

**Planning Committee – Meeting held on Wednesday, 11th November, 2020.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair, left 9.06pm), Ajaib, Gahir, Mann, Minhas, Plenty and Smith

**Also present under Rule 30:-** Councillors Ali, Mohammad, Rasib and Sabah

**Apologies for Absence:-** Councillor Davis

**PART I**

**62. Declarations of Interest**

Item 5 (Minute 67 refers) – 246 Farnham Road, Slough: All councillors declared that they had received correspondence from the applicant.

Item 9 (Minute 71 refers) – Crossdock, 60 Lakeside Industrial Estate, Colnbrook: Councillor Smith declared that the application was in his ward; that the applicant had contacted him prior to submitting the application and that he had referred them to the planning department; and that he was a member of Colnbrook Parish Council which had discussed the application, but Councillor Smith stated that he had not taken part in discussing the merits of the application. He stated that he retained an open mind and would participate and vote on the item.

Item 10 (Minute 72 refers) – Langley Police Station, High Street, Langley: Councillor Ajaib stated that he was a ward councillor for Langley St Mary's which was listed in the report as being the ward in which the site was located. He stated that the application site was actually in Langley Kedermister and therefore clarified for the record that it was not in his ward.

**63. Guidance on Predetermination/Predisposition - To Note**

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

**64. Minutes of the Last Meeting held on 14th October 2020**

**Resolved –** That the minutes of the meeting held on 14<sup>th</sup> October 2020 be approved as a correct record.

**65. Human Rights Act Statement - To Note**

The Human Rights Act Statement was noted.

## Planning Committee - 11.11.20

### 66. Planning Applications

The Amendment Sheet, which included details of alterations and amendments received since the agenda was circulated had been sent to Committee Members who 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 follow:-

Application P/01388/012 – 246 Farnham Road: a representative of the Applicant and Ward Members Councillor Mohammad, Councillor Rasib and Councillor Sabah addressed the Committee.

Application P/03283/018 – 232 Farnham Road: the Agent and Ward Members Councillor Mohammad, Councillor Rasib and Councillor Sabah addressed the Committee.

Application P/03283/019 – 230 Farnham Road: the Agent and Ward Member Councillor Mohammad addressed the Committee.

Application P/00226/044 – 253-257 Farnham Road: the Agent addressed the Committee.

Application P/08979/002 – Langley Police Station, High Street Langley: the Agent addressed the Committee.

Application P/10482/012 – Slough Hockey Club, Stambury, Upton Court Road: the Agent addressed the Committee.

Application P/19067/000 – Arbour Park, Stoke Road: the Agent had made comments on this application during the related application for Slough Hockey Club.

Application P/08145/007 – Salisbury House, 300-310 High Street: the Agent 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.

## Planning Committee - 11.11.20

### 67. P/01388/012 - 246 Farnham Road, Slough, SL1 4XE

Application	Decision
Variation of condition 2 (Restricted hours operation) of planning permission P/01388/009 dated 11/07/2011 (to enable extended hours of use to 0200 hours each day of the week).	Approved.

### 68. P/03283/018 - 232, Farnham Road, Slough, SL1 4XE

Application	Decision
Variation of condition 3 (Hours of opening) of planning permission P/03283/014 for 'Change of use from A2 (Office) to A3 (Restaurant) with ancillary A5 (Hot-food takeaway) ' dated 18/12/2018 to allow business hours of 08:00 to 02:00 each day of the week.	Delegated to the Planning Manager for refusal.

### 69. P/03283/019 - 230, Farnham Road, Slough, SL1 4XE

Application	Decision
Variation of condition 3 (Hours of opening) of planning permission P/03283/013 for 'Change of use from A2 (Office) to A3 (Restaurant) with ancillary A5 (Hot-food takeaway) ' dated 13/11/2018 to allow opening hours of Monday to Thursday 11:00 to 01:00, Friday to Sunday 11:00 to 02:00, seasonal variations Eid and Ramadan Only 11:00 to 03:00.	Delegated to the Planning Manager for Refusal.

## Planning Committee - 11.11.20

### 70. P/00226/044 - 253-257, Farnham Road, Slough, Berkshire, SL4 4LE

Application	Decision
Change of use at ground floor from nursery (D1 Use Class) to Commercial Use (Class E) and conversion to provide 3 x self contained ground floor residential flats (C3 Use Class) together with integral cycle parking and external alterations to the facades of the building and erection of two storey extension at roof level above the first floor (subject to conversion to 9 residential units under the Prior Approval Ref: F/00226/040) to provide an additional 12 self-contained residential flats (net increase in 15 x flats excluding the first floor). External railing enclosure, boundary treatment, parking, and landscaping (Revised Plans and Description of Development dated 13.10.2020).	Delegated to the Planning Manager for refusal.

*(Councillor Holledge left the meeting)*

### 71. P/10211/004 - Crossdock, 60, Lakeside Industrial Estate, Slough, Lakeside Road, Slough, Colnbrook, SL3 0EL

Application	Decision
Installation of a new mezzanine floor, a security hut, cycle store and security barrier.	Delegated to the Planning Manager for approval.

### 72. P/08979/002 - Langley Police Station, High Street, Langley, SL3 8MF

Application	Decision
Demolition of the existing garages, alterations to the existing entrance/egress from Trelawney Avenue and redevelopment of the site to include – conversion of the former police station (sui generis) to	Delegated to the Planning Manager for approval.

## Planning Committee - 11.11.20

residential accommodation (10 x studio units) construction of 2 x 3 bedroom and 1 x 2 bedroom units a 6 x 1 bedrooms HMO unit with associated car parking, cycle parking, refuse store and landscaping.	
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### 73. **P/10482/012 - Slough Hockey Club, Stambury, Slough Cricket Club, Upton Court Road, Slough, SL3 7LT**

Application	Decision
Change of use of a clubhouse, artificial hockey pitch and car park (Use Class F.2), between 7.30am and 5.00pm Monday to Friday only, to educational use (Use Class F.1) for a temporary period as required until 28th February 2021. Use Class F.2 to operate outside of these hours. (Revised Description of Development and Additional Documents submitted 25.09.2020).	Delegated to the Planning Manager for approval.

### 74. **P/19067/000 - Arbour Park, Stoke Road, Slough, SL2 5AY**

Application	Decision
Change of use of community facility, clubhouse, car park and football pitch (Use Class F.2), between 7.30am and 5.00pm Monday to Friday only, to educational use (Use Class F.1) for a temporary period as required until 28th February 2021. Use Class F.2 to operate outside of these hours (Revised Description of Development and Additional Documents submitted 25.09.2020).	Delegated to the Planning Manager for approval.

*(At 10.11pm, the Chair proposed, and Committee agreed, to continue the meeting after 10.30pm to complete all business, in accordance with Procedure Rules 8.1, 8.2 and 8.3 of the Council's Constitution. Minor adjustments to the time allowed for questions on the pre-application presentations were agreed).*

## Planning Committee - 11.11.20

### 75. P/08145/007 - Salisbury House, 300 - 310 High Street, Slough

Application	Decision
Creation of an additional 3 storeys on top of existing ground floor, to create 11 new units. Alterations to 3 existing units. Ground Floor change of use from Public house (class A4 use) to Retail (class A1 use) facing High Street and Offices (Class B1a use) facing Hatfield Road. New residential units will have associated cycle storage in the basement and bin storage on the ground floor.	Delegated to the Planning Manager for refusal.

### 76. Buckingham Gateway Site, 132-144 High Street, Slough

The Committee received a pre-application presentation on the proposals for Buckingham Gateway Site, 132-144 High Street, Slough. 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.

The pre-application presentation was given by a representative of the applicant, Vistastar Leisure PLC. The proposal was to redevelop the temporary car park and erect 4 buildings ranging from 4 to 19 storeys to provide approximately 300 residential flats, a health club, ground floor commercial/retail units and associated basement car park. The Committee noted the proposals for the overall concept for the site and a wide range of specific issues including car parking, affordable housing, materials and landscaping.

Councillor Ali, a ward member for Central, commented on the presentation.

Following the presentation, Members welcomed the fact that a proposal was coming forward for an important, empty site in the town centre and raised a number of points including:

- Design and materials – the overall appearance and materials as presented were generally welcomed.
- Scale and height – several Members commented on the appropriateness of a 19 storey development on this site and whether the size and density would be in keeping in this location.
- Car parking – it was proposed the residential element would be car free. Members expressed some concerns about the lack of provision

## **Planning Committee - 11.11.20**

for visitors, insufficient disabled spaces and the fact that car parking would be provided solely for gym users.

- Affordable housing – Members noted the proposal for 20% split between on and off site provision and reminded the applicant that this was significantly below the requirement set out in the Developers Guide for a scheme of this size.
- Landscaping – Members commented that they hoped to see adequate communal space in the central courtyard, with sufficient light for the trees and planting.

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

**Resolved –** That the pre-application presentation be noted.

### **77. HSS Tool Hire Shop, 375 Bath Road, Cippenham, SL1 5QA**

The Committee received a pre-application presentation on the proposals for the HSS Tool Hire Shop, 375 Bath Road, Cippenham, Slough. 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.

The pre-application presentation was given by the agent, GAA Design. The proposal was to demolish the existing Tool Hire shop and erect a building rising to 12 storeys for a residential led, mixed use development that would include 119 flats with amenity terraces, ground floor flexible use and car parking. The agent referred to the scheme potentially forming part of wider masterplan for the area.

Following the presentation, Members raised a number of points including:

- Design and materials – the principle of bringing forward residential led development on the site was supported and the general design and materials appeared positive.
- Masterplan – Members stated that they would need to consider the application on its own merits rather than in the context of the masterplan presented given the fact the applicant did not own or control the sites referred to in the presentation.
- Height – Members commented that no other buildings in the area were of the proposed height and any proposal should be in keeping with the location.
- Car parking – 74 spaces would be provided and Members would want to consider this carefully in any application to ensure it was sufficient for this location.

## **Planning Committee - 11.11.20**

- Affordable housing – the agent stated that 24 units would be provided and Members commented that they felt a higher number could be achieved.

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

**Resolved** – That the pre-application presentation be noted.

### **78. 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.

### **79. Members Attendance Record**

The Committee noted the Members' Attendance Record for the 2020/2021 municipal year.

**Resolved** - That the Members' Attendance Record for 2020/2021 be noted.

### **80. Date of Next Meeting - 9th December 2020**

The date of the next meeting was confirmed as 9<sup>th</sup> December 2020.

Chair

(Note: The Meeting opened at 6.43 pm and closed at 11.18 pm)