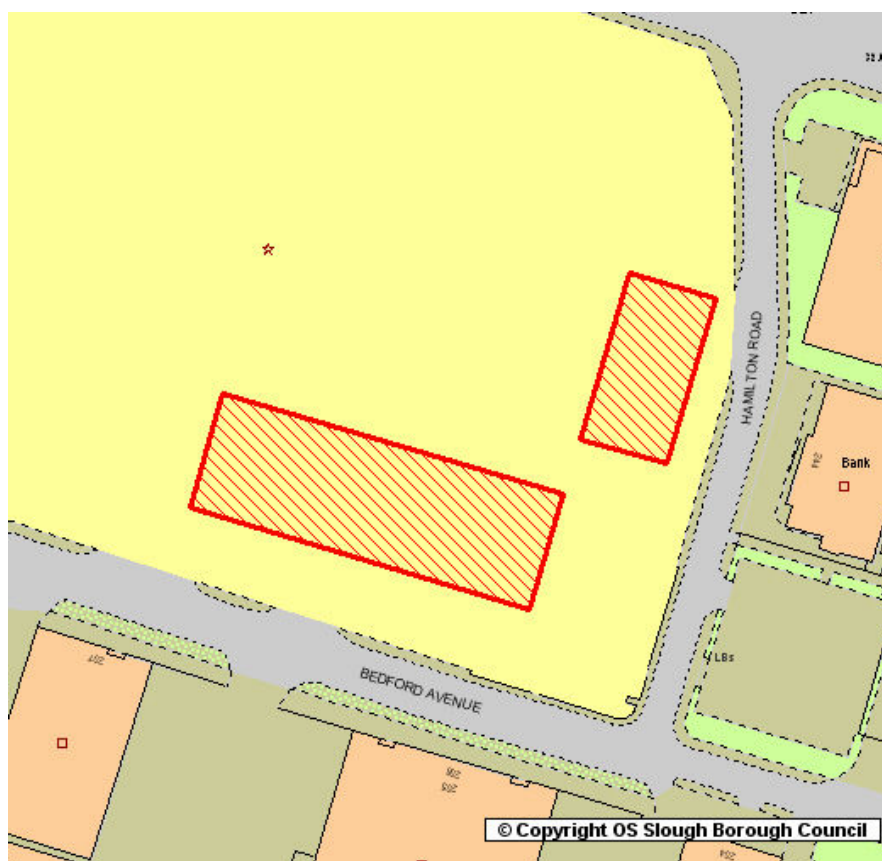


Registration Date:	23-Nov-2011	Applic. No:	P/04489/004
Officer:	Hayley Butcher	Ward:	Farnham
Applicant:	Slough Trading Estate Ltd		
Agent:	Mr. Grant Stevenson, Barton Wilmore LLP 1st Floor, Regent House, Princes Gate, 4 Homer Road, Solihull, B91 3QQ		
Location:	8, Buckingham Avenue, Slough, Berkshire, SL1 4RA		
Proposal:	ERECTION OF ADDITIONAL PLANT WITHIN SCREENED COMPOUND (COMPRISING 2 NO. SINGLE STOREY PUMP BUILDINGS, 2 NO. SINGLE STOREY GENERATOR BUILDINGS, 1 NO. SINGLE STOREY HIGH VOLTAGE SWITCH ROOM AND 1 NO. SINGLE STOREY CHILLER BUILDING)		
		Applic type:	Major
		13 week date:	22nd February 2012

Recommendation: Approve, subject to conditions.



P/04489/004

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

Erection of additional plant within two screened compounds, comprising: 2 no. single storey pump buildings; 2 no. single storey generator buildings; 1 no. single storey high voltage switch room; and 1 no. single storey chiller building.

3.0 Application Site

- 3.1 The application site consists of a large industrial unit which is used as a Data Centre. It is located on Buckingham Avenue and the site is bounded by Hamilton Road, Falmouth Road and Bedford Avenue and falls within Slough Trading Estate.

4.0 Relevant Site History

- 4.1 The application site historically has permission for use as Light Industry, General Industry and Storage or Distribution as per permission P/02749/003 (Use Classes B1(c), B2 and B8).
- 4.2 The existing Data Centre was constructed under the provisions of the Simplified Planning Zone (SPZ) for the Slough Trading Estate adopted 12th November 2004.
- 4.3 The proposed additional plant cannot be implemented under the SPZ and as such an application for Planning Permission has been submitted.

5.0 Neighbour Notification

- 5.1 Arben Precision Sheet Metal Ltd
204, Bedford Avenue
Slough
SL1 4RY

Tyco Fire & Integrated Solutions
205-206
Bedford Avenue
Slough

SL1 4RY

207, Bedford Avenue
Slough
SL1 4RY

245, Buckingham Avenue
Slough
SL1 4PJ

SCIAKY ELECTRIC WELDING MACHINES LTD
212, Bedford Avenue
Slough
SL1 4RH

Living World
213, Bedford Avenue
Slough
SL1 4RY

Barclays Bank Plc
244, Hamilton Road
Slough
SL1 4RP

207 Bedford Avenue was returned undelivered

No comments received

5.2 A Notice has been placed at the site and a press notice has been placed on 9 December 2011.

6.0 **Consultation**

6.1 **Highways and Traffic**

6.2 No objection

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 extension of the existing Data Centre is acceptable in principle in line with Core Policy 5 of the Slough Local Development Framework, Core Strategy 2006-2026.

9.0 **Impact on Neighbouring Amenity**

9.1 The application site is self contained, bounded on all sides by public highway. The surrounding area consists predominantly of industrial units.

9.2 Given the current use of the site and the character of the surrounding area it is considered that the proposed would not have a detrimental impact on neighbouring amenity.

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

10.0 **Impact on Character**

10.1 The existing building currently has an industrial appearance. The main frontage of the site (north elevation) faces onto Buckingham Avenue. The rear (south elevation), which is located on Bedford Avenue, currently houses a large area of plant which is screened from the public highway by a louvered compound.

10.2 The proposed plant is to be located in two screened compounds located on the south and east sides of the application site. The plant buildings will be screened in a louvered compound constructed of the same product and finish as the existing compound screen located on the south elevation of the building. The proposed plant would therefore blend in well with the existing building on site, and would have a limited impact on the main façade of the

building which faces onto Buckingham Avenue. As such the proposal is not considered to have a detrimental impact on the character of the surrounding area.

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 proposal would result in a reduction of parking on site from 155 parking spaces to 125. However the application site would retain a large number of parking spaces. Data Centres generally do not require a high level of car parking. This view is consistent with other Data Centres on the Trading Estate. As such this slight reduction in parking spaces is not considered to be significant and as such would not have a material impact on highway safety as a result.

11.2 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 **Summary**

12.1 The proposal to provide additional plant to an existing Data Centre in order to increase capacity to accommodate future demand is considered acceptable in line with Core Policy 5 of the Slough Local Development Framework Core Strategy 2006-2026. The proposed plant compounds would be effectively screened resulting in no detrimental impacts on the character of the surrounding area. Given the location of the application site on Slough Trading Estate no detrimental impacts on neighbouring amenity have been identified. The proposal also retains sufficient parking and circulation and as such no detrimental impact on the surrounding highway network has been identified as a result of the proposal.

PART C: RECOMMENDATION

13.0 **Recommendation**

13.1 Approve, subject to conditions.

Condition(s)

1. The development shall be carried out in within three years from the date of this permission in accordance with detailed plans showing the siting, design and external appearance of any buildings to be erected, the means of access to the site, the landscaping of the site, road and footpath design, vehicular parking and turning provision, hereinafter collectively referred to as 'the reserved matters' which shall have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.

REASON To ensure that the proposed development does not prejudice the amenity of the site.

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. LD5-03-ARP-A-DR-00-2200 Issue P0, Dated 128/10/11, Recd On 14/11/2011
 - (b) Drawing No. LD5-03-ARP-A-DR-00-2100 Issue P0, Dated 28/10/11, Rec'd On 14/11/2011
 - (c) Drawing No. LD5-03-ARP-A-DR-00-2000 Issue P1, Dated 28/10/11, Rec'd On 14/11/2011
 - (d) Drawing No. 2330/15 Revision L, Dated 27/08/08, Rec'd On 14/11/2011
 - (e) Drawing No. LD5-03-ARP-A-DR-ZZ-3000 Issue P0, Dated 11/08/11, Rec'd On 14/11/2011

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 and to comply with the Policies in the Development Plan.

3. The areas hereby approved for plant as shown on approved plans shall be permanently retained and shall not be used for any other purposes 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 and in the interests of road safety and the free flow of traffic along the neighbouring highway.

4. All new external work shall be carried out in materials that match the colour, texture and design of the existing building on the date of this planning permission.

REASON To ensure a satisfactory appearance of the development so as

not to prejudice the visual amenities of the locality.

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.