

Registration Date: 16-Jul-2013  
Officer: Mr. J. Dymond

Applic. No: P/06651/075  
Ward: Cippenham Meadows  
Applic type: **15<sup>th</sup> October 2013**  
13 week  
date:

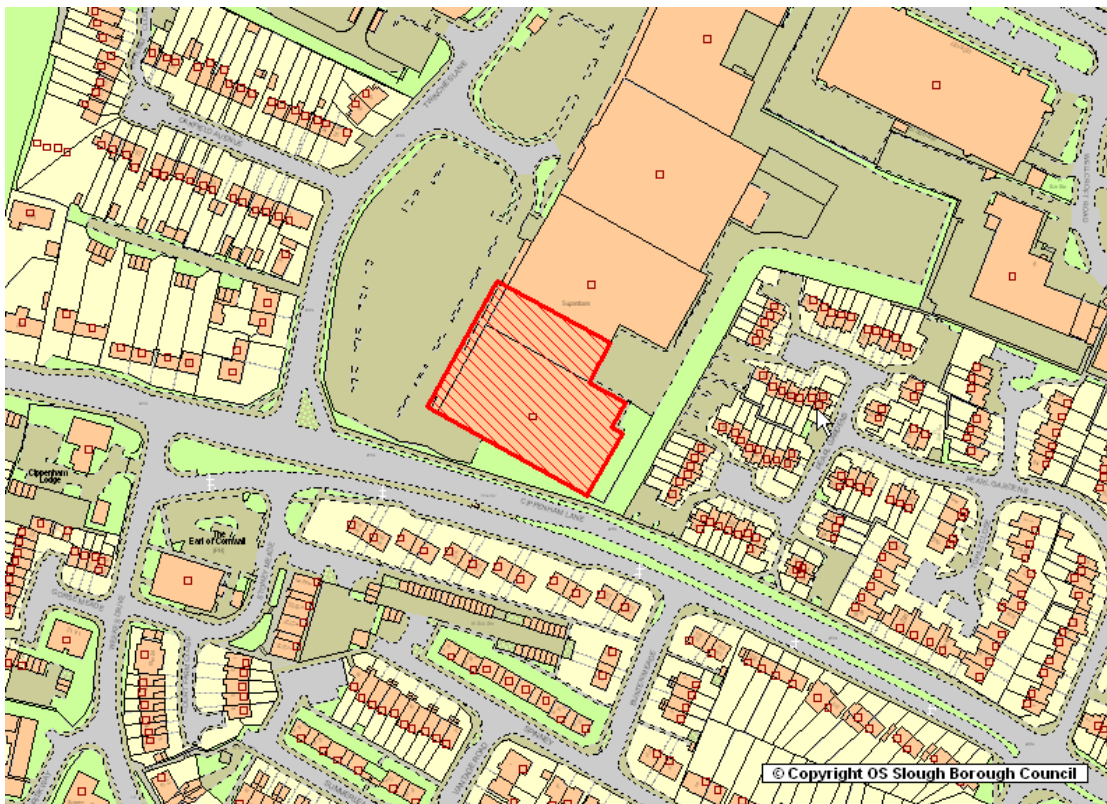
Applicant: Threadneedle Property Investments Ltd

Agent: Mr. Aaron Peate, Indigo Planning Ltd Swan Court, Worple Road, London, SW19 4JS

Location: Unit 2C & Unit 3 Slough Retail Park, Twinches Lane, Slough, SL1 5AD

Proposal: SUBDIVISION OF UNIT 3 TO FORM UNITS 3A AND 3B; THE INSERTION OF A MEZZANINE FLOOR OF 743M2 WITHIN UNIT 3A TO BE USED FOR SALES; THE INSERTION OF A MEZZANINE FLOOR OF 465M2 WITHIN UNIT 3B TO BE USED FOR STORAGE, REPLACEMENT OF EXISTING SHOPFRONTS TO UNIT 2C, UNIT 3A AND UNIT 3B, ALTERATIONS TO ELEVATIONS, REPOSITIONING OF ROLLER SHUTTER AND ADDITION OF ROLLER SHUTTER ON EAST ELEVATION, NEW PAVING TO FRONT.

**Recommendation: Approve**



## **1.0 SUMMARY OF RECOMMENDATION**

- 1.1 This application has been referred to the Planning Committee for consideration as the application is for a major development.
- 1.2 Having considered the relevant policies set out below, the representations received from consultees and all other relevant material considerations, it is recommended that the application be approved subject to conditions.

### PART A: BACKGROUND

## **2.0 Proposal**

- 2.1 The proposal is for the sub-division of Unit 3 forming Units 3a and 3b, the installation of mezzanines within the sub-divided units and the replacement of shop fronts. The detail of the proposal has been described as follows:

### **2.2 Unit 2C**

A new shop front of a similar appearance to the one currently being installed at Unit 2a for CSL.

### **2.3 Unit 3a**

Following the subdivision of the Unit, a mezzanine of 743 square metres is proposed which would be used for the display of furniture items to facilitate the occupation by a national furniture retailer to create a unit of 2,175 square metres. It is submitted that the proposed occupier of the unit would be bulky goods in nature. A new shop front of a similar appearance to the one currently being installed at Unit 2a for CSL is also proposed.

### **2.4 Unit 3b**

Following the subdivision of the Unit, a proposed mezzanine of 465 square metres which would be used for storage purposes would be constructed to facilitate occupation by a national toy retailer to provide a total gross internal area of 1,959 square metres.

Whilst it is submitted that the proposed operator is not strictly a bulky goods retailer, reference has been made to a previously granted Certificate of Lawfulness in relation to the sale of goods from the Unit. It is submitted that the proposed operator can occupy the unit without varying existing goods controls. A new shop front of a similar appearance to the one currently being installed at Unit 2a for CSL is also proposed.

- 2.5 The new floor space proposed which will be for storage and showroom only and not used for sales would total 1,199 square metres.
- 2.6 In addition, changes to the elevations of the building are proposed with respect to the removal of doors and the cladding of elevations, the repositioning of a roller shutter and the addition of roller shutter on east elevation, and new paving to the front.
- 2.7 The proposal has been the subject of pre-application advice with officers.

### **3.0 Application Site**

- 3.1 Unit 3 is a retail premises on Slough Retail Park, Twinches Lane. It is understood to have been vacant for a number of years and was previously occupied by Wickes.
- 3.2 Unit 3 was constructed under Phase 1 in the late 1980s. Phase 2 was constructed in the 1990s. The Retail Park comprises seven separate retail units.
- 3.3 The Retail Park is bounded to the north by Bath Road. The Retail Park is accessed off Twinches Lane to the west and Cippenham Lane is to the South.
- 3.4 The site is surrounded by residential properties and commercial uses. The nearest residential properties are situated to the east.
- 3.5 The location of the site is considered to constitute an out of centre location, in accordance with the definition of out of centre contained within the National Planning Policy Framework.
- 3.6 The site is located within an existing business area as shown on the Slough Local Development Framework Proposals Map.

### **4.0 Site History**

- 4.1 Previous applications relating to the site are as follows:

Permission for the erection of 3 retail warehouses with ancillary parking and service vehicle facilities was granted in March 1988.

P/06651/011 ERECTION OF 3 RETAIL WAREHOUSES WITH ANCILLARY PARKING AND SERVICE VEHICLE FACILITIES (AMENDED PLANS RECEIVED 06/01/88 AND 13/01/88).

Approved with Conditions 29-Mar-1988

A Lawful Development Certificate was granted in May 2007. This confirmed that the Local Planning Authority was satisfied to allow 55% of the floor space of Phase 1 of the Slough Retail Park be used for the sale of non-food items, which by virtue of their nature and/or size require the removal from the premises by motor vehicles and for a maximum of 45% of any other non food retail items is indeed lawful, in accordance with Condition 15 of Planning Permission P/06651/011, dated 29/05/1988.

P/06651/065 CERTIFICATE OF LAWFULNESS OF PROPOSED DEVELOPMENT TO ALLOW A MINIMUM OF 55% OF THE FLOOR SPACE OF PHASE 1 OF THE SLOUGH RETAIL PARK TO BE USED FOR THE SALE OF NON FLOOD ITEMS WHICH BY VIRTUE OF THEIR BATURE AND/OR SIZE REQUIRE THE REMOVAL FROM THE PREMISES BY MOTOR VEHICLES AND FOR A MAXIMUM OF 45% OF ANY OTHER NON FOOD RETAIL ITEMS.

Approved Grant CLU/D 23-May-2007

Other recent applications of relevance relating to the Retail Park and the proposed development are considered to be as follows:

P/06651/073 ADVERTISEMENT CONSENT FOR DISPLAY OF 1 NO. INTERNALLY ILLUMINATED FLEX FACE SIGN.

Approved with Conditions; Informatives 30-May-2013

P/06651/072 SUBMISSION OF DETAILS PURSUANT TO CONDITION 3 (SAMPLES OF MATERIALS OF PLANNING PERMISSION P/06651/070 DATED 18/02/2013 FOR REPLACEMENT OF EXISTING SHOPFRONT INCORPORATING ADDITION OF GLAZING AND ASSOCIATED WORKS TO HARD LANDSCAPING.

Conditions Complied With; Informatives 08-Apr-2013

P/06651/071 REPLACEMENT OF EXISTING LANDSCAPING WITH PAVING.

Approved with Conditions; Informatives 19-Feb-2013

P/06651/070 REPLACEMENT OF EXISTING SHOP FRONT INCORPORATING ADDITION OF GLAZING AND ASSOCIATED WORKS TO HARD LANDSCAPING.

Approved with Conditions; Informatives 18-Feb-2013

P/06651/069 INSTALLATION OF MEZZANINE FLOOR (875 SQUARE METRES GROSS/ 857 SQUARE METRES NET SALES) WITHIN UNIT 2B

Approved with Conditions; Informatives 12-Jul-2012

P/06651/068 PROPOSED MEZZANINE, NEW SHOP FRONT AND MINOR EXTERNAL ALTERATIONS TO REAR ELEVATION

Approved with Conditions; Informatives 16-Dec-2011

P/06651/067 VARIATION OF CONDITION 12 OF PLANNING PERMISSION P/06651/011 TO ALLOW INSERTION OF MEZZANINE FLOOR UPTO 200m2

Approved with Conditions; Informatives 15-Dec-2009

P/06651/066 VARIATION OF CONDITION 12 OF PLANNING PERMISSION P/06651/011 TO ALLOW INSERTION OF MEZZANINE FLOOR UP TO 200M2

Withdrawn by Applicant 06-Aug-2009

P/06651/064 DEMOLITION OF EXISTING ENTRANCE AND LOBBY, ERECTION OF NEW CANOPY AND SIGNAGE, NEW ENTRANCE POINTS, RELOCATION OF DISABLED PARKING SPACES AND INSTALLATION OF RETAIL FLOOR SPACE AT MEZZANINE LEVEL

Approved with Conditions; Informatives 27-Mar-2007

P/06651/063 DEMOLITION OF EXISTING ENTRANCE AND LOBBY, ERECTION OF NEW CANOPY AND SIGNAGE, NEW ENTRANCE POINTS RELOCATION OF DISABLED PARKING SPACES AND INSTALLATION OF RETAIL FLOORSPACE AT MEZZANINE LEVEL.

Approved with Conditions; Informatives 27-Mar-2007

P/06651/058 VARIATION OF CONDITION NO.12 OF PLANNING CONSENT P/06651/011 TO INSERT A MEZZANINE FLOOR

Approved with Conditions; Informatives 11-Jan-2005

P/06651/055 VARIATION OF CONDITION 12NO. OF PLANNING PERMISSION P/06651/011 DATED 29/03/88 TO ALLOW INSTALLATION OF MEZZANINE FLOOR

Approved with Conditions; Informatives 30-Sep-2003

P/10563/001 INSTALLATION OF MEZZANINE FLOOR (651 SQ.M.) IN RETAIL BUILDING

Approved with Conditions; Informatives 21-May-2003

P/06651/054 ALTERATIONS TO EXTERNAL ELEVATIONS AND NEW SIGNAGE GANTRY

Approved with Conditions; Informatives 01-Apr-2003

P/06651/053 ALTERATIONS TO EXTERNAL ELEVATIONS INCLUDING NEW ENTRANCES AND SIGNAGE GANTRY

Approved with Conditions; Informatives 16-Dec-2002

P/06651/052 THE INSTALLATION OF A 5.9M X 3.9M ILLUMINATED FASCIA SIGN (AMENDED PLAN 25/03/02)

Approved with Conditions 10-Apr-2002

## **5.0 Neighbour Notification**

- 5.1 73, Pearl Gardens, Slough, SL1 2YX, 270, Cippenham Lane, Slough, SL1 2XN, 274, Cippenham Lane, Slough, SL1 2XN, 260, Cippenham Lane, Slough, SL1 2XN, 264, Cippenham Lane, Slough, SL1 2XN, 250, Cippenham Lane, Slough, SL1 2XN, 246, Cippenham Lane, Slough, SL1 2XN, 288, Cippenham Lane, Slough, SL1 2XN, 284, Cippenham Lane, Slough, SL1 2XN, 75, Pearl Gardens, Slough, SL1 2YX, 5, Twinches Lane, Slough, SL1 5AD, 7, Twinches Lane, Slough, SL1 5AD, 85, Pearl Gardens, Slough, SL1 2YX, 1, Twinches Lane, Slough, SL1 5AD, 268, Cippenham Lane, Slough, SL1 2XN, 272, Cippenham Lane, Slough, SL1 2XN, 254, Cippenham Lane, Slough, SL1 2XN, 258, Cippenham Lane, Slough, SL1 2XN, 77, Pearl Gardens, Slough, SL1 2YX, 278, Cippenham Lane, Slough, SL1 2XN, 282, Cippenham Lane, Slough, SL1 2XN, 248, Cippenham Lane, Slough, SL1 2XN, 244, Cippenham Lane, Slough, SL1 2XN, 3, Twinches Lane, Slough, SL1 5AD, 81, Pearl Gardens, Slough, SL1 2YX, 290, Cippenham Lane, Slough, SL1 2XN, 286, Cippenham Lane, Slough, SL1 2XN, 83, Pearl Gardens, Slough, SL1 2YX, 9, Twinches Lane, Slough, SL1 5AD, 252, Cippenham Lane, Slough,

SL1 2XN, 256, Cippenham Lane, Slough, SL1 2XN, 79, Pearl Gardens, Slough, SL1 2YX, 1, Oakfield Avenue, Slough, SL1 5AE, 276, Cippenham Lane, Slough, SL1 2XN, 280, Cippenham Lane, Slough, SL1 2XN

In accordance with Article 13 of The Town and Country Planning (Development Management Procedure) (England) Order 2010, a site notice was displayed at the site and the application has been advertised in The Slough Express.

5.2 No representations received.

## **6.0 Consultation**

### **6.1 Transport and Highways**

Increase in sales floor area would result in an increase in trips. Mitigation recommended.

### **6.2 Planning Policy**

- **Proposal would conflict with Slough planning policies;**
- Sequential test and impact test is required;
- Non-bulky goods retailers will not be supported.

### **6.3 Environmental Protection**

No comments received.

## **PART B: PLANNING APPRAISAL**

## **7.0 Policy Background**

7.1 The following policies are considered most relevant to the assessment of this application:

The National Planning Policy Framework and the Technical Guidance to The National Planning Policy Framework

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint  
Policy T8 – Cycling Network and Facilities

Composite Local Plan – Slough Local Development Plan and the  
NPPF - PAS Self Assessment Checklist

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise. Annex 1 to the National Planning Policy Framework advises that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

The Local Planning Authority has published a self assessment of the Consistency of the Slough Local Development Plan with the National Planning Policy Framework using the PAS NPPF Checklist.

The detailed Self Assessment undertaken identifies that the above policies are generally in conformity with the National Planning Policy Framework. The policies that form the Slough Local Development Plan are to be applied in conjunction with a statement of intent with regard to the presumption in favour of sustainable development.

It was agreed at Planning Committee in October 2012 that it was not necessary to carry out a full scale review of Slough's Development Plan at present, and that instead the parts of the current adopted Development Plan or Slough should all be republished in a single 'Composite Development Plan' for Slough. The Planning Committee endorsed the use of this Composite Local Plan for Slough in July 2013.

**Other relevant documents**

Slough Retail Assessment, Colliers CRE, February 2007  
Planning for Town Centres - Practice guidance on need, impact and sequential approach, CLG, 2009

7.2 The main planning issues relevant to the assessment of this application are considered to be as follows:

- 1) Principle of development;
- 2) Design and Impact on the street scene;
- 3) Potential impact on neighbouring properties;
- 4) Parking and highway safety;
- 5) Other issues.



## **8.0 Principle of Development**

- 8.1 The site is considered to be an out of centre location. An out of centre location is defined in the National Planning Policy Framework as a location “which is not in or on the edge of a centre but not necessarily outside the urban area.”
- 8.2 The National Planning Policy Framework requires that local planning authorities apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. Local Planning Authorities should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.
- 8.3 Policies contained within the Local Plan and Core Strategy generally seek to promote and strengthen Slough town centre’s role as a shopping, leisure and employment centre by focusing new retail development within existing centres in the Borough. Core Policy 6 of the Core Strategy relates to proposals for retail, leisure and community facilities.
- 8.4 The proposal development would involve the creation of additional retail floor space in an out of centre retail park location. This would conflict with the text of paragraph 7.120 of the Core Strategy, which states: “There should be no further expansion or intensification of the out of town centre retail parks”.
- 8.5 On this basis, a proposal for new retail sales floorspace would likely be considered to be unacceptable in principle. However, the proposal is to provide storage and showroom space within the existing unit to be subdivided and the applicant has carried out and submitted a sequential test, which demonstrates that there are no sequentially preferable sites.
- 8.6 In addition, the potential impact of the proposal on the vitality and viability of existing centres has been considered. The National Planning Policy Framework requires development of 2,500 square metres or greater to undertake an assessment of retail impact on existing, committed and planned investment in the retail catchment.
- 8.7 The new floor space proposed which will be for storage and showroom only and not used for sales would total 1,199 square metres across units 3a and 3b. This falls below the impact test threshold as set out in the National Planning Policy Framework. However, given that there is no locally set threshold, the applicant has submitted information relating to the potential impacts in support of their application. This information demonstrates that the potential impacts on the vitality and viability of existing centres

would not be unduly significant and would be acceptable in planning terms. It is important to note that the use of the proposed mezzanine floors would be for storage and showroom/display only as opposed to traditional retail sales.

- 8.8 Given that there are no sequentially preferable sites and the proposal would not have the potential to give rise to significant adverse impact on the town centre and other existing centres, it is considered that the proposal would be acceptable in principle.
- 8.9 The potential opportunities for bringing a vacant unit back into use and providing employment are also considered to weigh in favour of the scheme being considered acceptable.
- 8.10 The proposal is considered to comply with Core Policy 6 of the Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document and the National Planning Policy Framework.

## **9.0 Design and Impact on the Street Scene**

- 9.1 The thrust of Policy EN1 of The Adopted Local Plan for Slough and Core Policy 8 of the Core Strategy is that the design of proposed development should be of a high standard of design and should reflect the character and appearance of the surrounding area.
- 9.2 New entrance features are proposed to the front of Units 2c, 3a and 3b. The proposed entrance features would be timber and would be of a similar appearance to the previously approved feature to the front of Unit 2a under planning application P/06651/070 dated 18/02/2013.
- 9.3 Whilst the proposed entrance features would appear slightly higher than the previously approved entrance feature to the front of Unit 2a, it is considered that the height and prominence of the proposal would be inkeeping with the appearance of the existing units and the character and appearance of the surrounding area.
- 9.4 It is considered that the other alterations to the building would be acceptable in design terms and compliant with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008 and Policy EN1 of The Adopted Local Plan for Slough 2004.

## **10.0 Potential Impact on Neighbouring Properties**

- 10.1 The main potential impacts with respect to neighbour impact are considered to be as a result of the proposed the repositioning of a roller shutter and the addition of roller shutter on east (rear) elevation. The rear elevation of the building faces the rear elevation

of 73-83 Pearl Gardens (odds). The separation distance between the rear elevation of the retail units and the rear elevation of these properties is around 28 metres at the closest point between these elevations.

- 10.2 It is not considered that the formation of a new opening to rear of Unit 3a and the addition of new roller shutters would have an unacceptable adverse impact on the amenities of neighbouring residents. It is noted that the original permission P/06651/011, dated 29/05/1988, included a condition regarding hours of opening and hours of deliveries and it is considered that similar conditions could be imposed in this instance. The addition of a new roller shutter would not have the potential to give rise to a significant undue adverse impact.
- 10.3 Similarly, the repositioning of the existing roller shutter on the rear elevation is not considered to have the potential to give rise to undue detriment.
- 10.4 The additional floor area proposed is not considered to have the potential to have an adverse impact on neighbour amenity and the proposal is thus considered to be acceptable in amenity terms and compliant with Core Policy 8 of the Core Strategy.

#### **11.0 Parking and Highway Safety**

- 11.1 Core Policy 7 of the Core Strategy sets out the Planning Authority's approach to the consideration of transport matters. The thrust of this policy is to ensure that new development is sustainable and is located in the most accessible locations, thereby reducing the need to travel.
- 11.2 Policy T2 of The Adopted Local Plan for Slough 2004 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 11.3 The Council's Transport consultant has been consulted. The potential trip generation of an increase in sales floor area has been considered – the area which would be used for storage has been excluded from this calculation. Having regard to the TRICS database trips for an A1 non food retail store have been assessed and it is considered that the proposal would likely result in an increase in trips to the site which could impact on local junctions.
- 11.4 However, it should be noted that the use of the proposed mezzanine would be for display and as a showroom only. On this basis, it is not considered that the impact of this would be as significant as if the proposal were for a traditional A1 non food retail store as the nature of the goods to be displayed would be furniture items and showroom sets which are not typically densely displayed

and generally involve orders being placed and would otherwise require removal from the premises by motor vehicle.

- 11.5 On this basis, subject to a condition being imposed regarding the use of the proposed mezzanine floors, it is considered that a contribution would not be justified. The Local Planning Authority has previously accepted that in such cases, there would likely only be a nominal increase in trips and a contribution would not be required. It is therefore considered that the proposal would comply with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

## **12.0 Other Issues**

- 12.1 The applicant has been forthcoming in identifying one of the future occupiers of the unit to be subdivided as a toy retailer. Whilst this application does not seek to vary the existing condition regarding the nature of the goods to be sold from the unit, concerns have been raised that the introduction of a non-bulky goods retailer would not be supported.
- 12.2 Reference has been made to the Lawful Development Certificate which was granted in May 2007 (P/06651/065) which confirmed that the Local Planning Authority was satisfied to allow 55% of the floor space of Phase 1 of the Slough Retail Park be used for the sale of non-food items, which by virtue of their nature and/or size require the removal from the premises by motor vehicles and for a maximum of 45% of any other non food retail items is indeed lawful, in accordance with Condition 15 of Planning Permission P/06651/011, dated 29/05/1988.
- 12.3 However, it is important to note that this Lawful Development Certificate relates to the evidence submitted in support of that application and the Certificate issued by the Local Planning Authority should therefore be seen as merely providing confirmation of what would have been lawful for planning purposes based on a particular interpretation of the condition on that particular date.
- 12.4 Given that it is considered necessary to re-apply the original conditions of relevance in this case and the situation at the Retail Park has changed over time, an application for a new Lawful Development Certificate could be made if formal confirmation is required as to the lawfulness of the nature of the uses to be carried out. It would be open to the Local Planning Authority to consider enforcement action if a breach of planning control were to occur.
- 12.5 The applicant has requested that the wording of the 'showroom' condition is amended to read "... the mezzanine hereby approved

shall be used primarily as room sets/showrooms for the display of items” to allow for a service desk to be provided, it is considered that the effect of this wording, notably the inclusion of the word ‘primarily’ and omission of ‘no retail sales’, would be to potentially allow for a traditional till and checkout type arrangement to be provided which is considered to be more characteristic of a non-bulky goods retailer. It is therefore considered that this would not be acceptable. It is considered that the condition as recommended would allow for members of staff to assist customers with the items on showroom display.

### **13.0 Process**

13.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. Pre-application advice has been provided and the applicant has taken account of this advice. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

### **14.0 Summary**

14.1 The proposal has been considered against relevant development plan policies, and regard has been had to the comments received, and all other relevant material considerations.

14.2 It is recommended that the application be approved subject to conditions.

## **PART C: RECOMMENDATION**

### **15.0 Recommendation**

15.1 Approve subject to conditions.

## **PART D: CONDITIONS**

### **CONDITIONS:**

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 by the Local Planning Authority:

- (a) Drawing No. PL.0101 Rev A, Dated June 2013, Recd On 10/09/2013
- (b) Drawing No. PL.0102 Rev A, Dated June 2013, Recd On 10/09/2013
- (c) Drawing No. PL.0103 Rev A, Dated June 2013, Recd On 10/09/2013
- (d) Drawing No. PL.0104 Rev A, Dated June 2013, Recd On 10/09/2013
- (e) Drawing No. PL.0105, Dated June 2013, Recd On 05/07/2013
- (f) Drawing No. PL.0106 Rev A, Dated June 2013, Recd On 10/09/2013
- (g) Drawing No. PL.0107 Rev A, Dated June 2013, Recd On 10/09/2013
- (h) Drawing No. PL.0108 Rev A, Dated June 2013, Recd On 10/09/2013
- (i) Drawing No. PL.0109 Rev A, Dated June 2013, Recd On 10/09/2013
- (j) Drawing No. PL.0110 Rev A, Dated June 2013, Recd On 10/09/2013
- (k) Drawing No. PL.0111, Dated June 2013, Recd On 05/07/2013
- (l) Drawing No. PL.0112 Rev B, Dated June 2013, Recd On 10/09/2013

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. All new external work shall be carried out in materials that match as closely as possible the colour, texture and design of the existing building at the date of this permission. The entrance features hereby approved shall be carried out in materials that match as closely as possible the colour, texture and design of the existing entrance feature to the front of Unit 2a Twinches Lane Retail Park.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. The new paving shall be carried out in materials that match as closely as possible the colour, texture and design of the existing adjacent paving at the date of this permission.

REASON To ensure a satisfactory appearance of the

development so as not to prejudice the visual amenities of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

5. No increase in floorspace created by internal sub-division, mezzanine floor, or external extension other than that hereby permitted shall take place without the prior written approval of the Local Planning Authority.

REASON To protect the vitality and viability of existing shopping centres within the borough and to comply with Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

6. No goods, materials or plant shall be deposited or stored outside of the buildings.

REASON To safeguard the visual amenities of the locality, and the privacy and amenities of the adjoining properties in accordance with Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008.

7. The site shall be used predominantly for the retail of items which by virtue of their nature and / or size require removal from the premises by vehicle. There shall be no retail sales of food or food products at the site, other than consumption of food by customers on the premises.

REASON To safeguard the future viability and vitality of the central shopping area within Slough and the surrounding district centres in accordance with Policy S1 of The Adopted Local Plan for Slough 2004 and Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008 and to ensure the provision of adequate parking spaces within the site in the interests of road safety and the free flow of traffic along the neighbouring highway in accordance with Core Policy 7 of The Slough Local Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008.

8. The premises shall not be open to members of the public / customers outside the hours of 08:00 hours to 20:00 hours on Mondays-Saturdays, 10:00 hours to 16:00 hours on Sundays and Bank/Public Holidays.

REASON To ensure that the use of the premises does not prejudice the quiet enjoyment by neighbouring occupiers of their dwellings by reason of noise or general disturbance in accordance with Core Policy 8 of The Slough Local

Development Framework, Core Strategy 2006 - 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

9. There shall be no commercial deliveries visiting the site outside the hours of 08:00 hours to 18:00 hours on Mondays - Fridays. There shall be no deliveries on Saturdays, 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.

10. The floor space of the mezzanine within Unit 3a hereby approved shall be used as room sets/showrooms solely for the display of items with no retail sales or for the storage of goods and for no other purposes.

REASON To protect the vitality and viability of existing shopping centres within the Borough and to comply with Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

11. The floor space of the mezzanine within Unit 3b hereby approved shall be used for the storage of goods and for no other purposes.

REASON To protect the vitality and viability of existing shopping centres within the Borough and to comply with Core Policy 6 of The Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

#### INFORMATIVE:

1. It is the view of the Local Planning Authority that the proposed development does improve the economic, social and environmental conditions of the area for the reasons given in this notice and it is in accordance with the National Planning Policy Framework.