

## **Planning Committee – Meeting held on Wednesday, 4th December, 2019.**

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

**Apologies for Absence:-** None.

### **PART I**

#### **54. Declarations of Interest**

Agenda item 8 (Minute 62): Response to the Consultation on Windsor & Maidenhead, Spelthorne and Aylesbury Vale Local Plans – Councillor Mann declared a personal interest in that she was the Labour Party's Parliamentary Candidate for Spelthorne for the General Election to be held on 12<sup>th</sup> December 2019. She stated that she did not have a pecuniary or prejudicial interest in the matter and would participate and vote on the recommendations in the report.

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

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

#### **56. Minutes of the Last Meeting held on 6th November 2019**

**Resolved –** That the minutes of the meeting held on 6<sup>th</sup> November 2019 be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **58. 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.

Oral representations were made to the Committee under the Public Participation Scheme, prior to the application being considered by the Committee as follows:-

Application P/05806/007 – 23-25 Mill Street, 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

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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.

### **59. P/06033/018 - 15, Bath Road, Slough, SL1 3UF**

Application	Decision
Demolition of existing roof. Three storey extension above existing second floor and part 4 and part 6 storey rear extension to existing building to provide 24 residential flats (17 x 1 bed; 7 x 2 bed). Installation of vehicle access gates, fencing, change of access to 17 Bath Road, provision of car parking, cycle storage, refuse storage area. External alterations to existing building including revisions to fenestration, elevations and addition of terraces. Boundary treatment and landscaping.	Delegated to the Planning Manager for approval.

### **60. 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.	Delegated to the Planning Manager for approval.

### **61. 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. 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, Exton Estates/Aberdeen Standard Investments. The 0.41 hectare site was located in an area where it was envisaged significant further regeneration would take place and Members noted the reasons given by the

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applicant for the withdrawal of two recent planning applications for mixed use development, which included a hotel operator pulling out of the first scheme and viability issues relating to the second. The revised proposal was for a 7 storey office building to provide 12,401 square metres of office space, two ground floor cafes and 120 car parking spaces. The offices would be designed flexibility to accommodate either a single occupier or multiple occupiers.

During the course of a question and answer session, Members raised a number of points including how the development could achieve a net ecological gain; how the development would align with the planned redevelopment of adjoining sites; the public realm and access to the bus station; and the choice of external materials and glazing finishes.

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

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

### **62. Response to Consultations on Windsor & Maidenhead, Spelthorne and Aylesbury Vale Local Plans**

The Planning Policy Lead Officer introduced a report that sought approval for the proposed response to consultations on proposed modifications to the Royal Borough of Windsor & Maidenhead (RBWM) Local Plan and Vale of Aylesbury Local Plan. Approval was also sought for the Council's response to the Spelthorne Preferred Options Local Plan consultation. Members considered the information in the Supplementary Agenda and an additional recommendation (d) in relation to the Draft Bracknell Forest Local Plan Revised Growth Strategy.

The proposed representations on the Windsor & Maidenhead Local Plan were summarised. Slough Borough Council had previously objected to the lack of any requirement in Policy H03 to require any development to provide affordable housing to rent. The revised plan included a policy, as set out in paragraph 5.16 of the report, and it was recommended that this objection therefore be withdrawn. The objection relating to RBWMs failure to allocate the land at Austen Way as a housing site would still stand as it was considered that this would help meet Slough's unmet housing need.

The site east of Queen Mary Reservoir, Horton, which adjoined Brands Hill remained on the list of housing allocation sites. Councillor Smith, a Ward Member for Colnbrook with Poyle, raised concern about the impact of such development on the residents of Springfield Road, in particular that it could become a 'rat run' if it was made into a through road. It was proposed and agreed that the response include a statement that the Council's position was that Springfield Road's status as a no through road be retained.

Members considered the recommendations in relation to Aylesbury Vale's Local Plan modifications, Spelthorne Preferred Options Local Plan consultation and the Draft Bracknell Forest Local Plan Revised Strategy as

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detailed in paragraphs 5.22 to 5.32 of the report and in the Amendment Sheet. The Committee approved the recommendations.

### **Resolved –**

- (a) That the proposed representations on the Windsor and Maidenhead Borough Local Plan (2013 - 2033) Submission Version Incorporating Proposed Changes (October 2019) be approved and submitted to the Council.
- (b) That the proposed representations on the Aylesbury Vale Local Plan Main Modifications consultation (November 2019) be approved and submitted to the Council.
- (c) That no objections be made to the Spelthorne Preferred Options Local Plan Consultation: Sites and Policies document (November 2019).
- (d) That no objections be made to the Draft Bracknell Forest Local Plan Revised Growth Strategy.

## **63. Members' Attendance Record**

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

## **64. Date of Next Meeting - 15th January 2020**

The date of the next meeting was confirmed as 15<sup>th</sup> January 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.15 pm)