

Planning Committee – Meeting held on Wednesday, 10th February, 2021.

Present:- Councillors Dar (Chair), M Holledge (Vice-Chair, present between 6.39pm to 8.35pm), Ajaib, Davis, Gahir, Mann, Minhas, Plenty and Smith

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

PART I

101. Declarations of Interest

Item 5 (Minute 106 refers) – Stoke Wharf and Item 6 (Minute 107 refers) – Trelawney Avenue: Councillor Ajaib declared that he was Council's nominated representative on the Slough Urban Renewal board. He withdrew from the virtual meeting during consideration of both of these applications and took no part in either decision.

Item 5 (Minute 106 refers) – Stoke Wharf: Councillor Mann declared that she had received correspondence from the applicant. She also declared that was a member of the Cabinet which had taken decisions in relation to the Stoke Wharf scheme as Slough Borough Council was a partner in Slough Urban Renewal. Given her membership of the Planning Committee, Councillor Mann had declared this interest at the relevant Cabinet meeting and had not participated in decisions taken by Cabinet in relation to the site.

102. Guidance on Predetermination/Predisposition

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

103. Minutes of the Last Meeting held on 13th January 2021

Resolved – That the minutes of the meeting held on 13th January 2021 be approved as a correct record.

104. Human Rights Act Statement

The Human Rights Act Statement was noted.

105. 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 on Tuesday 9th February. Members of the Committee confirmed that they had received and read it.

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

Application P/07584/011 – Stoke Wharf: two objectors, the applicant and Ward Members Councillors Dhaliwal (Elliman), Akram (Elliman), Hulme (Central) and Ali (Central) addressed the Committee.

Application S/00745/000 – Trelawney Avenue: a representative of the applicant addressed the Committee.

Application P/02093/003 – 33 Bower Way: Ward Member Councillor Swindlehurst (Cippenham Green) addressed the Committee.

Application S/00695/004 – Haybrook College: 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.

(Having declared an interest in items 5 (Stoke Wharf) and 6 (Trelawney Avenue) Councillor Ajaib left the virtual meeting and took no part in the decisions).

106. P/07584/011 - Land at Stoke Wharf, Stoke Road & Land to west of 9 to 17 Kendal Close &, Former builders merchants to rear and north of 132-144 Stoke Road &, Bowyer Recreation Ground, Slough.

Application	Decision
Comprehensive redevelopment to provide 312 residential units, 329 sq.m. commercial floor space, canal side recreational facilities and public realm improvements, including enhanced recreational facilities within the retained open space at Bowyer Playing field.	Delegated to the Planning Manager, following consultation with the Chair of the Planning Committee, to approve, pending: 1. Referral to the Planning Casework Unit for the casework team to decide if the application would be called in either for decision by the Secretary of State, or the application remained to be decided by the Local Planning Authority.

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	<ol style="list-style-type: none"> 2. The receipt of formal amended plans for consultation. 3. Consultation by site notice with residents and Ward Members (Central and Elliman by email) on the amended plans referred to in the Amendment Sheet. 4. Completion of the Section 106 Agreement. 5. Agreement of pre-commencement conditions. 6. Any changes to conditions.
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(Councillor M Holledge joined the meeting at 6.39pm. Having missed the start of the Planning Officer's introduction Councillor Holledge did not vote on the application. He then left the virtual meeting at 8.35pm so did not vote on any further items).

(The live stream of proceedings was interrupted at 6.53pm. The meeting was adjourned for five minutes until the live stream was restored, in accordance with the Council's Remote Meetings Protocol.)

107. S/00745/000 - Land to the south of Trelawney Avenue and to the east of Meadow Road, Slough

Application	Decision
Construction of a mixed use development including a community hub, comprising council offices (use class E), library (use class F.1), community space (use class F.1) 4 residential units (use class C3) and 20 Sheltered Housing units (use class C2), parking and landscaping works.	<p>Delegated to the Planning Manager to approve pending:</p> <ol style="list-style-type: none"> (a) Outstanding drainage issues being addressed. (b) Completion of a Unilateral Undertaking to secure affordable housing and highways work.

(Councillor Minhas was not present at the start of the Planning Officer's introduction and therefore did not vote on the application).

(Councillor Ajaib rejoined the meeting).

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108. P/00331/004 - Austin Brothers, 413, London Road, Slough, SL3 8PS

Application	Decision
Construction of 14no. flats comprising 10no. 2-bedroom flats, 3no. 1-bedroom flats and 1no. studio flat with associated parking and amenity.	Delegated to the Planning Manager for approval subject to no substantive concerns being raised by the Local Lead Flood Authority; to finalise conditions; and agree pre-commencement conditions; and any other minor changes.

109. P/02093/003 - 33 Bower Way, Slough, SL1 5HW

Application	Decision
Demolition of existing buildings and redevelopment of the site to comprise a three storey block and two and a half storey block of flats in tandem arrangement comprising 12no. flats (4no. 1 bedroom flats, 6no. 2 bedroom flats and 2no. 3 bedroom flats) with 15no. parking spaces, associated cycle and bin storage and garden amenity.[Revised Plans received 18.12.2020]	<p>Delegated to the Planning Manager for approval subject to:</p> <ul style="list-style-type: none">(a) resolution of the internal space standards for the units in the rear block;(b) For the applicant to enter into a Legal Agreement to fund a parking survey to be carried out by the Local Authority in order to determine whether any changes were needed to the on-street parking controls within the area;(c) Ensure the character and appearance of the buildings respected the residential context;(d) finalising conditions and any other minor changes. <p>If the above matters were not resolved to the satisfaction of the Planning Manager, the application is to be reported back to the Planning Committee.</p>

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110. S/00695/004 - Haybrook College, 112, Burnham Lane, Slough, SL1 6LY

Application	Decision
Extension to Millside School, new standalone building to accommodate 7 new classrooms and 3 specialist rooms, and a new 3G sports pitch.	Delegated to the Planning Manager for approval, subject to: finalising conditions with the applicant; approval of ecology details; and any other minor changes.

111. 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.

112. Members' Attendance Record

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

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

113. Date of Next Meeting - 10th March 2021

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

Chair

(Note: The Meeting opened at 6.30 pm and closed at 10.16 pm)