

Planning Committee – Meeting held on Wednesday, 13th October, 2021.

Present:- Councillors Ajaib (Chair), A Cheema (Vice-Chair), Dar, J Davis, R Davis, Gahir, Mann and Muvvala

Also present under Rule 30:- Councillors Ali, Hulme and Swindlehurst

Apologies for Absence:- Councillor S Parmar

PART I

56. Declarations of Interest

Item 5 (Minute 61 refers) – The Myrke, Datchet: Councillor Jemma Davis stated that as she had not been present at the committee meeting on 15th September 2021 at which the application and representations had been heard, and had not attended the subsequent site visit, she would not participate or vote on the application.

Item 6 (Minute 62 refers) - 79-83 Uxbridge Road, Slough: Councillor Dar declared that he had previously discussed the site with interested parties but not the application that had come forward. He stated he had an open mind and would participate and vote on the application.

Item 6 (Minute 62 refers) - 79-83 Uxbridge Road, Slough: Councillor Ajaib declared that he had previously attended one meeting regarding the site. He stated he had an open mind and would participate and vote on the application.

Item 8 (Minute 64 refers) – 361 Bath Road, Slough: Councillors Jemma Davis and Roger Davis declared the application was in their ward. They stated they had open minds and would participate and vote on the application.

57. Guidance on Predetermination/Predisposition - To Note

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

58. Minutes of the Last Meeting held on 15th September 2021

Resolved – That the minutes of the meeting held on 15th September 2021 be approved as a correct record.

59. Human Rights Act Statement - To Note

The Human Rights Act statement was noted.

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60. 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 confirmed they had received and read it prior to the consideration of planning applications.

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

P/02683/015 - 204-206, High Street, – The agent and Ward Members, Councillors Ali and Hulme, addressed the Committee.

P/00908/012 - 361, Bath Road, – Ward Member, Councillor Swindlehurst, addressed the Committee.

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.

61. P/16947/002 - 45, The Myrke, Datchet, Slough, SL3 9AB

Application	Decision
Construction of 2 no. semi-detached dwellings and 1 no. detached dwelling.	Approved, subject to conditions.

(Councillor J Davis did not participate in the vote on this agenda item)

62. P/01303/018 - 79-83, Uxbridge Road, Slough, SL1 1SG

Application	Decision
Redevelopment of former Car Wash to provide a new building up to 4 storeys in height with additional accommodation in roof all to be used as a learning and non-residential institution, for, or in connection with, public worship or religious instruction (F1.f Use Class) with associated car parking to be used in conjunction with Diamond Road Mosque.	Approved, subject to conditions

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63. P/02683/015 - 204-206, High Street, Slough, SL1 1JS

Application	Decision
<p>An application under Section 73 of the Town and Country Planning Act 1990 (as amended) to vary Condition 2 (Approved Drawing Numbers) , Condition 5 (Approved Uses) and Condition 6 (Hours of Operation) of planning permission P/02683/013 for the Demolition and Redevelopment of the existing site for a mixed use development (granted 4th March 2020) namely for various material amendments including addition of 2 'floors' to the top of Block B to create an 11th and 12th floor and an additional 8 x 1 bed flats; use of the first floor of Block A for 3 x 2 bed residential units; flexible Class E space throughout the ground floor commercial unit; amendment to the commercial High St side entrance to form a residential entrance; increasing the number or cycle parking spaces and waste provision; and removal of the flexible office/gym space at first floor of Block A.</p>	<p>Delegated to the Planning Manager for approval, subject to:</p> <ul style="list-style-type: none">(i) the satisfactory completion of a Section 106 Deed of Variation to secure additional financial contributions towards education improvements and open space/recreation improvements in the local area;(ii) A variation to the Section 106, subject to the satisfactory inclusion of a late stage viability review; and(iii) finalising conditions and any other minor changes; <p>Or, refuse the application if the completion of the Section 106 Agreement was not finalised by 31st March 2022 unless a longer period was agreed by the Planning Manager in consultation with the Chair of the Planning Committee.</p>

64. P/00908/012 - 361, Bath Road, Slough, SL1 5QA

Application	Decision
<p>Construction of a part two, part three and part six storey building comprising a self storage facility (Use Class B8) together with vehicular access, service yard, parking, associated works and landscaping.</p>	<p>Delegated to the Planning Manager for approval, subject to the satisfactory agreement of conditions, including to secure the lighting improvements to Brook Path under existing condition 20.</p>

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65. **Queensmere Shopping Centre (including Dukes House and Wellington House), 141, 143, 145 and 165 High Street, and associated land, Slough, SL1 1LN**

The Committee received a pre-application presentation on the proposals for the Queensmere Shopping Centre.

Members were reminded of 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. The Planning Officer gave an introduction to the site, planning history and the policy context in connection to the site including the Site Allocation Document (2010) – SSA14 and the Centre of Slough Interim Planning Framework 2019.

The pre-application presentation was given by representatives of the applicant. The proposal was for an Outline application for the demolition of buildings and the phased redevelopment of the site to provide a mixed-use scheme comprising residential; flexible commercial Town Centre Uses floor space (Use Class E and Use Class F), supporting sui-generis town centre uses; car and cycle parking; site wide landscaping and associated servicing and highways works.

The presentation included the vision for the key site and set out proposals for up to 1,600 new homes; 5,500 – 12,000 sq m of town centre floorspace; up to 3,750 sq m of floorspace for uses such as music or entertainment; up to 40,000 sq m of office floorspace; and 550 car parking spaces. The timetable was to seek planning consent in Summer 2022, the commencement of demolition in the first quarter of 2024, Phase 1 starting on site in quarter four of 2024 with the first homes and Town Square delivered in the fourth quarter of 2026.

Members of the Committee and Ward Councillors Ali and Hulme were given the opportunity to ask questions and make initial observations on the proposal which are summarised as follows:

- Regeneration – the Committee welcomed the fact that an application was close to being submitted and highlighted the importance of the site to reinvigorate the town centre.
- Building heights – the proposal was for buildings of between 6 to 18 storeys. Members queried the relationship to other buildings surrounding the site and the applicant explained the approach being taken as set out in the parameter plans.
- Jobs – the Committee commented on the importance of looking to secure commitments to create jobs and apprenticeship opportunities for local residents.
- Social and affordable housing – the current proposal was for 12.5% affordable housing in phase 1, with review mechanisms in place, which

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Members noted was below the policy requirement and hoped more could be achieved.

- Timeline – some Members were concerned about the impact the 14-year delivery timescale would have on the town centre. It was noted that the scheme was phased and ‘meanwhile’ plan would be included in the discussed with partners and included in the Section 106 agreement or via condition.
- Crime and community safety – Members highlighted the opportunity to improve the perceptions of safety in the town centre through the design and management of the site.
- Accessibility – whilst it was recognised this was an outline application subject to detailed design Members commented on the ambitions for Slough to be a disability friendly town and that accessibility should be designed into the site.
- Car parking – a question was raised about whether the level of car parking was sufficient. It was noted that the 800 spaces in the Observatory car park would remain available for town centre uses.

At the conclusion of the discussion the Committee thanked the applicant for the pre-application presentation.

Resolved – That the pre-application presentation be noted.

66. Members Attendance Record

Resolved – That the record of Members’ attendance for 2021/22 be noted.

67. Date of Next Meeting - 10th November 2021

The date of the next meeting was confirmed as 10th November 2021.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.02 pm)