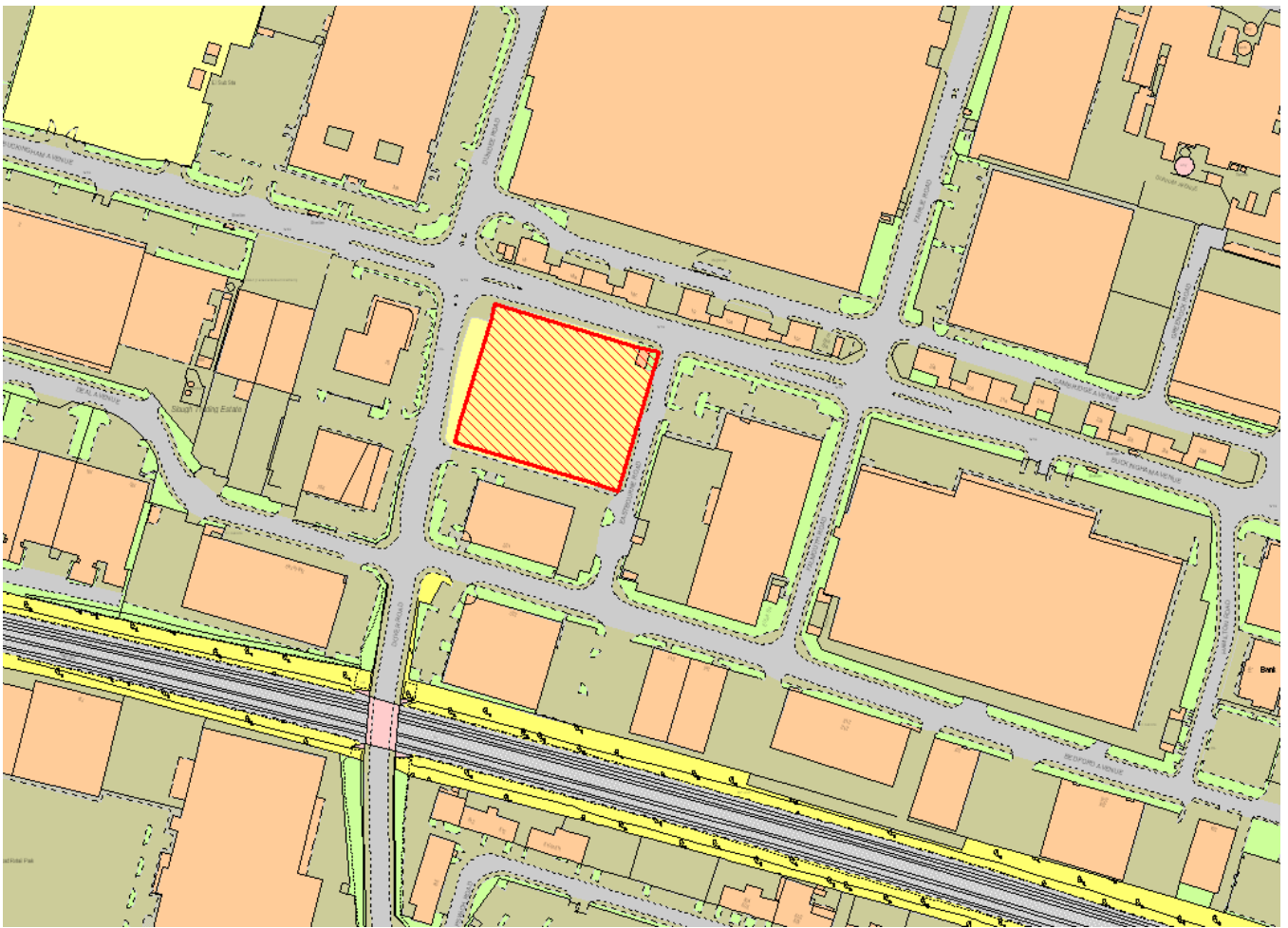


<b>Registration Date:</b>	18-Nov-2015	<b>Applic. No:</b>	P/00215/005
<b>Officer:</b>	Mr. J. Dymond	<b>Ward:</b>	Farnham
		<b>Applic type:</b>	Major
		<b>13 week date:</b>	17 <sup>th</sup> February 2016
<b>Applicant:</b>	Slough Trading Estate Limited		
<b>Agent:</b>	Miss Jessica Evans, Barton Willmore Regent House, Prince's Gate, 4, Homer Road, Solihull, West Midlands, B91 3QQ		
<b>Location:</b>	4, Buckingham Avenue, Slough, SL1 4SF		
<b>Proposal:</b>	Redevelopment of 4 Buckingham Avenue comprising of the construction of a semi detached unit for the storage, display, distribution and sale of building materials, timber, plumbing and heating supplies and hard and soft wall and floor coverings with associated products together with ancillary trade counter / showroom and for any use within class B1(c), B2 or B8.		

**Recommendation: Delegate to Planning Manager for Approval**



## 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 and all other relevant material considerations, it is recommended that the application be delegated to the Planning Manager for approval following consideration of any outstanding consultation responses, minor design changes, completion of Section 106 Agreement (if necessary), and finalising conditions.

## **PART A: BACKGROUND**

### 2.0 **Proposal**

2.1 This is a full planning application for the redevelopment of 4 Buckingham Avenue comprising of the construction of a semi detached unit for the storage, display, distribution and sale of building materials, timber, plumbing and heating supplies and hard and soft wall and floor coverings with associated products together with ancillary trade counter / showroom and for any use within class B1(c), B2 or B8.

2.2 The applicant has stated that the one of the future occupiers of the proposed unit would be Travis Perkins. Travis Perkins currently occupy a site on Stoke Road. The other occupier would be Benchmarx.

### 3.0 **Application Site**

3.1 The site is 0.68 hectares in area and is situated within Slough Trading Estate, adjacent to the junction with Buckingham Avenue and Dover Road. The site is currently vacant; however it was last occupied by a large production/warehouse facility. This was demolished in 2013.

3.2 To the north of the site is Buckingham Avenue. On the opposite side of the road there are small industrial units. To the south of the site is 221 Dover Road. To the east of the site is Eastbourne Road. To the west of the site is Dover Road.

3.3 The application site is located with Slough Trading Estate Existing Business Area and within the area covered by the Slough Trading Estate Simplified Planning Zone Scheme. The development however falls outside the scope of this Scheme and requires planning permission.

3.4 The site is located within Flood Zone 1 and the site therefore is considered to comprise land assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%).

3.5 There appear to be no listed buildings on or near the site and the site is not located within a Conservation Area.

#### 4.0 **Site History**

4.1 The site is currently vacant following the demolition of the industrial/commercial building formerly occupying the site.

P/00215/004 ERECTION OF VOCIDISER UNIT, FAN AND CHIMNEY STACK IN EXISTING COMPOUND (AMENDED 11.05.98)

Approved with Conditions 12-May-1998

P/00215/003 ERECTION OF VOCIDISER UNIT, FAN AND CHIMNEY IN EXISTING COMPOUND

Approved with Conditions 03-Dec-1997

#### 5.0 **Neighbour Notification**

5.1 2b, Buckingham Avenue, Slough, SL1 4NB, Aston Green Audi, 756, Dover Road, Slough, SL1 4RF, National Car Rental, 2c, Buckingham Avenue, Slough, SL1 4NB, 748-749, Deal Avenue, Slough, SL1 4SH, M P L Powerware Systems Ltd, 221, Dover Road, Slough, SL1 4RF, 373, Buckingham Avenue, Slough, SL1 4PF, John Crane Uk Ltd, Buckingham House 361-366, Buckingham Avenue, Slough, SL1 4LU, T N T Uk Ltd, 5, Buckingham Avenue, Slough, SL1 4NJ, Best Power Technology Ltd, 221, Dover Road, Slough, SL1 4RF, Masterfoods, Dundee Road, Slough, SL1 4JU, Icore International Ltd, 220, Bedford Avenue, Slough, SL1 4RY, Aphel Ltd, 221, Dover Road, Slough, SL1 4RF

In accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015, a site notice was displayed at the site and the application has been advertised in a local newspaper.

5.2 No representations received.

#### 6.0 **Consultation**

##### 6.1 **Environmental Protection**

6.2 No comments received. An update will be provided on the Committee amendments sheet if necessary.

##### 6.3 **Environmental Quality**

6.4 No comments received. An update will be provided on the Committee amendments sheet if necessary.

##### 6.5 **Transport and Highways**

6.6 No comments received. An update will be provided on the Committee amendments sheet if necessary.

##### 6.7 **Thames Water**

6.8 No comments received. An update will be provided on the Committee amendments sheet if necessary.

6.9 Environment Agency

6.10 No comments received. An update will be provided on the Committee amendments sheet if necessary.

## **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 Planning Practice Guidance

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

Core Policy 1 – Spatial Strategy

Core Policy 5 – Employment

Core Policy 6 – Retail, Leisure and Community Facilities

Core Policy 7 – Transport

Core Policy 8 – Sustainability and the Environment

Core Policy 10 – Infrastructure

Core Policy 11 – Social Cohesiveness

Core Policy 12 – Community Safety

The Local Plan for Slough, Adopted March 2004

Policy EN1 – Standard of Design

Policy EN3 – Landscaping Requirements

Policy EN5 – Design and Crime Prevention

Policy T2 – Parking Restraint

Policy T8 – Cycling Network and Facilities

Policy T9 – Bus Network and Facilities

Policy EMP2 – Criteria for Business Developments

Policy EMP7 – Slough Trading Estate

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.

The Council has also formally announced its intention to prepare a Local Plan Development Plan Document and is seeking comments on the proposed scope and content of the document – this consultation period runs from Friday 4<sup>th</sup> December 2015 to 15<sup>th</sup> January 2016.

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 amenity;
- 4) Parking and highway safety;
- 5) Planning obligations;
- 6) Other issues.

## 8.0 **Principle of Development**

8.1 The site is located within the Slough Trading Estate Existing Business Area. There are other similar industrial/warehouse uses in the vicinity of the site.

8.2 One of the aims of the Spatial Strategy as set out in the Core Strategy is to regenerate Slough Trading Estate. The proposal is considered to be an acceptable employment generating use in this context.

8.3 Core Policy 5 of the Core Strategy relates to employment. There is a general presumption against the loss of employment generating uses within the Existing Business Areas. This policy sets out that the continued success of the Trading Estate as an employment centre is of great importance to the local economy and the prosperity of the town as a whole.

8.4 The applicant has stated that the proposal would safeguard 17 existing jobs and provide four additional full time jobs.

8.5 The proposed use is considered to be acceptable and it is noted that the proposal would bring employment benefits through the creation of a significant number of jobs. A currently vacant site would be brought back into employment

use and the continued success of the Existing Business Area would be supported. The proposed development would be acceptable in terms of employment and compliant with Core Policy 5 of the Core Strategy.

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

10.1 The proposed building would be 25.3 metres in width and 70 metres in length. It would have a gross external area of 1,858 square metres. The height of the proposed building would be 7 metres to eaves level and approximately 9.6 metres high to the apex of the roof. The elevations would be clad with aluminium cladding.

10.2 The proposed building would be sited to the north of the site. The outside storage area would be located to the south. External areas will be utilised for the storage of goods up to a maximum height of 6 metres.

10.3 It is considered that the proposed building would be in keeping with surrounding development in terms of the materials to be used and the appearance of the proposed building. Furthermore, the form, scale, height and massing of the proposal is considered to be acceptable.

10.4 In this context, it is considered that the design of the proposal would be acceptable. There is an opportunity to provide landscaping to soften the appearance of the building to the north and west boundaries and a condition will be recommended regarding the submission and approval of a landscaping scheme.

10.5 It is considered that the proposed development would comply with Core Policy 8 of the Core Strategy and Policies EN1 and EN3 of The Adopted Local Plan for Slough.

#### 11.0 **Potential Impact on Amenity**

11.1 There are no residential properties in the vicinity of the site and the proposal is therefore not considered to have the potential to give rise to potential impacts on the amenity of any residential occupiers.

#### 12.0 **Parking and Highway Safety**

12.1 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.

12.2 Policy T2 of The Adopted Local Plan for Slough seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.

12.3 Policy T8 of The Adopted Local Plan for Slough relates to Cycling Network and Facilities. This policy states that permission will not be granted for proposals

which do not include suitable cycle access to and through the site and cycle parking racks and other facilities for cyclists as an integral part of the development.

- 12.4 Eight staff car parking spaces would be located to the eastern boundary. Two disabled car parking spaces are located to the front of the building along with an additional eight visitor car / van parking spaces (3 x 6m). The layout would provide for internal circulation and 16 loading/unloading bays for vans are proposed along with a dedicated area identified for loading/unloading of HGVs. Provision for staff cycle parking is also proposed.
- 12.5 Vehicular access to the site for staff and visitors will be from Eastbourne Avenue. Two separate access points are proposed which will enable the site to operate a one way 'in' and 'out' basis. In addition, a dedicated pedestrian access will be provided from the Dover Road footway to the front elevation of the building.
- 12.6 A Transport Statement has been submitted in support of the proposal. The Council's Transport consultant has been consulted and comments are awaited. An update will be provided on the Committee amendment sheet.

### 13.0 **Planning obligations**

- 13.1 The need for planning obligations will be considered in light of the comments received from consultees. An update will be provided on the Committee amendments sheet.

### 14.0 **Process**

- 14.1 In dealing with the application, the Local Planning Authority has worked with the applicant in a positive and proactive manner. The development is considered to be sustainable and in accordance with the requirements of the National Planning Policy Framework.

### 15.0 **Summary**

- 15.1 The proposal has been considered against relevant development plan policies, and all other relevant material considerations.
- 15.2 It is recommended that the application be delegated to the Planning Manager for approval following consideration of any outstanding consultation responses, minor design changes, completion of Section 106 Agreement (if necessary), and finalising conditions.

## **PART C: RECOMMENDATION**

### 16.0 **Recommendation**

- 16.1 It is recommended that the application be delegated to the Planning Manager for approval following consideration of any outstanding consultation responses,

minor design changes, completion of Section 106 Agreement (if necessary), and finalising conditions.

**PART D: LIST OF CONDITIONS - HEADINGS**

Commencement within three years from the date of this permission;  
Development to be carried out in accordance with approved plans;  
Submission of materials for approval;  
Submission of details of surfaces for approval;  
Submission of details of boundary treatment;  
Submission of details of landscaping scheme;  
Submission of details of cycle parking;  
Submission of details of bin storage;  
Trade counter to be ancillary to main use of unit for storage, display, distribution and sale of building materials, timber, plumbing and heating supplies and hard and soft wall and floor coverings with associated products;  
No extension, mezzanine floor or sub-division;  
External storage to be utilised for the storage of goods up to a maximum height of 6 metres;  
Provision of car parking spaces;  
Loading/unloading, and turning and circulation areas to remain available for use and free from obstruction;  
Removal of redundant accesses;  
Provision of new accesses;  
Submission of details of lighting scheme;  
Implementation and maintenance of drainage;  
Submission of Working Method Statement;  
Submission of measures to control waste during construction;  
BREEAM 'Very Good'.