

## **Extraordinary Planning Committee – Meeting held on Wednesday, 26th August, 2020.**

**Present:-** Councillors Dar (Chair), Davis, Gahir, Mann, Minhas, Plenty, Sabah (until 7.57pm) and Smith

**Also present under Rule 30:-** Councillors Akram, Hulme and Strutton

**Apologies for Absence:-** Councillor M Holledge

### **PART I**

#### **24. Declarations of Interest**

Item 6 (Minute 30 refers) – P/00072/096: AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB – All members of the Committee declared that they had received correspondence from the applicant.

Item 6 (Minute 30 refers) – P/00072/096: AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB – Councillor Dar declared that the application site was adjacent to his ward of Wexham Lea. Councillor Dar participated and voted on the application.

Item 6 (Minute 30 refers) – P/00072/096: AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB – Councillor Gahir declared that the application site was adjacent to his ward of Wexham Lea. Councillor Gahir participated and voted on the application.

#### **25. Guidance on Predetermination/Predisposition - To Note**

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

#### **26. Human Rights Act Statement - To Note**

The Human Rights Act Statement was noted.

#### **27. Local Plan Spatial Strategy Key Components**

The Planning Policy Lead Officer introduced a report that set out the content of three of the five “key components” of the Preferred Spatial Strategy, which was scheduled to be the subject of public consultation in November and December.

A comprehensive presentation was given on the progress made since the key principles were agreed by the Committee on 29<sup>th</sup> July 2020. The Spatial Strategy would be a key part of the Local Plan and would set out the pattern, scale and development. It had five key components:

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- 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.

The report focused on three - key locations for development; enhancing the suburbs; and protecting the strategic gap. The Committee discussed various aspects of the Spatial Strategy which are summarised as follows:

- Given the shortage of land available for new housing Members highlighted the importance of prioritising social and affordable housing in future developments. This would be an issue addressed in the Local Plan policies that would follow the Spatial Strategy.
- For the purposes of the Local Plan it was assumed that the proposals for the third runway at Heathrow would not come forward in the short or medium term. The approach would be to revert back to restraining development to protect the Green Belt and Strategic Gap between Slough and Greater London. The Poyle Trading Estate was a Selected Key Location and Members highlighted the importance of promoting a mix of industrial types including distribution, aviation, and automotive as well as warehousing.
- The ambition to accommodate 15,000 additional jobs was expected to be met largely through office developments in the centre of Slough. The potential to increase employment on the Slough Trading Estate was discussed and whilst it remained a crucially important site for jobs in the town, it had limited land for new development and some of the more recent employment types being generated, such as data centres, generally had a lower employment density than previous uses. Alternative locations for job growth in the town would therefore be increasingly important.
- There was a significant need for new housing and most sites that came forward would be brownfield sites with many in the centre of Slough. Members discussed the importance of providing a mix of housing types and tenures. The strategic priority of helping people stay in Slough by providing a range of attractive types of housing was supported.

Members discussed the timetable and next steps. It was noted that a further report would come to the next meeting of the Committee on 9<sup>th</sup> September followed by a report a Cabinet in October and public consultation in November and December. The consultation would include a leaflet drop as well as a significant amount of online consultation given the restrictions on public gatherings. The Government had announced proposals to reform the planning process in the future, however, it was considered important to

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continue to develop the Local Plan for Slough which needed to have all stages completed by the end of 2023.

At the conclusion of the discussion the Committee approved the content of the three components presented and agreed to receive further reports at future meetings of the Committee.

### **Resolved –**

- (a) That the content of the three “key components” set out in the report be agreed as the basis for the preferred Spatial Strategy for the Slough Local Plan.
- (b) That a report setting out the proposed content of the “Centre of Slough” and “cross border expansion of Slough” components of the preferred Spatial Strategy be brought to the Committee for consideration; and
- (c) That a report setting out principles for future policies to implement the Spatial Strategy be brought to the Committee for consideration.

## **28. Burnham Beeches SAC Strategic Access Management and Monitoring Strategy SPD**

The Committee received a report that set out Slough Borough Council’s proposed comments to Buckinghamshire Council in response to its consultation draft of the Burnham Beeches Strategic Access Management and Supplementary Planning Document (SPD) July 2020. The Committee noted the supplementary information provided in the Amendment Sheet.

A Habitat Regulations Assessment was undertaken for the Chiltern and South Bucks Local Plan which identified public access and disturbance impacts as a potential likely significant effect at Burnham Beeches Special Area of Conservation. The outcome was a requirement to set up a mitigation strategy to avoid adverse impacts on Burnham Beeches.

This strategy was set out in the SPD. It was intended to apply within Buckinghamshire only, and to apply to the adopted planning policies and any subsequent adopted Local Plan.

The evidence behind the strategy was primarily set out in a report produced by Footprint Ecology in August 2019. The Council has not been consulted on it or its principles. The evidence base and SPD included assumptions about Slough. Although the SPD cannot apply to Slough it is concerned that the findings would set an inappropriate precedent Slough. Officers advised that it was therefore important to respond to the consultation.

Members were informed that one of the implications of the was a proposed requirement for a financial contribution to be levied on net new properties that fell within the ‘Zone of Influence’, which extended to 5.6km of Burnham Beeches.

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The Council had sought legal advice from Clyde and Co and this was set out in Appendix A. This formed the basis of Slough's proposed objections to the SPD which were summarised as follows:

- Slough can request the SPD be amended to include that it cannot and does not set a precedent for either net new housing in Slough within the 5.6km buffer or Slough Local Plan as these are covered by Slough's own Habitat Regulations Assessment process;
- The assumptions, conclusions and the strategy did not prevent Slough from bespoke discussions with Natural England to provide mitigation for potential impacts on the SAC from net residential units within Slough, including to provide informal natural green space as close to those as possible; and
- Buckinghamshire Council be made aware of a Legal Opinion on the SPD on behalf of Slough, and possible factual inaccuracies in the supporting evidence base, and note that Slough had not been consulted on these.

Members discussed the evidence base used to define the 'zone of influence' and were concerned that it was not sufficiently robust to justify the proposals in the SPD. It was highlighted that some of the restrictions and parking charges introduced in recent years had discouraged many dog walkers travelling from Slough. At the conclusion of the discussion the recommendations were agreed.

### **Resolved –**

- (a) That the proposed response set out in the report and appendix A be noted.
- (b) That delegated powers be given to the Planning Policy Lead Officer to submit the Council's formal representations Buckinghamshire Council.

*(Councillor Sabah left the meeting)*

## **29. Planning Application**

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

Application P/00072/096 – AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB: an Objector, the Applicant and Councillors Hulme (ward member for the application site), Strutton and Akram addressed the Committee.

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**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.

**30. P/00072/096 - AkzoNobel Decorative Paints, Wexham Road, Slough, SL2 5DB**

Application	Decision
<p>Outline planning application (to include matter of principal points of access), to be implemented in phases, for mixed use development comprising:</p> <p>a) Demolition of existing buildings and structures and preparatory works (including remediation) and access from Wexham Road;</p> <p>b) up to 1,000 residential dwellings (Use Class C3); along with flexible commercial uses including all or some of the following use classes A1 (Shops), A2 (Financial and Professional Services), A3 (Food and Drink), D1 (Non-residential Institutions) and D2 (Assembly and Leisure); car parking; new public spaces, landscaping; vehicular and pedestrian access; and</p> <p>c) the provision of commercial floorspace including all or some of the following use classes B2 (General Industry), B8 (Storage or Distribution) and sui generis data centre (including ancillary office space and associated plant and infrastructure provision); car parking, landscaping and vehicular and pedestrian access.</p> <p>(Matters of Scale, Layout, Appearance, and Landscaping to be dealt with by reserved matters).</p>	<p>Delegated to the Planning Manager:</p> <p>(a) For approval subject to:-</p> <ol style="list-style-type: none"> <li>1) achieving acceptable mitigation for the impact on Burnham Beeches Special Area of Conservation which satisfies Planning Officers and Natural England, and to complete the associated Appropriate Assessment;</li> <li>2) finalising the Section 106 including any changes required</li> <li>3) finalising and agreeing conditions including any changes required</li> <li>4) any minor changes</li> <li>5) consideration of any further neighbour / third party comments and consultations comments.</li> </ol> <p>(b) Refuse the application if the completion of the Section 106 Agreement was not finalised by 28th February 2021 unless a longer period is agreed by the Planning Manager, or Chair of the Planning Committee.</p>

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### **31. 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.

### **32. Date of Next Meeting - 9th September 2020**

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

Chair

(Note: The Meeting opened at 6.30 pm and closed at 10.01 pm)