

Planning Committee – Meeting held on Wednesday, 9th December, 2020.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Ajaib, Gahir, Mann, Plenty and Smith

Also present under Rule 30:- Councillor Swindlehurst

Apologies for Absence:- Councillors Davis and Minhas

PART I

81. Declarations of Interest

Item 5 (Minute 85 refers) – 17-31 Elmshott Lane: All members of the Committee declared that they had received emails, which had been forwarded to Officers. Members confirmed they would approach the application with an open mind.

82. Guidance on Predetermination/Predisposition - To Note

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

83. Minutes of the Last Meeting held on 1th November 2020

Resolved – That the minutes of the meeting held on 11th November 2020 be approved as a correct record, subject to noting that under Minute item 78: Planning Appeal Decisions, Councillor Gahir had queried the reasons for the higher proportion of appeals granted during that period.

84. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

85. Planning Applications

There were no amendments tabled to the information that had been published in the committee reports.

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/04670/014 – 17-31 Elmshott Lane, SL1 5QS: a written statement from a registered objector was read to the Committee in accordance with the Remote Meeting protocol. The applicant and Councillor Swindlehurst (ward member for Cippenham Green) addressed the Committee.

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Application P/06964/016 – Beacon House, 50 Stoke Road: the applicant addressed the committee.

86. P/04670/014 - 17-31, Elmshott Lane, Slough, Berkshire, SL1 5QS

Application	Decision
<p>Revised Outline planning application with all matters reserved for the demolition of existing retail/residential buildings. Construction of three storey plus mansard building, over basement, consisting of associated parking at basement level, retail/storage at ground floor level and the formation of 9 no. three-bedroom flats, 19 no. two-bedroom flats and 56 no. one-bedroom flats at first, second, and mansard floor levels. Associated landscaping and realigned access to Elmshott Lane.</p>	<p>Delegated to the Planning Manager for refusal for the reasons set out in the committee report. Members noted that the developer had not applied for pre-application advice, contrary to the suggestion in the previous appeal decision on this site.</p> <p>The Committee considered the request of the applicant that a decision be deferred to seek to agree “minor alterations”, however, Members agreed that substantial changes would be required to overcome the reasons for refusal which would require a new planning application.</p>

87. P/06964/016 - Beacon House, 50, Stoke Road, Slough, SL2 5AW

Application	Decision
<p>Demolition of existing building and redevelopment of the site to provide 116 residential dwellings with associated amenity space, access and parking.</p>	<p>Delegated to the Planning Manager for approval subject to:</p> <p>(a) The satisfactory completion of a Section 106 Agreement to secure financial contributions towards sustainable transport improvements including electrical vehicle infrastructure, financial contributions towards education, open space and the monitoring of Travel Plan, securing affordable housing and Section 278 highways/access works; or</p> <p>(b) Refuse the application if the completion of the Section 106 Agreement was not finalised by 26th February 2021 unless a longer period was agreed by the</p>

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	Planning Manager in consultation with the Chair of the Planning Committee.
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88. Planning Appeal Decisions

The Committee received and noted details of planning appeals determined since the previous report to the Committee.

Councillor Gahir queried the reasons why a high proportion of appeals reported at the previous committee meeting had been granted and asked if the Council needed to review any policies in light of those decisions. The Planning Manager responded that there were monthly variations in appeals and highlighted that the latest reports showed circa 70% of appeals being dismissed. The Local Plan review process would provide an opportunity to review policies.

Resolved – That details of planning appeals be noted.

89. Members Attendance Record

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

Resolved – That the Members' Attendance Record for 2020/21 be noted.

90. Date of Next Meeting - 13th January 2021

The date of the next meeting was confirmed as 13th January 2021.

Chair

(Note: The Meeting opened at 6.31 pm and closed at 8.18 pm)