

Planning Committee – Meeting held on Wednesday, 19th February, 2020.

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

Also present under Rule 30:- Councillor Akram

Apologies for Absence:- Councillors M Holledge and Gahir

PART I

74. Declarations of Interest

Agenda item 5 (Minute 79): P/17350/003 – 28 Shaggy Calf Lane, Slough, SL2 5HH – all Members declared that they had received an email from the applicant's agent but would base their judgement on the report, representations and matters formally presented to the Committee.

Agenda item 6 (Minute 80): P/12934/013 – Theale, Slough, SL3 0NS – 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 been consulted on the application but Councillor Smith had not taken part in any discussions. He stated that he had an open made and would consider the merits of the application on the information presented.

75. Guidance on Predetermination/Predisposition - To Note

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

76. Minutes of the Last Meeting held on 15th January 2020

Resolved – That the minutes of the meeting held on 15th January 2020 be approved as a correct record.

77. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

78. 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 applications being considered by the Committee as follows:-

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Application P/17350/003 – 28 Shaggy Calf Lane, SL2 5HH: A petitioner, the agent and Elliman Ward Councillor Akram 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 report of the Planning Manager and the amendment sheet tabled at the meeting and subject to any further amendments and conditions agreed by the Committee.

79. P/17350/003 - 28 Shaggy Calf Lane, Slough, SL2 5HH

Application	Decision
Demolition of existing house and construction of 4no. new two bedroom houses.	Delegated to the Planning Manager for refusal.

80. P/12934/013 - Theale, Old Bath Road, Colnbrook, Slough, SL3 0NS

Application	Decision
Redevelopment of site to provide 27no. flats contained within one 5 storey and one 4 storey block together with access parking and landscaping. (Retrospective)	Deferred, for further information on Public Right of Way; consideration of Policy T11 – Railway Line Protection; and consideration of access to gas pipelines.

81. P/00378/026 - 235 Farnham Road, Slough, SL2 1DE

Application	Decision
Outline application with all matters reserved, for the erection of a 3 storey plus mansard side extension over basement to existing front building, which, when combined with the conversion of the existing upper floors to the front building, will provide 9 flats in the front building, plus retail extension on upper ground floor, and extended storage in extended basement. Demolition of the existing rear building, (consisting of existing rooftop carpark over existing kitchens and existing commercial buildings), and erection of 3 storey plus mansard, rear extension over semi-	Withdrawn by applicant.

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basement, to provide 23 flats. Ancillary works including reinstatement of pavement on Farnham Road.	
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82. Chiltern and South Bucks Local Plan Duty to Cooperate

The Committee agreed to consider an urgent report that sought Member's agreement that the Council no longer agreed that Chiltern and South Bucks Councils had complied with the Duty to Cooperate in the preparation of the Chiltern and South Bucks Local Plan 2036.

The Planning Policy Lead Officer introduced a report that set out the Council's position, as agreed by the Committee on 3rd July 2019 to object to the Chiltern and South Bucks Council's plan on several grounds, however, at that time it was not considered that they had failed in their Duty to Cooperate on Slough's proposal for a northern expansion, principally because they were participating in the joint Wider Area Growth Study which sought to resolve some of the outstanding issues.

The Committee was informed that there had since been a material change in circumstances including that Chiltern and South Bucks had made clear they had not and would not be taking the results of the Stage 1 of the Wider Area Growth Study into account in the consideration and examination of the current Local Plan, only the future Buckinghamshire wide unitary plan. This would mean that any meetings that had taken place to discuss the Wider Area Growth Study could not count towards meeting the Duty to Cooperate on their current plan. If these meetings were excluded than the last meeting between the two Councils was on 12th September 2017.

It was therefore clear that Chiltern and South Bucks had not met the legal duty on local planning to engage constructively, actively and on an ongoing basis to maximise the effectiveness of local plan and preparation in the context of this strategic cross boundary matter.

It was recommended that as a result of the clarification of the status of the Wider Area Growth Study, Slough Borough Council should make it clear that it no longer agreed that Chiltern and South Bucks Councils had met the Duty to Cooperate and appropriate representations should be made at the forthcoming Examination which opened on 17th March.

Members asked a number of questions including about the timescales and potential impact of local government reorganisation in Buckinghamshire. After due consideration, the Committee agreed the recommendations.

Resolved –

- (a) That, notwithstanding this Council's previous representations to the Chiltern and Chiltern and South Bucks Local Plan 2036, it was no

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longer considered that the Councils had met the Duty to Cooperate in the preparation of the Local Plan.

- (b) That representations be made to the Local Plan Examination explaining the Council's position with regards to the Duty to Cooperate.

83. Members Attendance Record

Resolved – That the Members' Attendance Record be noted.

84. Date of Next Meeting - 18th March 2020

The date of the next meeting was confirmed as 18th March 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.04 pm)