

Planning Committee – Meeting held on Wednesday, 10th March, 2021.

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

Also present under Rule 30:- Councillor Strutton

Apologies for Absence:- Councillor Minhas

PART I

114. Declarations of Interest

No declarations were made.

115. Guidance on Predetermination/Predisposition - To Note

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

116. Minutes of the Last Meeting held on 10th February 2021

Resolved – That the minutes of the meeting held on 10th February 2021 be approved as a correct record.

117. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

118. Planning Applications

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated had been sent to Committee Members and published on the Council website. Members of the Committee 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/02272/030 – Buildings 1 and 3, Future Works: the agent addressed the committee.

Application P/02418/038 – 234-236 High Street: the agent addressed the committee.

Application P/00442/017 – 426-430 Bath Road: Ward Member Councillor Strutton (Haymill & Lynch Hill) and the agent addressed the committee.

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Resolved – That the decisions 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 circulated to Members prior to the meeting and subject to any further amendments and conditions agreed by the Committee.

119. P/02272/030 - Buildings 1 and 3, The Future Works, Wellington Street, Slough, SL1 1FQ

Application	Decision
<p>Construction of two office buildings, at 12 storeys in height and 11 storeys in height (plus basements) and a single storey pavilion building, to include flexible uses at ground floor (uses at ground floor and mezzanine level within 3 The Future Works) to comprise a mix of office, parking, shop, financial and professional services, gym, café/restaurant, pub or drinking establishment, health centre dentist/and or community floorspace, and associated landscaping, access, car parking and public realm works.</p>	<p>Delegated to the Planning Manager for approval, pending:</p> <ul style="list-style-type: none">(a) the satisfactory completion of a Section 106 Agreement to secure financial contributions towards sustainable transport improvements including electrical vehicle infrastructure in the town centre, car club spaces, the relocation of an existing EV charger, public realm and landscaping enhancements and provision of Travel Plan and Section 278 highways/access works;(b) finalising conditions, including modifying Condition 13 to cover recessed areas, and any other minor changes; or <p>Refuse the application if the completion of the Section 106 Agreement was not finalised by 10th September 2021 unless a longer period was agreed by the Planning Manager in consultation with the Chair of the Planning Committee.</p>

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120. P/02418/038 - 234-236, High Street, Slough, Berkshire, SL1 1JU

Application	Decision
<p>Conversion of existing first floor ancillary retail storage to residential flats (C3 Use Class) and upward extension over ground floor and first floor to create 14 flats (4 x studio flats; 8 x 1 bed flats; 2 x 2 bed). Rear extension for secure cycle store and bin store. Photovoltaic panels on flat roof.</p>	<p>Delegated to Planning Manager for approval subject to:-</p> <ul style="list-style-type: none">(a) Redesigning the bin store to comprise hit and miss fencing, with no roof or door to the opening;(b) Agreement of the pre-commencement conditions with the applicant/agent;(c) Finalising conditions;(d) Exploring the opportunity for the provision of balconies to the rear elevation and the appropriate public consultation to take place; or <p>Refuse the application if the above has not been satisfactorily completed by 31st July 2021 unless a longer period was agreed by the Planning Manager, in consultation with the Chair of the Planning Committee.</p>

121. P/00442/017 - 426-430, Bath Road, Slough, SL1 6BB

Application	Decision
<p>Reserved matters application for approval of full details regarding matters of Appearance, Landscaping and Layout pursuant to outline planning permission (and Approval of Scale and Access) for demolition of existing buildings and redevelopment to provide up to 75 dwellings, including access, parking, amenity space, landscaping, boundary treatments and associated infrastructure (Ref. P/00442/016) dated 25th September 2020.</p>	<p>Delegated to the Planning Manager for approval subject to conditions or minor changes.</p>

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122. Local Plan Spatial Strategy - Initial Report on Public Consultation

The Planning Policy Lead Officer introduced a report that provided an overview of the responses to the public consultation exercise on the Spatial Strategy.

The consultation had been held between 9th November 2020 to 11th January 2021 and the report set out the initial findings. A fuller report would be produced and published in due course. The consultation methods had been impacted by the Covid-19 pandemic which had limited exhibitions and public meetings. However, the Council had sought to reach as many people as possible through digital technology and social media, a leaflet sent to every household in Slough and adverts in the local press. The overall level of response was disappointing, partly due to the restricted means of consultation as well as the general difficulty in engaging the wider population in consultations of this type. A total of 310 responses were received, mostly through the online consultation hub, and it was considered that this was sufficient to get an overall impression of local people's views. It was noted that a significant number of responses (35%) had been submitted from people in South Bucks which was particularly relevant in questions relating to the proposed expansion of Slough.

The headline results from the consultation were summarised. There was general support for the overall strategy set out, with no substantive proposals submitted for an alternative strategy. This was important as it meant the Council could proceed with the next stages in the production of the Local Plan. The Committee noted that:

- 59% of respondents agreed that "...it was acceptable to plan for a shortfall of homes within the Borough boundary and promote the cross border expansion instead."
- When asked where more homes should be built, 52% said in the centre of Slough; 49% by using some employment land, 30% intensification of suburban areas and 11% by releasing some Green Belt land on the edge of the Borough.
- 87% of respondents agreed that "... the centre of Slough was the right place for major developments." 57% thought the centre of Slough "...should have a different mix of uses in the future", with demand expressed for more leisure and culture, retail and residential provision.
- There were limited opportunities for major development outside of the centre of Slough but some new proposals were made including the Marriott Hotel site on London Road.
- There was overwhelming support (89%) for the proposal of protecting family housing and the distinct character and environment of the suburbs. There was support more widely for the concept of enabling people to 'live locally' by providing local facilities.
- 72% agreed that the strategic gap should be protected, although it was noted that many respondents appeared to support this in order to prevent the expansion of Heathrow.

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The Committee noted that next steps and future work which included a fuller report, technical work and a consultation on the Green Belt. The second part of the Growth Study was being completed, although it was noted that Buckinghamshire Council had withdrawn its participation from the joint study. Members discussed the response rate and the potential Green Belt sites for release. At the conclusion of the discussion the recommendations were agreed.

Resolved –

- (a) That the initial results of the public consultation on the Spatial Strategy be noted;
- (b) That a full report on the Response to Public Consultation be produced and published.

123. Planning Appeal Decisions

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

Resolved – That details of planning appeals be noted.

124. 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.

125. Date of Next Meeting - 14th April 2021

The date of the next meeting was confirmed as 14th April 2021.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.37 pm)