

## **Planning Committee – Meeting held on Wednesday, 24th June, 2020.**

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

**Apologies for Absence:-** None.

### **PART I**

#### **1. Declarations of Interest**

None received.

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

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

#### **3. Minutes of the Last Meeting held on 27th May 2020**

**Resolved –** That the minutes of the meeting held on 27<sup>th</sup> May 2020 be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **5. Planning Applications**

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated, had been sent to Committee Members who confirmed that they had received and read it.

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

Application P/04303/045 – Nova House, 1 Buckingham Gardens, Slough, SL1 1AY: 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 Amendment Sheet circulated to Members prior to the meeting and subject to any further amendments and conditions agreed by the Committee.

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### 6. P/04303/045 - Nova House, 1, Buckingham Gardens, Slough, SL1 1AY

Application	Decision
Partial replacement of the external wall construction.	<p data-bbox="858 342 1369 416">Delegated to the Planning Manager for approval, subject to:</p> <ul style="list-style-type: none"><li data-bbox="890 454 1347 633">i. Consultation with the Royal Berkshire Fire &amp; Rescue Service (RBFRS) for their comments prior to issue of decision;</li><li data-bbox="890 640 1374 891">ii. To approve subject to there being no new substantive planning issues that have not already been considered and/or that would be material to the determination of the application; and</li><li data-bbox="890 898 1398 1514">iii. The addition of two informatives that a) the applicant be reminded that the development must meet the standards of the RBFRS. Furthermore, to note that the new Fire Safety Bill included provisions that fire and rescue services would be given powers to take enforcement action for non-compliance, and b) Due to the concerns regarding people's safety, that the applicant be encouraged to commence development as soon as possible upon receiving approval.</li></ul>

### 7. Local Plan Preferred Spatial Strategy Timetable

The Committee considered a report that updated on the proposed timetable for preparing, approving and consulting on the Preferred Spatial Strategy for the Slough Local Plan.

The Planning Policy Lead Officer reminded Members that all local planning authorities needed to adopt an up to date Local Plan by the end of 2023 and Slough had been working on its plan since 2017. The plan had been unable to progress to the formal stages due to the uncertainty of the proposed third runway at Heathrow airport. However, it was now considered unlikely that the third runway would come forward in the short to medium term and as a result

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Slough would progress with the review of the Local Plan. This would provide an opportunity to promote and shape the future growth of the town and any subsequent reviews could consider airport expansion if required.

The first stage was to agree the Preferred Spatial Strategy which would identify the scale and pattern of development. An 'emerging' spatial strategy was agreed in 2018 and it was intended to put out a Preferred Spatial Strategy for public consultation by the end of the year. The Committee noted the related work taking place on the Centre of Slough Interim Planning Framework, the Wider Area Growth Study and the Protecting the Suburbs policy document to be considered later in the agenda. The proposed timetable was as follows:

- 29<sup>th</sup> July – report to Planning Committee.
- August – possible special Planning Committee or Member workshop.
- 9<sup>th</sup> September – report to Planning Committee.
- 10<sup>th</sup> September – report to Overview & Scrutiny Committee.
- 12<sup>th</sup> October – approval by Cabinet.
- 2<sup>nd</sup> November to 11<sup>th</sup> December – six week consultation exercise.

The timescale was tight and any delay may mean the public consultation would be pushed back into early 2021. Due to the present coronavirus restrictions it was envisaged that consultation would include a strong digital element. Members asked a number of questions including about the progress of the proposed northern expansion of Slough and an update was provided. At the conclusion of the discussion the timetable was agreed.

**Resolved** – That the proposed timetable for the Local Plan Spatial Strategy consultation be agreed as set out in paragraph 5.15 of the report.

### 8. Protecting the Suburbs Strategy Document

The Committee considered a report that sought approval for the Protecting the Suburbs Strategy document. The strategy supported the emerging preferred Spatial Strategy for the Local Plan for Slough and set out the direction of travel for future development management policies.

It was recognised that the suburban areas of Slough had an important role to play in making sure that there was a continuing supply of family houses to meet resident's needs. The Local Plan proposed that major growth should take place in locations such as the centre of Slough, which would mainly deliver new flats. The aim was therefore to protect the suburbs in a way that enhanced their distinct local character, the quality of the environment and sense of place.

The approach to protect the suburbs from loss of family housing was a continuation of existing planning policy as set out in Core Policy 4 in the Core Strategy. Since the adoption of the Core Strategy in 2008, Slough's need for new homes had significantly grown. The local housing needs assessment

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showed that there was the most need for 2 bed, 3 bed and 4 bed homes and that opportunities to build family housing elsewhere in the Borough was likely to be limited. The proposed strategy for the suburbs was to protect them from intensification and they would continue to provide the main stock of family housing in the borough.

The Committee considered and approved the recommendations to adopt and publish the strategy document.

### **Resolved –**

- (a) That the proposed Protecting the Suburbs Strategy document at Appendix A to the report be adopted and approved for publication.
- (b) That delegated powers be given to the Planning Policy Lead Officer to make minor changes to the document prior to publication.

## **9. Planning Appeal Decisions**

The Committee received and noted details of planning appeals for the period between mid-May and mid-June 2020 and backdated information for the period between June to December 2019 that had not previously been received.

**Resolved –** That details of planning appeal decisions be noted.

## **10. Members' Attendance Record**

The Committee received and noted the Members' Attendance Record for the 2020/21 municipal year.

**Resolved –** That the record of Members' Attendance for 2020/21 be noted.

## **11. Date of Next Meeting - 29th July 2020**

The date of the next meeting was confirmed as 29<sup>th</sup> July 2020.

Chair

(Note: The Meeting opened at 6.42 pm and closed at 7.43 pm)