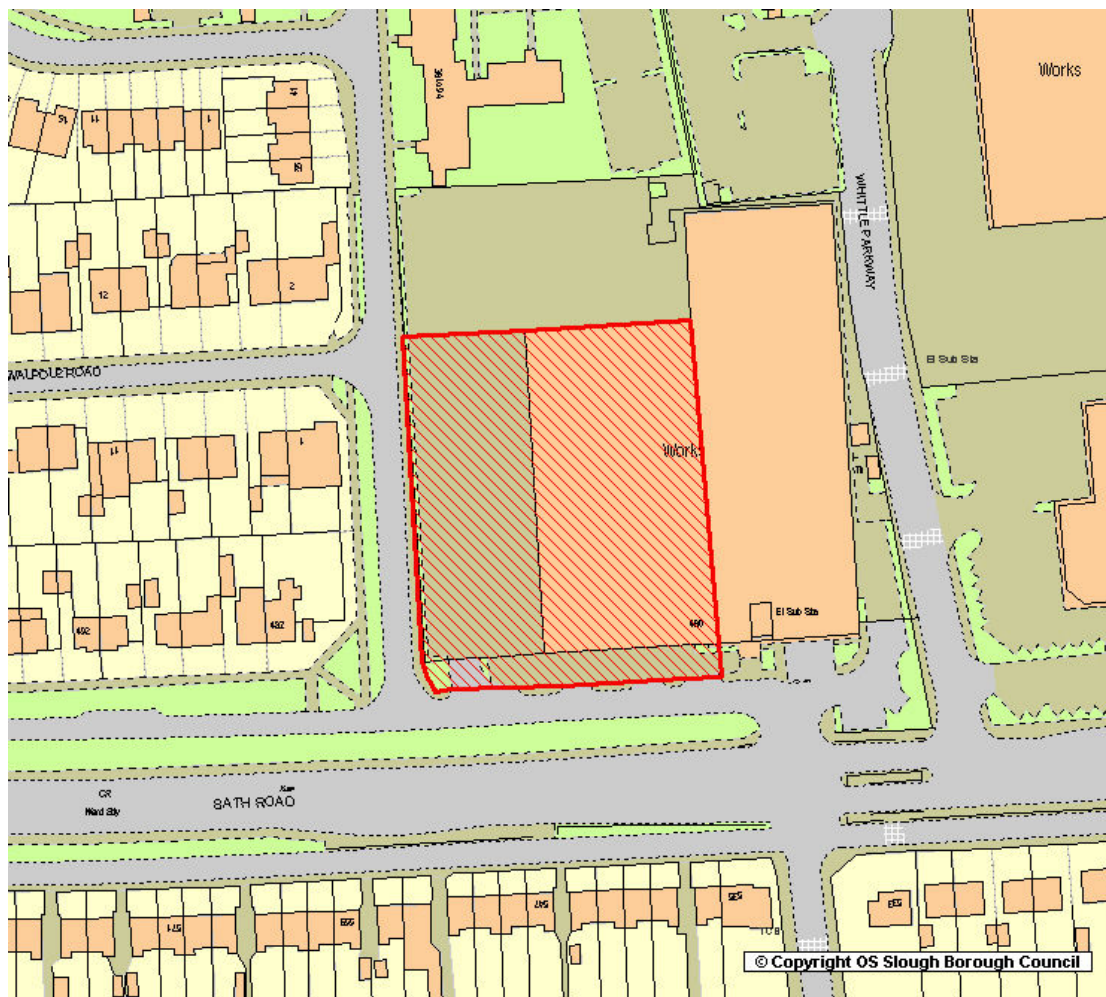


Registration Date:	29-Jun-2011	Applic. No:	P/04296/016
Officer:	Hayley Butcher	Ward:	Haymill
		Applic type:	Major
		13 week date:	28th September 2011
Applicant:	Sytner Group Plc		
Agent:	Miss Laura Evans, AT Archtects Kingsley House, 63, Holly Walk, Leamington Spa, Warwickshire, CV32 4JG		
Location:	478, Bath Road, Slough, Berkshire		
Proposal:	EXTERNAL ALTERATIONS TO FRONT AND SIDE ELEVATIONS, SUBDIVISION OF THE EXISTING B1(C) / B8 UNIT TO CREATE A 2612 M2 UNIT PLUS 160 M2 MEZZANINE, FOR CAR SHOWROOM WITH ANCILLARY MOT TEST FACILITY AND VALETING		

Recommendation: Approve subject to Conditions



P/04296/016

1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the comments from consultees, policy background and planning history it is considered that the proposed scheme is acceptable and as such it is recommended that the application is approved, with conditions.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Planning permission is sought for Change of Use of a newly formed industrial unit from B1(c)/B8 unit to create a 2612m² unit plus 160m² mezzanine for use as car showroom with ancillary MOT test facility and valeting.
- 2.2 External alterations to the front and side elevations are also proposed along with amendments to the external car parking areas to the south and west frontages of the building.

3.0 Application Site

- 3.1 The application site is an existing B1(c) light industry/B8 storage and distribution unit, located on the junction of Walpole Road and the Bath Road service road. Whittle Parkway forms the eastern boundary and the site is therefore bordered by roads on all sides, except to the north. The northern boundary is formed by a three-storey block of flats in Walpole Road, and the Whittle Business Centre.
- 3.2 The building originally received planning consent as a ±6500m² industrial building in 1977, without any restrictive conditions. The building has also been approved with 887m² of ancillary office space.
- 3.3 The application site is currently vacant having previously formed part of the adjacent unit Fleetwood Architectural Aluminium (480 Bath Road). This application site has been newly created and separated from 480 Bath Road.

4.0 Relevant Site History

- 4.1 P/04296/000: Demolition of existing building, erection of factory and layout of car park – Approved – 03 Nov. 1977
- 4.2 P/04296/010: Certificate of lawfulness for an existing use B8 (storage and distribution) with ancillary B1 office space - Approved Grant CLU/D – 08 May 2009
- 4.3 P/04296/011: Change of use from B8 (storage and distribution), with ancillary offices to B1 (c) light industrial and B8, with ancillary offices. – Approved, with Conditions – 30 Sept. 2009

- 4.4 P/04296/12: Request for removal of conditions placed on permission P/04296/011 relating to hours of operation and hours of deliveries. Refused – 19 January 2010
- 4.5 P/04296/13: Refurbishment of the existing industrial building, including replacement of glazed curtain walling at first floor with new fenestration and new loading bay.
Approved – 19 January 2010
- 4.6 P/4296/14 and P/4296/15: Change of Use of 1517m² of the building for a range of alternative uses within the Sui Generis classification, one of which is a motor car showroom.

5.0 **Neighbour Notification**

- 5.1 1, 2, 36 – 94 Walpole Road
Whittle Business Centre
470, 482, 533-557 Bath Road

5.2 Consultations sent to Whittle Business Centre were returned undelivered.

5.3 A petition containing 12 signatures has been received objecting to the proposal. No reason for the objection is stated on the petition. A further letter of objection has been received on grounds of noise disturbance, opening hours and air pollution.

5.4 A Notice has been placed at the site and a press notice has been placed on 5 July 2011.

6.0 **Consultation**

6.1 **Highways and Traffic**

No objection subject to conditions

6.2 **Environmental Health:**

6. No objection subject to conditions

PART B: PLANNING APPRAISAL

7.0 **Policy Background**

7.1 The proposal is considered in conjunction with Policies: EN1 (Design) and EMP2 (Criteria for Business Development) of the Adopted Local Plan for Slough (2004); Core Policies 1 (Spatial Strategy), 5 (Employment), 7 (Transport) and 8 (Sustainability and the Environment) of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document (December 2008); and Planning Policy Statement 1: Sustainable Development, Planning Policy Statement 4: Planning for Sustainable Economic Growth, Planning Policy

Guidance 13: Transport and Planning, and Planning Policy Guidance 24: Planning and Noise.

7.2 The Draft National Planning Policy Framework also forms a material planning consideration.

8.0 **Principle of Development**

8.1 The use of the application site as Car Showroom with ancillary MOT test facility and valeting areas is acceptable in principle as it is an employment generating use which would increase the range of jobs available in the Borough in line with Core Policy 5 of the Core Strategy.

9.0 **Impact on Neighbouring Amenity**

9.1 The nearest neighbouring properties to the application site are 1 and 2 Walpole Road and 482 Bath Road, located some 50m to the west of the site. The existing building has been used for industrial purposes since 1977, but more recently has had the benefit of Use Class B1(c) Light Industry and B8 Storage or Distribution.

9.2 Given this current use of the site it is considered that the proposed use as car showroom would in principle not result in a greater impact in terms of noise generation to neighbouring properties.

9.3 The proposal does include an ancillary workshop and valeting area. With respect to noise from the actual building, it is proposed to upgrade the existing building with insulation so as to reduce any potential noise or disturbance from the proposal.

9.4 The jet wash bay is to be located on the west side of the site, outside of the main building, in a partially enclosed bay. Jet washes can cause noise disturbance. Consideration is given to the distance of the jet wash from the nearest neighbouring property which is some 40m. The noise of the jet wash would be approximately 27db at 40m therefore, subject to conditioning the hours of operation the jet wash is not considered to result in so detrimental a noise impact so as to warrant a reason for refusal.

9.5 The proposed hours of operation are 07:00 hours and 19:00 Monday to Saturday and 10:00 hours and 17:00 hours Sundays and Bank Holidays. These hours of operation are less than those proposed previously under applications P/4296/14 and P/4296/15 and are considered appropriate for the main showroom use with ancillary servicing, valeting and office areas. However it is considered appropriate to restrict the jet wash further to omit use on Sundays and Bank Holidays to mitigate disturbance to neighbouring residential properties.

9.6 Hours of commercial deliveries can also be conditioned to mitigate disturbance to adjoining neighbours.

9.7 The proposal therefore complies with planning policies: EN1 and EMP2 of the adopted Local Plan for Slough; Core Policies 1, 5 and 8 of the Slough Local Development Framework Core Strategy 2006-2026, Development Plan Document (December 2008); and Planning Policy Statement 1: Sustainable Development, Planning Policy Statement 4: Planning for Sustainable Economic Growth, and Planning Policy Guidance 24: Planning and Noise.

10.0 **Impact on Character**

10.1 The existing building currently has an industrial appearance. The proposal includes elevational changes to include the cladding of the existing building with black panels. Additional fenestration is also proposed along the front (south facing) elevation.

10.2 These changes would have a positive impact on the street scene where the building faces onto the Bath Road as this currently comprises a blank façade of building. The proposed changes will therefore provide some relief to the appearance of the existing building with prominent entrances proposed on the front elevation which faces onto the Bath Road and a side entrance from the car park.

10.3 The proposal therefore complies with planning policies: EN1 and EMP2 of the adopted Local Plan for Slough, Core Policy 8 of the Slough Local Development Framework Core Strategy 2006-2026, Development Plan Document (December 2008); and Planning Policy Statement 1: Sustainable Development.

11.0 **Traffic and Highway**

11.1 The site is accessed from Bath Road service road which joins the A4 Bath Road at the signalised junction with St Andrews Road. The proposed scheme would not make any changes to the existing access.

11.2 The Highway impact from an intensification of the use of the site in terms of subdividing the existing B1c/B8 unit into a separate unit for uses including that of car showroom was previously assessed under recent applications P/4296/14 and P/4296/15. Application P/4296/14 was implemented and as a result a highway contribution of £11,000 was secured via a S106 Agreement to fund environmental improvements to the junction of A4 Bath Road, Walpole Road and St Andrews Road and/or the provision of real time passenger information screens to the two bus stops located in close proximity to the application site.

11.3 This application forms an amendment to the implemented permission. Whilst the overall size of the planning unit as proposed has increased from that which was previously approved, the additional floor space is mainly to provide ancillary servicing and valeting of sale cars. No additional floor space is to be created overall as in reality the size of adjacent business Fleetwood Aluminium has decreased. As such the impact of the proposed development is considered to have been sufficiently mitigated through the contribution secured under permission P/4296/14 and no additional impact above and beyond this is identified which would require mitigation.

- 11.4 A high level of parking is available on site. The parking layout is to be rearranged to provide circa 70 spaces as part of the proposal. This provides for service areas, vehicle display areas, and ample provision for customer parking. No objection is raised with respect to this level of parking provision.
- 11.5 Provision has been made for a vehicle delivery transporter to enter and exit the site in a forward direction which is acceptable in highway safety terms.
- 11.6 An area for cycle parking is shown on submitted plans. Any cycle parking proposed must meet the minimum standards in both number and design as set out in the Slough Local Plan. This is necessary as the car park is not secure and therefore a cycle store in the form of a covered cage would need to be provided. This can be secured via a suitable condition.
- 11.7 The proposal is therefore considered to comply with planning policies: EMP2 of the adopted Local Plan for Slough; Core Policies 1 and 7 of the Slough Local Development Framework Core Strategy 2006-2026, Development Plan Document (December 2008); and Planning Policy Statement 1: Sustainable Development, Planning Policy Statement 4: Planning for Sustainable Economic Growth, and Planning Policy Guidance 13: Transport.

12.0 **Other Issues**

- 12.1 Concern over air pollution has been raised with respect to this application. Environmental Health has been consulted on this application. Given the nature of the proposed use i.e. car showroom with ancillary servicing and valeting, impact in terms of air pollution is not considered to be a material planning consideration in relation to this application.

13.0 **Summary**

- 13.1 The proposal is considered acceptable as it would improve the appearance of the building as well as creating additional employment in a sustainable location. No detrimental impacts on neighbouring amenity, character or the highway network have been identified.

PART C: RECOMMENDATION

14.0 **Recommendation**

- 14.1 Approve, subject to conditions.

15.0 **PART D: LIST OF CONDITION(S)**

Condition(s)

1. The development hereby permitted shall be commenced within three years from the date of this permission.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the suitability of the development in the light of altered

circumstances and to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2. The development hereby approved shall be implemented only in accordance with the following plans and drawings hereby approved unless otherwise agreed in writing by the Local Planning Authority.

- (a) Drawing No. 742-A1-025-A, Dated 18/05/2011, Recd On 06/09/2011
- (b) Drawing No. 742-A1-020, Dated 13/05/2011, Recd On 06/06/2011
- (c) Drawing No. 742-A1-025, Dated 18/05/2011, Recd On 06/06/2011
- (d) Drawing No. 742-A1-021, Dated 13/05/2011, Recd On 06/06/2011
- (e) Drawing No. 742-A1-023, Dated 18/05/2011, Recd On 06/06/2011
- (f) Drawing No. 742-A1-026, Dated 24/05/2011, Recd On 06/06/2011
- (g) Drawing No. 742-A1-024, Dated 18/05/2011, Recd On 06/06/2011

REASON To ensure that the site is developed in accordance with the submitted application and to ensure that the proposed development does not prejudice the amenity of the area.

3. Notwithstanding the provisions of the Town & Country Planning General Development Order 1988 the total gross floorspace of the development hereby permitted shall not exceed 2612m² and no extension or alteration either external or internal, involving an increase in floorspace including a mezzanine floor, shall be carried out without the prior permission of the Local Planning Authority.

REASON To retain control over the intensification of the use of the site, particularly having regard to the provision of on-site parking.

4. Samples of external materials to be used on the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority before the scheme is commenced on site.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality.

5. No part of the development shall commence until details showing the provision of a secure cycle store and an unobstructed footway link to accord with the Local Planning Authority's 'Cycle Parking Standards' has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall then be occupied until the cycle store and footway link have been laid out and constructed in accordance with the approved details and shall be retained permanently as approved thereafter.

REASON To encourage sustainable mode of transport.

6. The use of the existing building hereby permitted shall not be in operation outside the hours of 07:00 hours to 19:00 hours on Mondays - Saturdays and 10:00 hours to 17:00 hours on Sundays and Bank Holidays.

REASON To protect the amenity of residents within the vicinity of the site in

accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

7. There shall be no commercial deliveries visiting the site outside the hours of 08:00 hours to 20:00 hours on Mondays - Fridays and 08:00 hours to 16:00 hours on Saturdays and at no times on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

8. The external jet wash hereby permitted shall not be in operation outside the hours of 08:00 hours to 18:00 hours on Mondays - Saturdays and at no times on Sundays and Bank/Public Holidays.

REASON To protect the amenity of residents within the vicinity of the site in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

9. There shall be no outside storage of goods, materials or packaging at any time, unless otherwise agreed in writing by the Local Planning Authority.

REASON In the interests of visual amenity of the site and in accordance with the objectives of Policy EMP2 of The Adopted Local Plan for Slough, 2004.

10. The premises as approved shall only be used as a car showroom with ancillary valeting, workshop and office areas and for no other purpose (including any other purpose in Classes A, B, C or D of the Schedule to the Town and Country Planning (Use Classes) Order 1987, and in any provision equivalent to the Class in any statutory instrument revoking or re-enacting that order.

REASON To safeguard the future viability of established shopping centres, to comply with the Council's planning policies in this respect and to ensure the provision of adequate parking space within the site in the interests of road safety and the free flow of traffic along the neighbouring highway.

11. There shall be no retail sales of food or food products within the two units, other than the consumption of food by customers within the units as an ancillary function to the main use of the site.

REASON To safeguard the future viability of established shopping centres, to comply with the Council's planning policies in this respect and to ensure the provision of adequate parking space within the site in the interests of road safety and the free flow of traffic along the neighbouring highway.

12. The workshop and valeting areas which form part of this application shall remain ancillary to the car showroom use of the site hereby approved, and as such shall not become physically or functionally separated from the car showroom.

REASON To retain control over the intensification of the use of the site,

particularly having regard to the provision of on-site parking.

13. Full details of the surface water disposal from the access road and car parking area(s) shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby approved.

REASON In the interest of highway safety and amenity of adjoining landowners.

14. No part of the development shall commence until details including elevations and materials of the proposed bin store have been submitted to and approved in writing by the Local Planning Authority. The bin store shall be constructed in accordance with the approved details and shall be retained permanently as approved thereafter.

REASON In the interest of visual amenity

Informative(s)

1. This decision has been taken having regard to the policies and proposals in the Local Plan for Slough 2004 and the Slough Local Development Framework, Core Strategy 2006 - 2026, as set out below, (to Supplementary Planning Guidance) and to all relevant material considerations.

Policies:- EN1 and EMP2 of The Adopted Local Plan for Slough 2004, Core Policies 1, 5, 7 and 8 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, PPS1, PPS4, PPG13 and PPG24.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report by contacting the Development Control Section on 01753 477340.