

Planning Committee – Meeting held on Wednesday, 26th July, 2023.

Present:- Councillors Iftakhar (Chair), Manku (Vice-Chair), Carter, Gahir, Khawar, Mann, Naveed and Satti

Also present under Rule 30:- Councillors I. Ahmed, Ajaib, Akram, Muvvala, Smith and Tomar

Apologies for Absence:- None.

PART I

11. Declarations of Interest

No declarations were made.

12. Guidance on Predetermination/Predisposition - To Note

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

13. Minutes of the Last Meeting held on 28th June 2023

Resolved - That the minutes of the meeting held on 28th June 2023 be approved as a correct record.

14. Human Rights Act Statement - To Note

The Human Rights Act Statement was noted.

15. 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. Members confirmed they had received and read it prior to the consideration of planning applications.

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/19443/009 -30-32 Wexham Road – The Agent; a Slough Central ward member, Councillor Tomar; and Councillor Akram, addressed the Committee.

Application P/20153/001 – 46-56 High Street, Slough – The Agent; and a Herschel Park ward member, Councillor Ajaib, addressed the Committee.

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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.

16. P/19443/009 - 30-32 Wexham Road, Slough, SL1 1UA

Application
<p>Demolition of the existing buildings and redevelopment of the site at 30-32 Wexham Road, Slough, SL1 1UA to create 27 new residential units (11no. 1 beds, 14no. 2 beds and 2no. 3 beds) with associated parking and landscaping.</p> <p><i>(At the meeting held on 28th June 2023 the Committee had deferred this application for a site visit. The site visit had taken place on 24th July 2023 and was the application was therefore re-presented to the Committee for determination)</i></p>
Decision
<p>The Officer's recommendation to Delegate to the Planning Group Manager for Refusal was put to the vote by members, noting an amendment to reason for refusal 1 to remove the contravention with Core Policy 7. A member requested a recorded vote, the result of which was as follows:</p> <p>Those in favour of the Officer's recommendation...3 (Councillors Carter, Gahir and Mann)</p> <p>Those against the Officer's recommendation... 4 (Councillors Khawar, Manku, Satti and Iftakhar)</p> <p>Those abstaining on the Officer's recommendation... 1 (Councillor Naveed)</p> <p>The Officer's recommendation was therefore not carried.</p> <p><i>(The meeting was adjourned between 8.26pm and 8.49pm)</i></p> <p>The Committee deliberated and the following proposal was put to the meeting:</p> <p>"On the basis that the harm identified by the officers in relation to height, scale and massing in relation to the character of the area and the impact on neighbours is not so significant as that it warrants refusal. The benefits associated with the development outweigh any negative. Therefore the Chief Planning Officer be authorised, in consultation with the chair and the Monitoring Officer, to approve the application subject to agreed conditions and the Section 106 agreement to secure affordable housing, education</p>

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and all other infrastructure that is required to mitigate the impact of development on Burnham Beeches and that the Section 106 agreement be concluded within 6 months otherwise it shall return to the Planning Committee for further consideration.”

A member requested a recorded vote, the result of which was as follows:

Those in favour of the proposal...4 (Councillors Khawar, Manku, Satti and Iftakhar)

Those against the proposal... 3 (Councillors Carter, Gahir and Mann)

Those abstaining on the proposal... 1 (Councillor Naveed)

Resolved – That the Chief Planning Officer be authorised, in consultation with the chair and the Monitoring Officer, to approve the application subject to agreed conditions and the Section 106 agreement to secure affordable housing, education and all other infrastructure that is required to mitigate the impact of development on Burnham Beeches and that the Section 106 agreement be concluded within 6 months otherwise it shall return to the Planning Committee for further consideration.

17. P/20153/000 - 46-56 High Street, Slough, SL1 1EL

Application

Demolition and construction of an 8-storey mixed-use development comprising flexible retail (class E) and residential (Class C3) use with associated communal terraces, cycle parking, accessible car parking and waste storage.

Decision

It was proposed by Councillor Khawar and seconded by Councillor Manku that the application be deferred for a site visit to enable Members to understand matters including the parking and highway issues of the site location. This proposal was carried with 4 votes in favour, 3 against and 1 abstention.

18. Remaining Business of the Meeting

In accordance with Procedure Rule 8 of the Council’s Constitution, the Committee agreed it would be unable to complete the remainder of its business by the set time of 10.30pm and therefore agreed to defer the remaining agenda items to a future meeting.

Resolved – That the remaining business be deferred to a future meeting of the Committee.

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19. P/09811/002 - Jupiter House, Horton Road, Poyle, Slough, SL3 0BB

The application was deferred to a future meeting of the Committee.

20. Former Langley Police Station, Langley, Slough

The pre-application presentation was deferred to a future meeting of the Committee.

21. Former Merrymakers Pub site, Meadow Road, Slough

The pre-application presentation was deferred to a future meeting of the Committee.

22. Planning Appeal Decisions July 2023

Deferred to a future meeting of the Committee.

23. Members Attendance Record

Deferred to a future meeting of the Committee.

24. Date of Next Meeting - 27th September 2023

The next scheduled meeting of the Committee was due to be held on 27th September 2023.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 9.59 pm)