuse the application if the completion of the Section 106 Agreement was not finalised by 6th April 2020 unless a longer period was agreed by the Planning Manager, in consultation with the Chair of the Planning Committee.</p>

**51. Annual Monitoring Report 2018/19**

Details of the Annual Monitoring Report 2018/19 were outlined for Members consideration, which included the main achievements of 2018/19, the progress of planning policies and development trends in the Borough. The report highlighted that 534 net additional dwellings were completed in Slough in 2018/19, which was lower than the average net completions over the previous five years. It was noted however that there were 858 dwellings under construction and 1297 with planning permission.

It was brought to the Committee's attention that the Five Year Housing Supply situation had changed significantly since last year, at which time the Council had a 6.5 year supply. This had fallen to a 2.1 year supply as at April 2019 and the factors contributing to this reduction were summarised. Members noted an amendment to the published figure in the Housing Land Supply tabled on page 172 of the agenda in that the 5 year identified supply was 1,995, not 1,986 as stated in the report. Where local authorities could not demonstrate a five year supply of deliverable housing the development plan policies were considered to be out of date and the 'tilted balance' must be applied in determining planning applications for housing development. It was explained that this required local planning authorities to apply the presumption in favour of sustainable development.

A number of other key indicators and trends were noted including the housing mix. 83% of housing completions last year were flats, partly due to the high number of Prior Approvals for office conversions. The results of the Housing Delivery Test were that Slough had delivered 86% of required housing over the past three years, which was below the Government's target of 95% and therefore required an action plan to be produced. In relation to the town centre, a Member asked what measures were being taken to address the decline of the town centre and specifically the retail vacancy rate. It was responded that a 'meanwhile' strategy was in place ahead of the awaited major regeneration planned for the future. Councillor Smith raised a query about comparative levels of business rates with neighbouring towns and it was agreed that further information would be provided outside of the meeting.

At the conclusion of the discussion the recommendations were agreed.

**Resolved –**

- (a) That the key results from the Annual Monitoring Report 2018/19, which are highlighted in this report, be noted.
- (b) That a full version of the Annual Monitoring Report 2018/19 be published on the Council's website.

**52. Members' Attendance Record**

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

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### **53. Date of Next Meeting - 4th December 2019**

The date of the next meeting was confirmed as 4<sup>th</sup> December 2019.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.22 pm)