

Planning Committee – Meeting held on Wednesday, 29th July, 2020.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair), Gahir, Mann, Minhas, Plenty, Sabah and Smith (from 6.35pm)

Also present under Rule 30:- Councillors Ajaib and Bains

Apologies for Absence:- Councillor Davis

PART I

12. Declarations of Interest

Items 5 & 6 (Minutes 16 & 17 refer) – P/01272/011 and P/01272/012: The Willow Tree, 62 Station Road, Langley, SL3 8BT – Councillor Minhas declared that the applications were in her ward and she had received an email from residents. Councillor Minhas participated and voted on the applications.

Items 5 & 6 (Minutes 16 & 17 refer) – P/01272/011 and P/01272/012: The Willow Tree, 62 Station Road, Langley, SL3 8BT – Councillor Plenty declared that the applications were in his ward and he had received emails from residents. He had referred them to the Ward Member who was not a member of the committee. He stated that he had an open mind and would participate and vote on the applications.

Items 5 & 6 (Minutes 16 & 17 refer) – P/01272/011 and P/01272/012: The Willow Tree, 62 Station Road, Langley, SL3 8BT – Councillor Dar declared that he had received emails from residents about the applications.

(Councillor Smith joined the meeting)

13. Guidance on Predetermination/Predisposition - To Note

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

14. Minutes of the Last Meeting held on 24th June 2020

Resolved – That the minutes of the meeting held on 24th June 2020 be approved as a correct record.

15. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

16. 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.

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

Application P/01272/011 – The Willow Tree, 62 Station Road, Langley, SL3 8BT: an Objector and the Agent addressed the Committee.

Application P/01272/012 – The Willow Tree, 62 Station Road, Langley, SL3 8BT: an Objector and the Agent addressed the Committee. A written statement of another Objector was read to the Committee in accordance with the Council's Remote Meetings Protocol.

Resolved – That the decisions be 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.

17. **P/01272/011: The Willow Tree, 62, Station Road, Langley, Slough, SL3 8BT**

Application	Decision
Demolition of existing structures and redevelopment of the site for a part three, part four and part six storey building to accommodate 51 residential units, with associated parking and amenity provision.	Refused.

18. **P/01272/012: The Willow Tree, 62, Station Road, Langley, Slough, SL3 8BT**

Application	Decision
Demolition of existing structures and redevelopment of the site for a part single through to a part five storey building to accommodate 41 residential units, with associated parking and amenity provision.	Refused, for the following reasons: <ol style="list-style-type: none">1. The scale, layout and appearance would have a very strongly urbanising effect within an area which at present was largely suburban in character, and while there is no objection to the redevelopment of this site for residential purposes a building of the scale proposed bore no relationship to the scale and

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	<p>character of the site and its surroundings, and would represent an over-development of the site.</p> <p>2. The scale of the proposed building and its layout would have a severely detrimental impact on the privacy and amenities of the occupiers of neighbouring properties, which outweighed the benefits of the provision of the additional residential accommodation.</p>
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19. P/04241/014: 163 Bath Road

Application	Decision
<p>Change of use from serviced apartments (C1 use class) to self-contained flats (C3 use class). Removal of existing roof and construction of two-storey extension above existing second floor level to provide 3rd and 4th floors together with a four storey rear extension to create 90 flats (10 x studios, 41 x 1-bed and 39 x 2-bed). External alterations to provide new external finishes, fenestration, balconies and amenity space. Realignment of adjoining public right of way. [Revised Plans].</p>	<p>Deferred to the Committee meeting on 9th September 2020 to address Members concerns regarding the provision of affordable housing and other mitigation measures regarding viability appraisals associated with the site.</p>

20. Local Plan Spatial Strategy Overall Approach

The Planning Policy Lead Officer introduced a report that set out the overall approach that had been taken to develop the Preferred Spatial Strategy for the Local Plan for Slough.

The Spatial Strategy was the first part of the Local Plan and would not itself contain any policies. It would set out the pattern, scale and quality of development in Slough and it took forward the work carried out for the Issues and Options consultation in 2017. The most significant change since this time was that it was now assumed there wouldn't be any expansion of Heathrow Airport in the short to medium term.

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The report recommended approval of the following five key elements:

- Delivering major comprehensive redevelopment within the “Centre of Slough”;
- Selecting other key locations for appropriate sustainable development;
- Enhancing our distinct suburbs, vibrant neighbourhood centres and environmental assets;
- Protecting the “Strategic Gap” between Slough and Greater London;
- Promoting the cross border expansion of Slough to meet unmet housing needs.

A report would be brought to the next meeting of the Committee with more detail on what was proposed for each of these elements. At this stage Members were asked to approve the five key elements as the basis for preparing the Spatial Strategy. The Committee agreed the recommendations and would receive a further report at the next meeting.

Resolved –

- (a) That the five key elements as set out in paragraph 5.24 of the report be agreed as the basis for the preparation of the preferred Spatial Strategy for the Slough Local Plan.
- (b) That a report setting out the proposed detailed content of the preferred Spatial Strategy be brought back to this Committee for consideration.

21. 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 appeal decisions be noted.

22. Members' Attendance Record

The Committee received and noted the Members' Attendance Record for the 2020/21 municipal year.

Resolved – That the record of Members' Attendance for 2020/21 be noted.

23. Date of Next Meeting - 9th September 2020

An Extraordinary meeting of the Committee had been convened for 26th August 2020. The dates of the next scheduled meeting was confirmed as 9th September 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.50 pm)