

Planning Committee – Meeting held on Thursday, 29th September, 2022.

Present:- Councillors Carter (Chair), J. Davis (Vice-Chair. Present until 8.41pm), Akbar, Dar, Gahir, Mann, Mohammad, Muvvala and S. Parmar

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

PART I

22. Declarations of Interest

Item 5 (Minute 27 refers) – Queensmere Shopping Centre: Councillors Dar and Gahir declared that they had received an email from the agent in support of the application which it was noted would have been sent to all members of the Committee.

Item 5 (Minutes 27 refers) – Councillor Mann declared that she had had some engagement with the developer during the pre-application period as a Lead Member. She confirmed she had an open mind on the application before the Committee.

23. Guidance on Predetermination/Predisposition - To Note

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

24. Minutes of the Last Meeting held on 26th July 2022

Resolved – That the minutes of the meeting held on 26th July 2022 be approved as a correct record.

25. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

26. 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 as follows:

Application P/19689/000 – Queensmere Shopping Centre – the applicant addressed the Committee. Councillor Ali (Central ward) addressed the Committee.

Planning Committee - 29.09.22

Application P/19954/000 – Units at Poyle Trading Estate – the agent addressed the Committee.

Application P/19642/000 – Grace House – Councillor Ali (Central ward) 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.

27. P/19689/000 - Queensmere Shopping Centre, High Street, Slough, SL1 1LN

Application	Decision
<p>Outline application (with all matters reserved) for the demolition of buildings and the phased redevelopment of the Site to provide a mixed-use scheme comprising residential floorspace (C3 use and provision for C2 use); flexible town centre uses floor space (Use Class E and Use Class F), provision for office floorspace (Use Class E (g) (i)), supporting Sui Generis town centre uses (including a range of the following uses: pubs, wine bars, hot food takeaway), Sui Generis leisure uses (provision for a cinema or live music venue); provision for the creation of basements, car and cycle parking (including provision for a Multi-Storey Car Park); site wide landscaping, new public realm including provision of a new town square and public spaces and associated servicing, associated infrastructure, energy generation requirements and highways works [Revised Parameter Plans, Reports, Documents and Environmental Statement Amendments submitted 15th June 2022] (Revised Plans and Documents have been submitted).</p>	<p>Delegated to the Planning Manager and Chair of the Planning Committee for approval subject to:</p> <p>i) the satisfactory completion of a Section 106 Agreement to secure affordable housing with review mechanisms, financial contributions towards education improvements (including the potential construction of a nursery in Development Zone DZ6A), sustainable transport and air quality improvements, Burnham Beeches SAC mitigation (within SBC), Travel Plans, Employment and Training Initiatives, and non-financial contributions towards essential mitigation measures such as a Meanwhile Use Strategy, Town Centre Open Space Operations Management Plan, Local Employment, Skills and Training Plan, Town Centre Leisure Use Marketing Requirements, a Scheme for Public Art, off-site highways works, Car Park Management Plan, Commitment for a further</p>

	<p>Design Review to secure a Detailed Site Wide Design Code and provision of all necessary off-site s278 highways works to mitigate the impact of the development on the local highways network, and other confirmatory deeds as necessary;</p> <p>ii) The approval of the details of any/all appropriate and necessary planning obligations and/or s278 highways works.</p> <p>iii) The satisfactory completion of an Equalities Impact Assessment (EqIA) which considers the detailed impacts on protected groups under the Equality Act.</p> <p>iv) Receipt of any written responses received from The Gardens Trust (in connection with the potential impact on the Grade 1 Registered Park at Windsor Great Park as a result of the proposals) and being satisfied that any matters raised in the response can be satisfactorily addressed.</p> <p>v) finalising conditions [and any other minor changes]</p> <p>vi) Further to discussions already held with Natural England and as set out in this report, formal adoption by the Council (being the competent authority) of an appropriate assessment pursuant to the Habitats Regulations in order to conclude upon the likely impact of the development on the Burnham Beeches Special Area of Conservation (SAC) and the final form of any mitigation that is necessary to</p>
--	---

Planning Committee - 29.09.22

	<p>address that impact either: (i) by the Planning Manager acting in consultation with the Chair of the Planning Committee; or (ii) if considered necessary by the Planning Manager acting in consultation with the Chair of the Planning Committee, by being referred to a future meeting of the Planning Committee.</p> <p>Or, to refuse the application if the Section 106 Agreement is not completed by 31st July 2023 unless a longer period is agreed by the Planning Manager or Chair of the Planning Committee.</p>
--	--

(Councillor Davis left the meeting)

28. P/19954/000 - Units at Poyle Trading Estate, Colndale Road/Arkwright Road, Colnbrook, Slough, SL3 0HQ

Application	Decision
Demolition of existing buildings and structures and construction of new employment units within use classes E (light industrial), B2 and B8 with ancillary offices, areas for car parking, service yards, internal estate roads, landscaping as well as associated works (requiring the stopping up of an area of public highway).	Delegated to the Planning Manager for approval subject to the receipt of an acceptable Unilateral Undertaking (to cover the funding of the Travel Plan Monitoring required by the Highway Authority); in order to finalise conditions and agree pre-commencement conditions; and any other minor changes.

Planning Committee - 29.09.22

29. P/19642/000 - Grace House, Petersfield Avenue, Slough, SL2 5EA

Application	Decision
Demolition of the existing B8 commercial building and the construction of a five storey building, with semi-basement parking to provide 50 no. residential apartments.	<p>Delegated to the Planning Manager for approval subject to:</p> <ul style="list-style-type: none"><li data-bbox="858 495 1394 857">i) The satisfactory completion of a Section 106 Agreement to secure financial contributions towards education, recreation, off-site affordable housing and mitigation against impacts on Burnham Beeches, and a requirement for a two stage review of viability of the development;<li data-bbox="858 898 1378 1037">ii) No new issues being raised from consultation responses from Natural England and the Health and Safety Executive.<li data-bbox="858 1077 1362 1149">iii) Finalising conditions and any other minor changes. <p>Or, to refuse the application if the completion of the Section 106 Agreement was not finalised by 1 April 2023, unless a longer period was agreed by the Planning Manager in consultation with the Chair of the Planning Committee.</p>

30. Planning Appeal Decisions

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

Resolved – That details of planning appeals be noted.

31. Members Attendance Record

Resolved – That the record of members' attendance for 2022/23 be noted.

Planning Committee - 29.09.22

32. Date of Next Meeting - 25th October 2022

The date of the next meeting was confirmed as 25th October 2022.

Chair

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