

## **Planning Committee – Meeting held on Wednesday, 9th September, 2020.**

**Present:-** Councillors Dar (Chair), M Holledge (Vice-Chair), Davis, Gahir, Mann, Minhas, Plenty, Sabah and Smith

**Also present under Rule 30:-** Councillors Bains, Basra, Brooker and R Sandhu

### **PART I**

#### **33. Declarations of Interest**

Item 6 (Minute 39 refers) – P/12604/003 14 Lynwood Avenue, Slough: All Committee Members present confirmed that that had received an email about the application. Members stated they all retained open minds and would participate and vote on the application.

Item 7 (Minute 40 refer) – P00437/093 Langley Business Centre, Station Road, Langley: Councillors Minhas and Plenty both declared that the application was in their ward but had open minds and would participate and vote on the item.

Item 7 (Minute 40 refer) – P00437/093 Langley Business Centre, Station Road, Langley: Councillor Mann declared that as the Lead Member for Planning & Regulation she had had some pre-application engagement with the applicant, but none since the application had been submitted. She stated she had an open mind and would participate and vote on the item.

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

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

#### **35. Minutes of the Meetings held on 29th July 2020 and the Extraordinary Meeting held on 26th August 2020**

**Resolved –** That the minutes of the meeting held on 29<sup>th</sup> July 2020 and the Extraordinary meeting held on 26<sup>th</sup> August be approved as a correct record.

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

The Human Rights Act Statement was noted.

#### **37. Planning Applications**

The Amendment Sheet, which included details of alternations and amendments received since the agenda was circulated had been sent to Committee Members who confirmed that they have 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/04241/014 – 163 Bath Road, SL1 4AA: the Applicant addressed the committee.

Application P/12604/003 – 14 Lynwood Avenue, SL3 7BH: an Objector, the Applicant, Ward Members Councillors Bains, Basra and R Sandhu and Councillor Brooker addressed the Committee.

Application P/00437/093 – Langley Business Centre, Station Road, SL3 8DS: a written statement from an Objector was read out in accordance with the Council's Remote Meetings Protocol and the Agent addressed the Committee.

**Resolved –** That the decisions be taken in respect of the planning application 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.

### 38. P/04241/014 - 163, Bath Road, Slough, SL1 4AA

Application	Decision
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].	Delegated to Planning Manager for approval subject to:- <ol style="list-style-type: none"><li>1. the satisfactory completion of a Section 106 Agreement to secure the planning obligations set out in paragraph 19.1 of the report;</li><li>2. satisfactory parking provision / layout;</li><li>3. agreement of the pre-commencement conditions with the applicant/agent;</li><li>4. Finalising conditions; and any other minor changes.</li></ol> <p>Or, refuse the application if the completion of the Section 106 Agreement was not finalised by 30th October 2020 unless a longer period was agreed by the Planning Manager, or Chair of the Planning Committee.</p>

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**39. P/12604/003 - 14 Lynwood Avenue, Slough, SL3 7BH**

Application	Decision
Construction of 2no 4 bedroom detached dwellings with associated parking and access and alterations to existing dwelling.	Refused for the reasons detailed in the report and the Amendment Sheet.

**40. P/00437/093 - Langley Business Centre, Station Road, Slough, SL3 8DS**

Application	Decision
<p>Outline planning permission with the details of access, appearance, landscaping, layout and scale reserved for later determination. Demolition and redevelopment to comprise on plot (B) a data centre of up to 93,000 sqm gross, including ancillary offices and sub station; and plot (A) up to 9,650 sqm GEA to comprise one or more land uses comprising: up to 60 dwellings (Use Class C3); additional development in Use Classes: A1, A2, A3 (retail), A4 (public house), A5 (take away) and an energy centre. Development in plot (A) or plot (B) or both may also include: car parking; provision of new plant; creation of servicing areas and provision of associated services, including waste, refuse, cycle storage, and lighting; and for the laying out of the buildings; routes and open spaces within the development; and all associated works and operations including but not limited to: demolition; earthworks; provision of attenuation infrastructure, engineering operations. Development in plot (A) and plot (B) shall be in accordance with the approved Development Parameters Schedule and Plans (as amended).</p>	<p>In the event that the application is determined by the Local Planning Authority, that it be delegated to the Planning Manager for Approval subject to:</p> <ol style="list-style-type: none"> <li>1. Satisfactory resolution of outstanding matters related to surface water drainage.</li> <li>2. The satisfactory completion of a Section 106 Agreement to secure On-site: <ul style="list-style-type: none"> <li>- Affordable housing,</li> <li>- Car Club parking and charging space,</li> <li>- public access for improved footpath adjacent to northern boundary,</li> <li>- the Energy Centre site,</li> <li>- any additional provision required towards Energy Centre / other sustainability initiatives in the Langley area, in the event that the data centre is unable to meet the required sustainability criteria,</li> <li>- land to be provided for road widening proposed along the Station Road frontage,</li> </ul> </li> </ol>

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	<ul style="list-style-type: none"><li>- long term maintenance / management plan for ecological improvements and any residual public realm not included in road widening proposals,</li><li>- CCTV to be provided in and/or adjacent to the public parts of the site including the proposed northern footpath enhancements, and replacement planting for protected trees to be removed as part of the development.</li></ul> <p>Off site:</p> <p>Financial contributions for</p> <ul style="list-style-type: none"><li>- urban design consultancy support for review of and input into the Design Code for the development,</li><li>- any balance replacement tree planting that cannot be provided on-site,</li><li>- public realm improvements,</li><li>- public open space and education provision</li><li>- any sustainable transport improvements including electrical vehicle infrastructure required to mitigate air quality impacts at reserved matters stage,</li><li>- provision and monitoring of Travel Plan, and</li><li>- other Section 278 highways and access works.</li></ul> <p>3. Finalising conditions and any other minor changes.</p>
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	Or, Refuse the application if the completion of the Section 106 Agreement was not finalised by 31 December 2020 unless a longer period was agreed by the Planning Manager in consultation with the Chair of the Planning Committee.
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### 41. Former Montem Leisure Centre, Montem Lane

A pre-application presentation had been withdrawn from the agenda by the applicant.

### 42. Draft Centre of Slough Regeneration Framework

The Planning Policy Lead Officer introduced a report that informed Members about the draft Centre of Slough Regeneration Framework and masterplan that set out the Council's corporate vision and spatial aspirations for development in the town centre over the next 15 years.

The Framework included 10 objectives which included the development of new Central Business District, revitalising the shopping and leisure offer, delivering a range of new homes and improving connections between the centre and Slough's neighbourhoods. The aim was set out a clear vision that could guide development and promote regeneration. The key aspects of the masterplan were summarised during the course of the presentation. It was noted that the draft Regeneration Framework would be considered for approval by the Cabinet on 14<sup>th</sup> September.

Members commented on the importance of maximising the potential of the station by ensuring it was accessible by public transport and other modes. It was responded that maintaining access to the station was recognised although greater priority for pedestrian access was envisaged in the future.

At the conclusion of the discussion the recommendations were approved.

#### **Resolved –**

- (a) That the content of the draft Centre of Slough Regeneration Framework be noted.
- (b) That the Framework be adopted as an evidence document for the Slough Local Plan.

### 43. Local Plan Spatial Strategy - Remaining Key Components

The Planning Policy Lead Officer introduced a report that set out the content of the remaining two 'key components' of the Preferred Spatial Strategy which would be subject of public consultation in November 2020. The report covered the proposals for the 'Centre of Slough' and 'Cross border expansion

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of Slough'. The other three 'key components' had been considered by the Committee at the Extraordinary meeting held on 26<sup>th</sup> August 2020.

It was noted that based on the current standard methodology there was a need for 15,460 houses over the remaining 16 years of the plan period, which was an average of 966 a year. One of the guiding principles of the Spatial Strategy was that development should be in the most accessible locations with the greatest capacity to absorb growth. It was estimated that the centre of Slough could provide 9,000 dwellings over the next 20 years. However, it was not considered that additional housing alone would deliver a step change in terms of regeneration and an employment led strategy was therefore proposed included an expanded Central Business District. It was also recognised there would need to be enhanced leisure and cultural facilities and improved public realm to make the centre of Slough a more vibrant destination which attracted visitors.

In relation to promoting cross border expansion it was noted that the sites identified would not be able to meet Slough's identified housing need with a shortfall of 5,000 and that more family housing was required. The cross border expansion of Slough was therefore being proposed and was a key component of the Spatial Strategy. A Wider Area Growth Study was being undertaken and its report was expected by the end of the year. Whilst the northern expansion of Slough had previously been proposed, in order not to prejudice the Wider Area Growth Study the Committee noted that the Spatial Strategy did not promote any specific form of development in this regard. Members discussed the possible implications of recent government proposals to reform the planning system which could, if implemented, lead to a significant change in Slough's housing requirement.

The Spatial Strategy would be considered by the Overview & Scrutiny Committee on 10<sup>th</sup> September followed by Cabinet on 12<sup>th</sup> October at which approval would be sought to commence public consultation in November and December. At the conclusion of the discussion the Committee agreed the final two key components as the basis for the Preferred Spatial Strategy.

**Resolved** – That the content of the two 'key components' for the 'Centre of Slough' and 'Cross border expansion of Slough' set out in the report be agreed as the basis for the Preferred Spatial Strategy for the Slough Local Plan.

### 44. 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.

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### **45. 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.

### **46. Date of Next Meeting - 14th October 2020**

The date of the next scheduled meeting was confirmed as 14<sup>th</sup> October 2020.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.24 pm)