

Planning Committee – Meeting held on Wednesday, 14th April, 2021.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair, left 8.44pm), Ajaib, R Davis, Gahir, Mann, Minhas, Plenty and Smith

Also present under Rule 30:- Councillors Akram, Brooker, Sabah, A Sandhu and Sharif

Apologies for Absence:- None.

PART I

126. Declarations of Interest

Item 7 (Minute 131 refers) – 9 Mina Avenue:

- Councillor Minhas declared that the application was in her ward and that she had called the application in to Committee. She therefore withdrew from the meeting during consideration and voting on the application.
- Councillor Ajaib declared that the application was in his ward and he had been involved in some discussions early in the application process. He therefore withdrew from the meeting during consideration and voting on the application.
- All Members declared that they had received emails about the application but would approach it with open minds.
- The Democratic Services Officer confirmed that in accordance with the Code of Conduct for planning matters, several Members of the Committee had forwarded emails to Officers that had been sent to them by the applicant.

127. Guidance on Predetermination/Predisposition - To Note

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

128. Minutes of the Last Meeting held on 10th March 2021

The Committee noted that there had been an error in report on the 'Local Plan Spatial Strategy – Initial Report on Public Consultation' (Minute 122). It had been stated 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." A correction was made in that the figure reported should have been 59% of respondents disagreed with that statement rather than agreed.

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

129. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

130. Planning Applications

The Amendment Sheet, which included details of alternations 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 Participations Scheme prior to the applications being considered by the Committee as follows:-

Application P/16337/007 - 9, Mina Avenue, Slough: an objector, the applicant and Councillors Brooker and Sharif addressed the Committee. With the permission of the applicant, some of their allocated time was provided to read out a written statement in support of the application from a resident.

Application P/04290/008 - Automotive House, Grays Place, Slough: the agent addressed the Committee.

Application P/08557/005 - 1 Stoke Road, Slough: the agent, Ward Member Councillor Akram (Elliman) and Councillors Sharif, Sabah and Atiq Sandhu addressed the Committee.

(Having both declared interests, Councillors Minhas and Ajaib left the meeting)

131. P/16337/007 - 9, Mina Avenue, Slough, SL3 7BY

Application	Decision
Construction of two semi-detached dwellings incorporating landscaping, parking provision and associated development.	Delegated to Planning Manager for approval, with the inclusion of an additional condition removing Permitted Development Rights in relation to HMO.

(Councillor Plenty joined the meeting at 6.47pm after the Planning Officer had presented his report. Councillor Plenty therefore did not participate in the debate or vote on this application)

(Councillors Minhas and Ajaib rejoined the meeting)

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132. P/04290/008 - Automotive House, Grays Place, Slough SL2 5AF

Application	Decision
Demolition of existing building and construction of 61 residential apartments, basement car and cycle parking, bin storage area, and ancillary development.	Delegate to Planning Manager for refusal following the expiry of the consultation period on amended plans and following consultation with the Chair of the Planning Committee on any amendment to the reasons for refusal that may arise from any representation(s) or additional consultation response(s) received.

(Councillor M Holledge left the meeting)

133. P/08557/005 - 1 Stoke Road, Slough

Application	Decision
Construction of a second floor on the existing building.	<p>Delegated to the Planning Manager for approve pending:</p> <ol style="list-style-type: none">1. The drafting of appropriate conditions; and2. Completion of a S106 agreement. <p>The Committee noted the Officer's recommendation to refuse the application on the grounds that it was contrary to Local Plan policies EN1 and EN2, but decided on the planning balance that the daylight report didn't clearly demonstrate the impacts on neighbouring properties at West Central were significant enough to warrant refusal and were outweighed by the benefits of the proposal.</p>

134. 183-187 Liverpool Road, Slough Trading Estate, Slough

The Committee received a pre-application presentation on the proposals for 183-187 Liverpool Road, Slough Trading Estate. Members noted 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.

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The Planning Officer gave an overview of the proposal which was to redevelop the prominent site on the Trading Estate to construct a new building comprising offices, light industrial, general industrial and storage and distribution uses.

The pre-application presentation was given by representatives of the applicant, Segro Plc. It was stated that the proposal would help provide much needed smaller, light industrial units on a site currently being used as a temporary car park. The key features included an industrial building design, aligned to Buckingham Avenue, sustainability and the incorporation of the existing sub-station. A positive and proactive approach had been taken throughout the pre-application process. It was agreed that a copy of the presentation slides be circulated to members of the committee.

During the course of a question and answer session, Members raised a number of points including:

- The principle of providing a modern building which met changing market demand for employment uses was welcomed.
- The overall design of the building had some attractive features and Members commented on the opportunity for an exemplar building on such as prominent site.
- Several Members highlighted the importance of sustainability and it was noted there were solar panels on the roof, a green wall around the car park and 10% EV charging points.
- Members asked whether car parking would be sufficient and whether there was sufficient space for turning for large vehicles in view of the likely tenants. It was noted that there were two car parking spaces per unit and the service yard had been designed to provide turning space for a HGV.

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

Resolved – That the pre-application presentation be noted.

135. 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.

136. Date of Next Meeting - 26th May 2021

The date of the next meeting was confirmed as 26th May 2021.

Chair
(Note: The Meeting opened at 6.30 pm and closed at 10.02 pm)