

Planning Committee – Meeting held on Wednesday, 29th May, 2024.

Present:- Councillors Abbasi, Carter, Dauti (Chair), Gahir, Mann, Rana and Zarait

Also present under Rule 30:- Councillors Dhillon, Hulme and Muvvala

Apologies for Absence:- Councillor Tomar

PART I

91. Declarations of Interest

Councillor Abbasi declared that the application site was located in his ward (Item 7). He stated he had an open mind and would participate and vote on the application.

Councillor Carter declared that the application site was located in his ward (Item 6). He had received email correspondence and a phone call regarding the application (Item 7). He stated he had an open mind and would participate and vote on the applications.

Councillor Dauti declared that that the application site was located in her ward. She had not received any correspondence regarding the matter (Item 7) She stated he had an open mind and would participate and vote on the application.

Councillor Gahir declared that he had received email correspondence regarding the application (Item 7). He stated he had an open mind and would participate and vote on the application.

Councillor Mann declared that she had received email correspondence regarding the application (Item 7). She stated he had an open mind and would participate and vote on the application.

Councillor Rana declared that the application site was located in his ward. He stated he had an open mind and would participate and vote on the application.

Councillor Zarait declared that his sister worked for Slough Borough Council and that had been contacted regarding the application (Item 7). He stated he had an open mind and would participate and vote on the application.

92. Guidance on Predetermination/Predisposition - To Note

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

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93. Minutes of the Last Meeting held on 27 March 2024

Resolved – That the minutes be of the meeting held on 27 March 2024 be approved as a correct record.

94. 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. Most Members confirmed they had received and read it prior to consideration of the planning applications, though one Member had not. Five minutes was allocated to allow the Member to read the document.

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/06693/003; 110 Seacourt Road, Slough, SL3 8EW; the applicant addressed the Committee.

Application P/20401/000; 498-505, Ipswich Road, Slough, SL1 4EP; the agent addressed the Committee.

Application P/00094/092; The Horlicks Factory, Stoke Poges Lane, Slough, SL1 3NW; the agent addressed the Committee.

Application P/19443/009; 30-32 Wexham Road, Slough, SL1 1UA; the applicant's representative addressed the Committee; Councillor Hulme addressed the Committee.

95. P.06693.003 110 Seacourt Road

Application
Construction of a front porch, conversion of loft in to 2no. bedrooms, WC and storage room and erection of rear dormers, 1no. first floor side facing window and 4no. front rooflights to the front elevation (part retrospective)
Decision
GRANT planning permission, subject to conditions and as amended by the Amendment sheet.

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96. P.20401.000 Ipswich Road

Application
Development of a new 132/33KV electrical substation including 2 no. switchroom buildings and 4 no. transformers, associated onsite cabling and groundworks.
Decision
Delegate to the Planning Group Manager for Approval, subject to the following additional clause (added at Planning Committee), to condition 10, 'should verification show that noise mitigation did not meet the requirements as set out in the noise report, further noise mitigation shall be provided', and as amended by the Amendment sheet.

97. P.00094.092 The Horlicks Factory

Application
Variation of condition 3 (Outline Permission), 5 (Parameters Plans and Design Codes) & 11 (Parameter Plans) of planning permission P/00094/070 dated 10/06/2022 (which supersedes outline hybrid planning permission P/00094/039 dated 23/03/2020), to increase the heights of Blocks H, J and N (amended description).
Decision
Delegate to the Planning Group Manager for Approval, and as amended by the Amendment sheet.

98. P.20367.001 188-216 Bath Road

Application :
Outline planning application for the following two independent and severable acts of development: 1. Demolition of 188, 190 and 200 Bath Road and the construction of a Data Centre with ancillary office space, together with landscaping, boundary treatments, substation, plant enclosure, gantry and all associated and ancillary works. Retention and alteration of existing points of access and egress to Galvin Road. Retention of existing Bath Road access for emergency services. Provision of new cycle and vehicle parking, including electric vehicle parking. Details of access, appearance, landscaping, layout and scale all submitted for approval. 2. Demolition of 208, 210 and 216 Bath Road and the construction of a Data Centre with ancillary office space, together with landscaping, boundary treatments, substation, plant enclosure, gantry, new cycle and vehicle parking and all associated and ancillary works. Detailed approval is sought for the retention and alteration of existing access and egress to Galvin Road and Bath Road. Appearance, landscaping, layout and scale reserved for subsequent approval (Amended description).
Decision
Delegate to Planning Group Manager for Approval subject to the satisfactory competition of a Section 106 to secure:

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- i. Financial contribution of £649,017 towards Local Employment Training and Business Promotion.
- ii. Skills development programme for the construction phase.
- iii. Travel Plan.
- iv. Construction vehicle routing strategy.
- v. Financial contribution of £5,000 Travel Plan Monitoring Fee.
- vi. Car Parking Management Plan.
- vii. Future connection to a district heating network.
- viii. Financial contribution of £25,000 towards the closure of the Bath Road service road to vehicles only.

1. Agreement of the pre-commencement conditions with the applicant/agent; finalising conditions; and any other minor changes.

Refuse the application if the completion of the above has not been satisfactorily completed by 29th November 2024 unless a longer period is agreed by the Planning Manager following consultation with the Chair of the Planning Committee.

99. P.19443.009 30-32 Wexham Road

Application
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.
Decision
Delegate to the Planning Group Manager for Refusal, and as amended by the Amendment sheet.

100. Planning Appeal Decisions

Members received and noted details of planning appeals determined since the previous report to the Committee.

Resolved – That details of planning appeals be noted.

101. Date of Next Meeting

The date of the next meeting was confirmed as 26 June 2024.

Chair

(Note: The Meeting opened at 6.30 pm and closed at 8.31 pm)