

PLANNING
COMMITTEE
19th June 2014

THE FOLLOWING ALTERATIONS AND AMENDMENTS HAVE BEEN
RECEIVED SINCE THE PLANNING OFFICER'S REPORT WAS
PRESENTED TO MEMBERS

P/11388/005

Manor Farm, Poyle road, Poyle, Slough, Berks SL3 0BL

Correction: In para 8.11 ,line 1 of the report, substitute 'Area 7' to replace Area 6

The full text of the planning conditions is now set out below. This will help to address the matters contained in Enforcement Notice in place.

Conditions/Reasons

1. The development hereby permitted shall commence no later than 18 months from the date of this permission unless prior written approval is obtained from the Local Planning Authority to an alternative date. Upon commencement of the development , the regrading scheme shall be completed no later than 42 months from the date of the permission unless prior written approval is obtained from the Local Planning Authority to an alternative date.

REASON To prevent the accumulation of planning permissions, and to enable the Council to review the progress of this scheme in the light of outstanding Enforcement Notice in place 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 submitted application, plans and drawings hereby approved by the Local Planning Authority.

	Drawing No.
Location Plan(with revised red line)	1686.1/08A Dated Nov2013 Recd 28Nov2013
Composite Site Plan	1686.1B Dated Nov2013 Recd 6Mar2014
Survey and Existing Contours	1686.1/2A Dated Nov2013 Recd 28 Nov2013
Restoration contours on location	1686.1/3A Dated Nov2013 Recd 28Nov2013
Site Survey and sections on Location	1686.1/4A Dated Nov2013 Recd 28Nov2013
Crosssection2	1686.1/6A Dated Nov2013 Recd on 25Nov2013
Proposed and Restoration Contours on Location Plan (showing sequence of areas being worked)	1681.1/7A Dated Nov2013 Rec 22May2014
Scan of 1992 Plan	1681.1/09A Dated 1681.1/9A Recd 28Nov2013

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

3. The development hereby permitted shall only be implemented in full and in accordance with requirements stated in the applicant's Method Statement covering the programme of work for Phases 1 to 7 . The final restored levels in accordance with the provisions of this consent, shall be to the contours and cross sections shown on the approved plans. Topsoil shall be spread to achieve the final levels of a settled depth of 300mm . The full depth of the restored topsoil and the 200mm of subsoil should be tined with an agricultural wing tine implement at a spacing not

exceeding 700 mm.

REASON To ensure that the soils are handled in such a way as to minimise compaction and damage to the soil structure to achieve the best possible restoration in accordance with Core Policy 8 of the Slough Local Development Framework , Core Strategy 2006-2026, Development Plan Document ,December 2008.

4. No development hereby permitted shall take place until a scheme that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the Local Planning Authority:

1) A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contaminants at the site

2) A site investigation scheme, based on (1) to provide information for a detailed assessment(including soil sampling) of the risk to all receptors that may be affected, including those off-site

3) The results of the site investigation and detailed risk assessment referred to in (2) and, based on these, on options appraised and remediation strategy and full details of the remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4) a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer term monitoring of the pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express written consent of the Local Planning Authority. The scheme shall be implemented as approved.

REASON To ensure protection of controlled waters including principal aquifer.

5) Prior to the commencement of any soil stripping operations on the site, the relevant phases and soil storage areas shall be marked out with posts 1.5metres high, in positions and in a manner to be agreed in writing with the Local Planning Authority. Following soil stripping, marker posts shall be provided as required by the Local Planning Authority.

REASON To ensure that an orderly programme of operations and restoration is carried out in such a way that the adverse effects on local amenity are kept to a minimum and that the complete restoration to a beneficial use is achieved in accordance with Core Policy 9 of the Slough Local Development Framework, core Strategy 2006-2026, Development Plan Document, December 2008.

6. The restoration of Areas 1-7 shall be completed in accordance with the approved sequence of works as set out in the the Method Statement and the proposed topography as set out in Drawing No. 1681.1/7A.

Upon completion of the restoration of Area 6, detailed topographical survey showing finished (pre-settlement) profiles of the part of the Land known as Areas 1 to 6 be submitted to the Local Planning Authority for verification. No restoration works to Area 7 shall commence until prior written approval has been obtained from the Local Planning Authority of the topographical survey report for Areas 1-6. The works to Area 7 shall be completed in accordance with the approved topography in Drawing No. 1681.1/7A

Any soil surplus remaining after the topographical levels in Drawing No 1681.1/7A have been achieved shall be removed from the whole site during the period when Area 7 restoration is being completed, in accordance with the submitted Method Statement.

REASON To ensure the restoration scheme is completed in accordance with the approved scheme to comply with Policies 2 and 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008

- 7 During all operations and processes hereby permitted adequate precautions shall be taken to prevent the discharge of any solid matter, sand, gravel, clay excess amounts of suspended matter or water containing sand, gravel, clay, oil and grease or any other offensive or injurious substance to any watercourse.

REASON To minimise the risk of pollution of the water environment and soils in accordance with Core Policy 9 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

8. Prior to commencement of any soil moving operations of Phases 1 - 6 and Phase 7, the Local Planning Authority shall be notified at least ten days in advance of the date when such operations are expected to commence. Soil movements shall be defined as including soil stripping operations, relocation of storage stacks and respreading of the surface layers.
9. All plant and machinery used at the site shall be properly silenced and maintained in accordance with the manufacturers specification. Any machinery used on the site shall not exceed 50dB(A) as measured at the site boundary during operational hours and at 35dB(A) at all other hours.

REASON To limit any adverse noise effects upon the local environment in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

10. A person or persons with expertise in site restoration shall supervise all activities concerning soil or soil making materials including restoration and aftercare.

REASON To ensure the restoration of the site is satisfactorily completed in accordance with Core Policy 9 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

11. Agricultural aftercare shall be carried out for a five year period in accordance with conditions 13 and 14 on any phase, commencing with the date of compliance with

restoration conditions to bring the land to the required standard. The required standard for agriculture shall be restored so far as reasonably practicable.

REASON To ensure that the best standard of aftercare management of the site shall be submitted to the Local Planning Authority for its approval showing aftercare measures which shall be carried out in the following year.

12. Appropriate measures shall be taken controlling the generation of dust from all operations including the excavation and moving soil waste on site. These measures shall include the spraying of the site roads with water during dry conditions to suppress any dust arising.

REASON To prevent the formation and spread of dust in the interests of air quality, and to ensure the protection of the local environment, including any nearby residential occupiers, having regard for the site's location within the Metropolitan Green Belt and in accordance with Policy EN1 of the Adopted Local Plan for Slough, 2004 and Core Policies 2 (Green Belt and Open Spaces) and 8 (Sustainability and the Environment) of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008

13. Within one month of the replacement of topsoil on any phase, an aftercare scheme for that area shall be submitted to the Local Planning Authority for its approval. The scheme shall include the full and interim aftercare proposals which shall be carried out in the first year of the aftercare period. Each year, within four weeks of the annual site meeting required by condition 14, a detailed management proposal shall be submitted to the Local Planning Authority for its approval showing aftercare measures which shall be carried out in the following year.

REASON To ensure that the best standard of aftercare management of the site is carried out following restoration in accordance with with Core Policies 8 and 9 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

14. The first annual aftercare scheme and subsequent annual revised schemes for areas to be restored to agricultural use shall provide for:

- a) the removal of any large stones from the surface;
- b) the making up of lowspots
- c) an analysis of the soil to show acidity and nutrient deficiency;
- e) the ropping, fertilisation and drainage measures to correct acidity and nutrient deficiency and to improve soil structure to achieve a good state of cultivation and fertility;
- f) the provision of fences as shown or as may be agreed by the Local Planning Authority to provide for the efficient farming of the land and the appearance of the landscape. In subsequent years of the aftercare period, measures to maintain

fences, and replace any broken fences.

g) an annual site meeting to be attended by Natural England and the Local Planning Authority

REASON To ensure that the best standard of aftercare management of the site is carried out following restoration in accordance with Core Policy 9 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

15. The development hereby permitted shall not commence until details for testing for landfill gas, leachate control and site management for the proposal have been submitted to and prior written approval obtained from the Local Planning Authority. Where appropriate, a scheme for dealing with the abovementioned matters should be prepared and submitted to, and prior written approval obtained from the Local Planning Authority before commencement of the scheme.

REASON To ensure the satisfactory restoration and aftercare of the site in accordance with Policies 8 and 9 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

16. No operations authorised by this consent shall occur other than between the following hours:

0730 to 1730 Monday to Friday 0730 to 1230 Saturdays

No operations shall occur on Sundays or Bank Holidays

REASON To ensure the longterm protection of the local amenities, including nearby residential occupiers, having regard to Saved Policy EN1 of the Adopted Local Plan for Slough, 2004 and Core Policy 8 (Sustainability and the Environment) of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

17. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995, no plant shall be erected or placed or skips stored, on the site without first being approved in writing by the Local Planning Authority.

REASON In the interests of visual amenity in accordance with Core Policy 8 of the Slough Local Development Framework, Core Strategy 2006-2026, Development Plan Document, December 2008.

18. All stones and rocks exceeding 60mm in any dimension and other deleterious material shall be removed from the topsoil and subsoil.

REASON To ensure the satisfactory restoration of the site in accordance with Core Policy 9 of the Slough Local Development Framework, Core Strategy

Informatives

1. Your attention is drawn to the aircraft safeguarding requirements set out within the British Standard Code of Practice for safe use of cranes, for crane operators to consult Heathrow Airport in the event of a crane being erected in close proximity to an aerodrome.
2. The Environment Agency requires a monitoring programme to be in place covering groundwork and surface waters. In particular, pre-, during and post earthworks monitoring is required to ensure that any impacts upon groundwaters or surface waters are quickly monitored.
3. The applicant is advised that an nvironment Permit under Environmental Permitting Regulations 2010 is required from the Environment Agency. The applicant is advised to contact the Hatfield Office of the Environment Agency.

P/09961/003

Brook House & Future House, Poyle Road, Colnbrook, Slough, SL3 0AA

The following comments have been received from the Council's Transport Consultant:

Gates and Access

Further design details have now been provided for the access arrangement which shows the pedestrian crossing of the bellmouth indicated by the siting of the tactile paving being obstructed by 16.5m long HGVs waiting to access the site. This issue needs to be rectified as part of the design and a revised drawing should be submitted now as part of the reserved matters.

Car Parking

33 car parking spaces are being provided which is in accordance within the minimum parking standards of 1 space per 200m² of floor space. The parking area is accessed from Millbrook Way.

Cycle Parking

20 cycle parking spaces are being provided in a covered store and accessed from Mathisen way and these are considered acceptable.

Highways Works

The applicant will need to enter into a S278 agreement to construct the access.

OFFICERS RESPONSE : A revised drawing has been requested with regards the access and this issue will be resolved prior to determination of the application.

The following comments have been received from Heathrow Airport Safeguarding Manager:

No safeguarding objections to the proposed development and the proposed Bird hazard Management Plan meets safeguarding criteria.

NO CHANGE TO RECOMMENDATION.

PROPOSED ADOPTION OF THE SLOUGH TRADING ESTATE SIMPLIFIED PLANING ZONE (SPZ)

Timetable

Paragraph 5.54 states that approval of the SPZ would be considered by the Cabinet at its meeting on 21st June. The Cabinet is actually on the 23rd of June but it is not now proposed to put a report to this meeting. This is because the short time scale would only have allowed the views of this Committee to be reported orally to Cabinet.

As a result it is now proposed that a report on the SPZ will be taken to the Cabinet meeting on the 14th July, which will allow the recommendations of this Committee to be considered in full.

Supporting Information

Paragraph 5.3 states that Members will recall that the Planning Committee in November 2013 agreed the deposit draft of the SPZ for public consultation.

It is recognised that not all Members of the current Planning Committee will be familiar with the SPZ and it may be helpful to have the following summary.

Purpose of SPZ:

The SPZ provides SEGRO, the owners of the Estate, with a number of commercial advantages as it seeks to deliver bespoke premises which serve the needs of modern businesses and provide the sort of facilities that are necessary to continue to attract inward investment. These advantages include:

- **Flexibility** to respond quickly and effectively to changes in market demands and tenants' requirements
- **Certainty** for owners and occupiers about what development is acceptable to the Council under the scheme, and will therefore not require detailed planning approval
- **Speed** of development being brought forward- as individual applications are not required and consistent parameters are established by the SPZ, they are not subject to the normal planning permission timeframes
- **Marketability** of the Estate in a way which enhances the perception of the trading estate for investment, and has led directly to companies choosing to locate on the estate.

From a planning point of view it is considered that the SPZ will help to implement the objectives of the Core Strategy and the Site Allocation Document (which includes SEGRO's Master Plan for the trading estate) which together form the planning framework for the Trading Estate.

CONTENTS OF SPZ

The key parts of the renewed scheme that have been retained from the previous SPZ scheme are as follows:

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- Limited to new buildings for general industrial uses, storage and distribution, and data centres
- Limit to 50% built footprint, and 49% office floorspace (gross external area)
- No open storage permitted, and screening of all plant
- Requirement for minimum 6% green landscaping on every development
- Continued protection of Buckingham Avenue Retail area to serve employees
- Highways requirements including safe manoeuvring and servicing within the site boundary

One of the main changes to the SPZ, which was highlighted in the consultation exercise, is that it is now proposed to accommodate the demand for much taller buildings for research & development facilities, data centres and high bay warehouses. This has been done by identifying zones in the central parts of the Trading Estate where these taller buildings can go. At the same time tighter height controls have been introduced around the boundaries to protect residential amenities.

The various Height Controlled Zones, as shown on the SPZ Plan are as follows:

Sensitive Boundary Sub Zones	maximum	7 metres
Northern Height Controlled Zone		12 metres
Outside of these Zones		16 metres
Warehouses on sites over 1 ha		20 metres
Research/Development, Data Centre Zones		23 metres

No Change to Recommendation