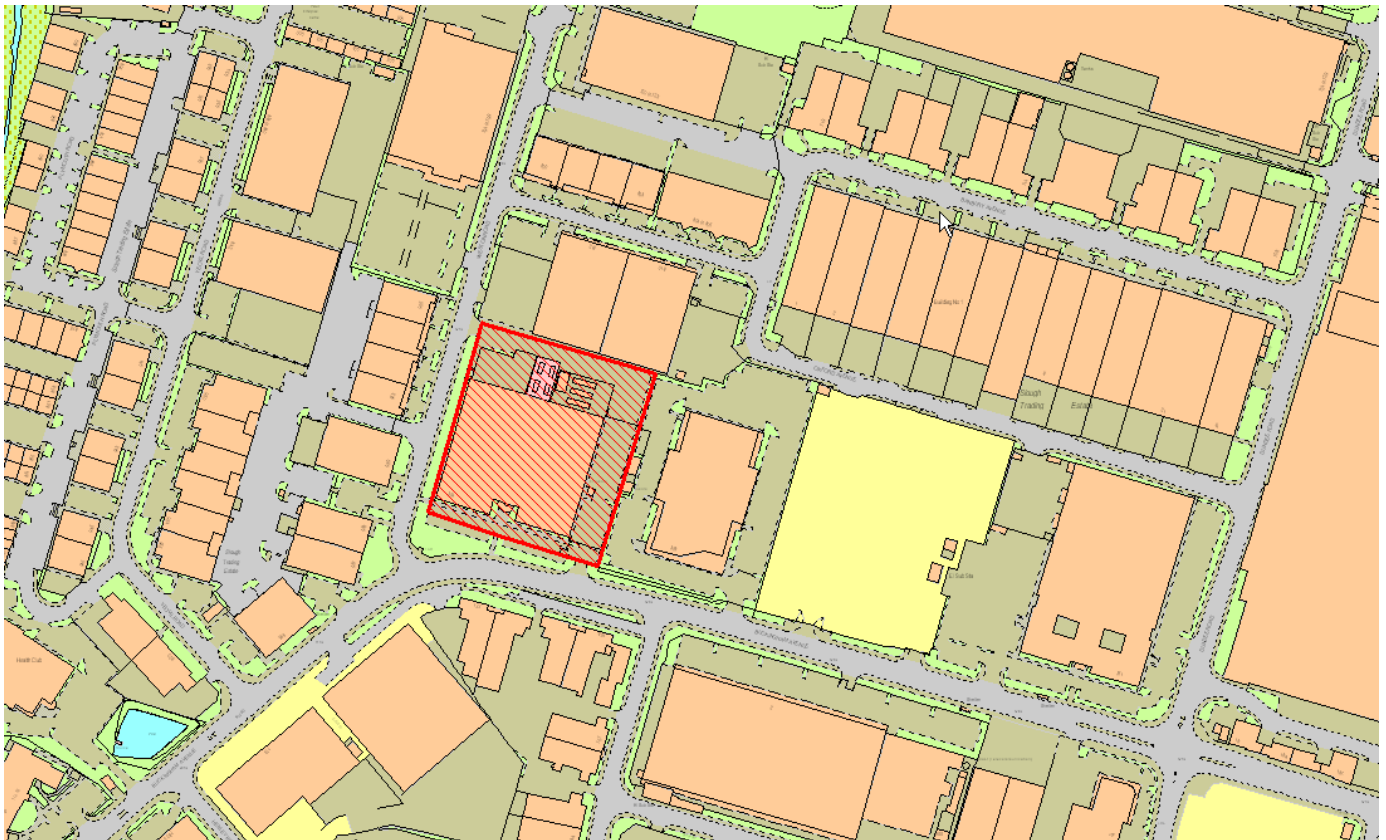


Registration Date:	10-Dec-2015	Applic. No:	P/04622/014
Officer:	Neetal Rajput	Ward:	Farnham
Applicant:	C/O Agent	Applic type:	Major
Agent:	Mr. David Ogilvie 26, Howe Street, Edinburgh, Lothian, EH3 6TG	13 week date:	10 th March 2016
Location:	354, Buckingham Avenue, Slough, SL1 4PF		
Proposal:	Demolition of existing external generator and construction of a single storey rear extension with external mezzanine area to accommodate plant equipment. Construction of a single storey side extension and side 1.5m high security fence and associated works.		

Recommendation: 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 approved.

PART A: BACKGROUND

2.0 **Proposal**

- 2.1 This is a full planning application for demolition of existing external generator and construction of a single storey rear and side extension with external mezzanine area to accommodate mechanical and electrical plant equipment and telecommunication, IT and cooling equipment. There will also be the erection of a side 1.5m high security fence and associated works.
- 2.2 The existing external plant will be converted into internal plant rooms and part of the area will be removed to accommodate white space. As a result of this proposal, the net additional floor space will be 1020 square metres. The hours of operation (Monday to Saturday: 8am-6m) and employment numbers (75 full time / 30 part time staff) will remain the same as existing.

3.0 **Application Site**

- 3.1 The site is 1.12 hectares in area and is situated within Slough Trading Estate. The site is located at 354 Buckingham Avenue. It is used as a telecoms switch site with associated office for Telefonica 02.
- 3.2 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. The site is bound by industrial and commercial buildings.
- 3.3 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 Relevant planning history is noted below:

P/04622/010 USE AS A COMPUTERISED TELECOMMUNICATION CENTRE, TELECOMMUNICATIONS NETWORK MANAGEMENT CENTRE, TELECOMMUNICATIONS SYSTEMS DEVELOPMENT CENTRE AND ANY USE WITHIN B1(b), B1(C), B2 AND B8 OF THE USE CLASSES ORDER 1987 TOGETHER WITH ANCILLARY OFFICES AND STAFF AMENITY AREAS AND THE ERECTION OF A PLANT COMPOUND TOGETHER WITH THE INSTALLATION OF CHILLING, AIR CONDITIONING AND GENERATING PLANTS IN ACCORDANCE

WITH THE SUBMITTED DRAWINGS. (AMENDED PLANS RECEIVED 20.04.95)

Approved with Conditions 21-Apr-1995

P/04622/012 CONSTRUCTION OF FIRST FLOOR EXTERNAL PLANT AREA AND EXTENSION OF EXISTING PLANT EQUIPMENT CONSTRUCTION OF HV SUBSTATION AT NORTH EAST CORNER OF SITE

Approved with Conditions; Informatives 14-Oct-2011

5.0 **Neighbour Notification**

5.1 768, Buckingham Avenue, Slough, SL1 4NL, GOMACO INTERNATIONAL, 769, Buckingham Avenue, Slough, SL1 4NL, CROMWELL TOOLS SLOUGH, 770, Buckingham Avenue, Slough, SL1 4NL, Oyez Straker & Calladines, 771, Buckingham Avenue, Slough, SL1 4NL, Oncocene Ltd, 957, Buckingham Avenue, Slough, SL1 4NL, 958, Buckingham Avenue, Slough, SL1 4NL, Wyvale Gardens Ltd, 966, Weston Road, Slough, SL1 4HR, Red Insight Ltd, 965, Weston Road, Slough, SL1 4HR, H M Plant Ltd, 964, Weston Road, Slough, SL1 4HR, Black & Decker University, 963, Weston Road, Slough, SL1 4HR, Anite Group Plc, 353, Buckingham Avenue, Slough, SL1 4PF, Signet International Ltd, 812, Oxford Avenue, Slough, SL1 4LN, Wartsica Uk Ltd, 810, Oxford Avenue, Slough, SL1 4LN, G4s Integrated Services (uk) Ltd, 959, Weston Road, Slough, SL1 4HR, Equinix (services) Ltd, 353, Buckingham Avenue, Slough, SL1 4PF

In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, one site notice was displayed at the site on 29th December 2015. The application was advertised in the 8th January 2016 edition of The Slough Express.

5.2 There have been no representations received. Should any representations be received, they will be included on the Amendment Sheet.

6.0 **Consultation**

6.1 **Environmental Protection**

6.2 Following consultation with Environmental Protection Department, conditions have been recommended with regard to noise and control of waste from demolition and construction phase, plant noise, site lighting and onsite refuse.

Relevant conditions relating to the proposal have been included.

6.3 **Environmental Quality**

6.4 No concerns have been raised given the proximity of the residential properties, it is considered that a Noise Impact Assessment would not be required to supplement the proposal.

6.5 Transport and Highways

6.6 Based on the submitted information it is unlikely that the proposals will have an effect on the highway network, therefore an objection on highways grounds will not be raised.

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 (2012) and the Planning Practice Guidance

The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, Adopted December 2008

Core Policy 1 – Spatial Strategy
Core Policy 5 – Employment
Core Policy 7 – Transport
Core Policy 8 – Sustainability and the Environment
Core Policy 10 – Infrastructure
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
Policy EM12 – Remaining Business Area

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 for 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 4th December 2015 to 15th 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; and
- 5) Planning obligations.

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 The proposal is considered to be acceptable in principle, the development is required to ensure that the site operates efficiently and meets the needs of its current occupier.

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 It has been noted that as a result of this proposal there will be no loss of employment floor space, as such no objection is raised in principle. In addition, there will be no reduction in staff numbers as result of the proposal as 105 jobs would be retained.

8.5 The proposed use is considered to be acceptable and it is noted that the site as existing brings employment benefits through the retention of a significant number of jobs. It is not considered relevant to condition the use and impose restrictions on the layout or hours of operation as this is an existing use within the Trading Estate.

8.6 A full detailed drainage design is not required for this proposal as the proposed extension will replace an existing demolished building. Furthermore, the site does not fall within a Flood Risk Zone and there are no surface water run-off issues identified within the application site.

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

9.1 The proposed rear extension will be sited in an existing area of floor space which will be demolished, the mezzanine area will be located above the footprint of the rear extension. The proposed side extension will utilise two car parking spaces. The proposed extensions will not exceed the highest part of the existing building.

9.2 It is considered that the side and rear extensions will not have a detrimental impact to the street scene along Buckingham Avenue as there are no changes to the front elevation of the building. The side extension and rear extension will be in keeping with the existing building. There is a condition requiring the materials to match the existing building, as such the proposal is considered to be in character and its appearance respects the existing building.

9.3 It is considered that the proposed extensions would be in keeping with surrounding development in terms of the materials to be used and the appearance of the proposed building. The added height will match that of the existing building on site and will tie into this complementing the existing building form. Furthermore, the form, scale, height and massing of the proposal is considered to be acceptable.

9.4 In this context, it is considered that the design of the proposal would be acceptable. The existing access footpath along the western boundary is required to be closed off for security purposes to only allow for one main staff entrance to the site. As such, there is an opportunity to implement suitable boundary treatment along the western boundary and a condition has been recommended to secure this.

9.5 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.

10.0 **Potential Impact on Amenity**

10.1 The proposal is considered to have no significant adverse impact on the amenity of nearby residential occupiers, the nearest residential properties are located approximately 220m.

- 10.2 The proposed rear extension would be located towards the north-east end of the application site. Properties 810 and 812 Weston Road border the north-west flank of the application site. The rear elevations of these industrial warehouse style units are located adjacent to the shared boundary. In light of the nature of these neighbouring units no detrimental impact on amenity is identified.
- 10.3 It is considered that matters relating to plant noise and transmission can be controlled by condition in the interests of limiting the potential noise and adverse amenity impacts. The plant equipment should be installed and maintained to ensure that there is no noise pollution to neighbouring occupiers but also in the interest to protect staff present at the site, relevant conditions have been recommended.
- 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 seeks to restrain levels of parking in order to reduce the reliance on the private car through the imposition of parking standards.
- 11.3 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. The Council's Highways & Transport Department have assessed this application and no objection is raised, detailed comments can be found below in relation to trip generation and car parking.
- 11.4 *Traffic generation*
The proposals do not alter the number of staff located at the site and will not change delivery / collection / refuse arrangements, and therefore there will be no additional vehicle trips generated by the proposals.
- 11.5 *Car Parking*
Five car parking spaces at the site will be lost as a result of the proposals. There are currently 117 spaces on site, which will be reduced to 112. As there are currently only 105 full time / part time members of staff it is considered that 112 parking spaces will be sufficient. Additionally, in line with Slough Borough Council parking guidelines a maximum of one parking space should be provided per 40m² of office space. The area of office for this site is estimated to be approximately 3,250m² therefore 81 spaces should be required, this number is satisfied. In addition O2 currently funds a bus service connecting this site and the Bath Road site with Slough Railway Station on a frequent basis. Therefore taking into account the Travel Plan measures that O2 already have in place to minimise reliance on the motor car, there is no objection in highway terms.

11.6 *Cycle Parking*

There are to be no alterations to cycle parking provided at the site. As there are no proposed changes to staff numbers this is accepted.

11.7 *Refuse and recycling*

No changes to refuse and recycling arrangements are proposed.

11.8 *Access*

There will be no changes to the vehicle access and the proposals will not alter or affect the existing pedestrian access arrangements through the main access from Buckingham Avenue. However, an extension of the primary security fence is proposed along the western edge of the site bordering Western Road, this will reduce / deflect pedestrian flow across the front of the building by cutting off the pedestrian access from Western Road. This means all pedestrians entering the building will have to do so through the main entrance from Buckingham Road. This was agreed as acceptable at the pre-application site visit.

12.0 **Planning obligations**

12.1 Given the nature of the proposal and in light of the comments received from consultees, there are no planning obligations required for this application.

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. 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 all other relevant material considerations.

14.2 It is recommended that the application be approved.

PART C: RECOMMENDATION

15.0 **Recommendation**

15.1 It is recommended that the application be approved, with conditions.

16.0 **PART D: LIST OF CONDITIONS**

CONDITIONS / REASONS

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. 1357-20-05 Rev 03, Dated 02/03/2015, Recd On 18/01/2016
- (b) Drawing No. 1357-20-01 Rev 01, Dated 05/03/2015, Recd On 10/11/2015
- (c) Drawing No. 1357-20-03 Rev 01, Dated 05/03/2015, Recd On 24/11/2015
- (d) Drawing No. 1357-20-06 Rev 01, Dated 05/03/2015, Recd On 10/11/2015
- (e) Drawing No. 1357-20-07 Rev 01, Dated 05/03/2015, Recd On 10/11/2015
- (f) Drawing No. 1357-20-08, Dated 06/03/2015, Recd On 10/11/2015
- (g) Drawing No. 1357-20-09, Dated 06/03/2015, Recd On 10/11/2015

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.

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. Prior to first occupation of the proposed development, the boundary treatment shall be implemented in accordance with Drawing No's. 1357-20-08 and 1357-20-09. The boundary treatment shall be maintained and remain in perpetuity.

REASON To ensure a satisfactory appearance of the development so as not to prejudice the visual amenity of the locality in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004, Core Policy 8 of The Slough Local Development Framework, Core Strategy 2006 – 2026, Development Plan Document, December 2008, and the National Planning Policy Framework.

5. No development shall take place until details in respect of measures to:
 - (a) Minimise, re-use and re-cycle waste, including materials and waste arising from any demolition;
 - (b) Minimise the pollution potential of unavoidable waste;

(c) Dispose of unavoidable waste in an environmentally acceptable manner;

Have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented during the course of building operations and the subsequent use of the buildings.

REASON In the interests of the amenities of the area 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.

6. The machinery, plant or equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise there from does not, at any time, increase the ambient equivalent noise level when the machinery, plant or equipment is in use at any adjoining or nearby properties in separate occupation.

REASON To protect local residents from nuisance caused by excessive noise 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, 2012.

7. All plant, machinery and equipment (including refrigeration and air conditioning systems) to be used in conjunction with the development hereby approved shall be so installed, maintained and operated so as to prevent the transmission of noise and vibration into any neighbouring properties.

REASON To protect local residents from nuisance caused by excessive noise 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, 2012.

8. No additional external plant or equipment shall be installed or used without the prior written consent of the local Planning Authority. Any external plant designed for use in connection with the building must have provided with it the sound mitigation measures necessary to ensure that the amenity of occupiers of neighbouring properties is protected.

REASON To protect local residents from nuisance caused by noise 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, 2012.

INFORMATIVES:

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.