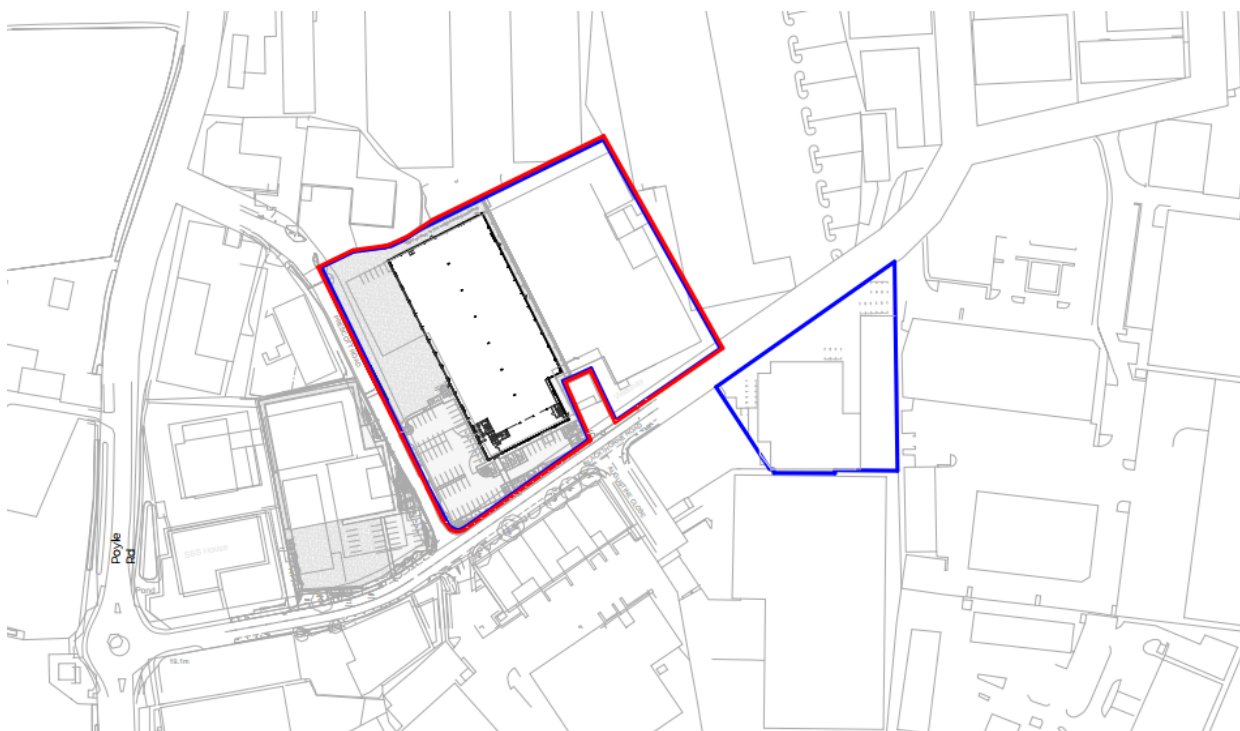


Registration Date:	24-Feb-2025	Application No:	P/14952/012
Officer:	Alex Harrison	Ward:	Colnbrook & Poyle
Applicant:	Mr. Jonathan Mellows, Montana Bakery	Application Type:	All Other Developments Major
		13 Week Date:	26 May 2025
Agent:	Mr. James Kemp, Libuc Ltd The Milking Parlour, Hawkers Farm, Gloucestershire, GL19 4HF		
Location:	Former SIG Unit, Prescott Road, Poyle Industrial Estate, Slough, SL3 0AE		
Proposal:	Construction of a single storey side extension to provide storage building, single storey link extension, single storey link extension to rear, internal alterations including first and second floor mezzanines, erection of external platform with stair link to the existing rear platform and associated works (Part retrospective).		

Recommendation: Delegate to the Planning Manager for approval, subject to conditions.



1.0 SUMMARY OF RECOMMENDATION

- 1.1 Having considered the relevant policies set out below, and comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval, subject to conditions and any other minor changes.
- 1.2 Under the current constitution, this application is to be determined at Planning Committee, as it is an application for major development.

PART A: BACKGROUND

2.0 Proposal

- 2.1 Full planning permission is sought for the construction of a single storey side extension to provide storage building, single storey link extension, single storey link extension to rear, internal alterations including first and second floor mezzanines, erection of external platform with stair link to the existing rear platform and associated works.
- 2.2 The proposed side extension provides 101sqm of storage space and is located in the HGV yard area, resulting in the loss of 3 docking points, leaving 5 on the building. The two link extensions are located to the rear of the building and northeast side which is not visible in the public realm. The two extensions provide 85sqm of floorspace and serve to internally link the application building with the adjacent Montanna Bakery owned by the applicant.
- 2.3 The proposed mezzanine flooring is within the existing building footprint covering part of the footprint of the building and will add an additional 2,278sqm of floorspace. The mezzanine will be used for B2 use associated with the production processes of the applicant. The additional floor space will enable Montana Bakery to bring in modern equipment requiring more space to improve their overall production, rather than simply replicating their existing operation.
- 2.4 The applicant has proposed the development due to a need for additional floorspace to accommodate their success and growth as an established business on the Poyle Estate. The applicant currently operates out of 3 separate buildings and the acquisition of the application building and the proposed development will enable them to vacate one of the current buildings which will bring operations closer to the primary facility.
- 2.5 The application was submitted with full plans and the following documents:
- Design and Access Statement
 - Planning Statement
 - Transport Statement
 - Travel Plan

Over the course of the application an addendum to the transport statement was received.

2.6 Since the submission of the application, works have commenced on site, but not completed. The description of development is therefore updated to refer it as being part retrospective.

3.0 Application Site

3.1 The application site is located centrally within the Poyle Industrial Estate. It comprises recently constructed, single building with associated parking, access and landscaping. The building has recently been acquired by the applicant and they are, at the time of drafting this report, in the process of locating to it.

3.2 The site lies within the Poyle Industrial Estate and is designated as an Existing Business Area under planning policy. The site is accessed from the north off Blackthorne Road and is surrounded on all sides by existing employment buildings. There are no listed buildings or Tree Preservation Orders in close proximity to the site. Also, the site does not fall within a flood risk zone.

4.0 Relevant Site History

4.1 The following accounts for the recent planning history at the site:

P/14952/002

Demolition of existing building and redevelopment of site for new Class E(g(iii)), B2 and/or B8 unit with ancillary office space and associated servicing, car and cycle parking, boundary fence and gates, and landscaping.
Approved 25/02/2022

P/14952/003

Submission of details pursuant to condition 10 (Phase 2 Intrusive Investigation Method Statement) of planning permission P/14952/002 dated 25/02/2022
Approved 18/05/2022

P/14952/004

Non material amendment to planning permission P/14952/002 dated 25/02/2022 - to update the drainage condition drawing (Condition 20).
Approved 20/06/2022

P/14952/005

Submission of details pursuant to condition 11 (phase 3 quantitative risk assessment and site specific remediation strategy) of planning permission P/14952/002 dated 25/02/2022.
Withdrawn 19/10/2023

P/14952/006

Submission of details pursuant to condition 11 (quantitative risk assessment) of planning permission P/14952/002 dated 25/02/2022
Approved 20/09/2022

P/14952/007

Non material amendment to planning permission P/14952/002 dated 25/02/2022 - to replace the approved site plan and landscaping drawings.
Approved 31/01/2023

P/14952/008

Submission of details pursuant to condition 21 (bird boxes) of planning permission P/14952/002 dated 25/02/2022
Approved 08/02/2023

P/14952/009

Submission of details pursuant to condition 23 (resurface) of planning permission P/14952/002 dated 25/02/2022
Approved 14/02/2023

P/14952/010

Submission of details pursuant to condition 12 (remediation) of planning permission
Approved 23/02/2023

P/14952/011

Submission of details pursuant to condition 17 (BREEAM design stage certificate) of planning permission P/14952/002 dated 25/02/2022
Approved 24/05/2025

5.0 Neighbour Notification

5.1 In accordance with Article 15 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) site notices were displayed on 04/05/2025 and a press advert published on 07/03/2025 in the Slough Express.

5.2 No letters of representation have been received at the time of writing this report.

6.0 Consultations

6.1 Local Highway Authority (LHA)

No comments received, Members will be updated via the Amendment Sheet.

6.2 SBC Environmental Officer

The proposed development includes the installation of an external plant deck with two condensing fan units (see extract from drawing ref. 1940-PPM-A-05-300 below). There is no noise assessment accompanying the application, therefore it is not possible to determine whether the external plant will cause noise impacts to the nearby commercial uses, which may have office spaces. However, the plant noise, if present / excessive, can usually be effectively controlled through physical measures such as screening or an enclosure. I would therefore recommend that a plant noise assessment is requested as a condition, to ensure that these units do not cause disturbance to surrounding neighbours when operational.

6.3 Land Contamination

No comments received, Members will be updated via the Amendment Sheet.

6.4 Resilience and Enforcement

No comments received, Members will be updated via the Amendment Sheet.

6.5 **Lead Local Flood Authority**

The proposed plan shows a connection to the existing drainage which in principal is fine. It would be nice to see some details of storage and or calculations to ensure the discharge rate is acceptable?

6.6 **Thames Water**

Waste Comments:

With the information provided, Thames Water has been unable to determine the Foul water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for FOUL WATER drainage, but have been unable to do so in the time available and as such, Thames Water request that the following condition be added to any planning permission.

“No development shall be occupied until confirmation has been provided that either:- 1. Foul water Capacity exists off site to serve the development, or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or 3. All Foul water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development.

Any reinforcement works identified will be necessary in order to avoid sewage flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

With the information provided Thames Water has been unable to determine the waste water infrastructure needs of this application. Thames Water has contacted the developer in an attempt to obtain this information and agree a position for SURFACE WATER drainage, but have been unable to do so in the time available and as such Thames Water request that the following condition be added to any planning permission. “No development shall be occupied until confirmation has been provided that either:- 1. Surface water capacity exists off site to serve the development or 2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Or 3. All Surface water network upgrades required to accommodate the additional flows from the development have been completed. Reason - Network reinforcement works may be required to accommodate the proposed development. Any reinforcement works identified will be necessary in order to avoid flooding and/or potential pollution incidents. The developer can request information to support the discharge of this condition by visiting the Thames Water website at

thameswater.co.uk/preplanning. Should the Local Planning Authority consider the above recommendation inappropriate or are unable to include it in the decision notice, it is important that the Local Planning Authority liaises with Thames Water Development Planning Department (e-mail: devcon.team@thameswater.co.uk) prior to the planning application approval.

Water Comments:

There are water mains crossing or close to your development. Thames Water do NOT permit the building over or construction within 3m of water mains. If you're planning significant works near our mains (within 3m) we'll need to check that your development doesn't reduce capacity, limit repair or maintenance activities during and after construction, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://www.thameswater.co.uk/developers/larger-scale-developments/planning-your-development/working-near-our-pipes>

If you are planning on using mains water for construction purposes, it's important you let Thames Water know before you start using it, to avoid potential fines for improper usage. More information and how to apply can be found online at [thameswater.co.uk/buildingwater](https://www.thameswater.co.uk/buildingwater)

On the basis of information provided, Thames Water would advise that with regard to water network and water treatment infrastructure capacity, we would not have any objection to the above planning application. Thames Water recommends the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

PART B: PLANNING APPRAISAL

7.0 Policy Background

7.1 Slough Local Development Plan and the National Planning Policy Framework (NPPF)

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 current version of the National Planning Policy Framework (NPPF) was published on 5 September 2023. Significant weight should be attached to the policies and guidance contained within the NPPF particularly where the policies and guidance within the Development Plan are out-of-date or silent on a particular matter. Relevant paragraphs of the NPPF are outlined below. However, before doing so officers first identify the relevant policies in the Development Plan which is the starting point of an assessment of the application consistent with the statutory test in section 38(6) as above. The weight to be attached to the key Development Plan

policies, and an assessment of the proposal against them, is set out within this report.

7.2 National Planning Policy Framework 2024 and National Planning Policy Guidance:

- Section 2: Achieving sustainable development
- Section 4: Decision Making
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section 14: Meeting the challenge of climate change, flooding and coastal change
- Chapter 15: Conserving and enhancing the natural environment

Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document policies:

- Core Policy 1 – Spatial Strategy
- Core Policy 6 – Retail Leisure and Community Facilities
- Core Policy 7 – Transport
- Core Policy 8 – Sustainability and the Environment
- Core Policy 9 – Natural and Built Environment
- Core Policy 10 – Infrastructure
- Core Policy 11 – Social Cohesiveness
- Core Policy 12 – Community Safety

The Adopted Local Plan for Slough 2004 (Saved Polices):

- EN1 – Standard of Design
- EN3 – Landscaping Requirements
- EN5 – Design and Crime Prevention
- EMP9 – Poyle Estate
- T2 – Parking Restraint
- T8 – Cycle Network and Facilities
- T9 – Bus Network and Facilities

Other Relevant Documents/Guidance

- Local Development Framework Site Allocations Development Plan Document, 2010.
- Slough Borough Council Developer's Guide Parts 1-4.
- Proposals Map 2010.
- Slough Borough Council's Draft Low Emission Strategy (LES 2017-25).
- DEFRA Local Air Quality Management Technical Guidance TG (16).
- ProPG: Planning & Noise: Professional Practice Guidance on Planning & Noise. New Residential Development. May 2017

7.3 The Proposed Spatial Strategy (Nov 2020)

Under Regulation 18, the Proposed Spatial Strategy for the Local Plan for Slough was the subject of public consultation in November 2020. This sets out a vision

and objectives along with proposals for what the pattern, scale and quality of development will be in Slough.

The consultation document contained a revised Local Plan Vision which supports the Council's vision for Slough as a place where people want to "work, rest, play and stay."

It should be noted that the consultation document for the Proposed Spatial Strategy does not contain any specific planning policies or allocate any sites. It made it clear that the existing planning policy framework for Slough would remain in force until replaced by new Local Plan policies in the future. Nevertheless, it sets out the most up to date statement of the Council's position with regards to strategic planning issues.

7.4 Equality Act

In addition, Section 149 of the Equality Act (2010) which sets a Public Sector Equality Duty (PSED) came into force in April 2011 and requires the Council to consider the equality impacts on all protected groups when exercising its functions. In the case of planning, equalities considerations are factored into the planning process at various stages. The first stage relates to the adoption of planning policies (national, strategic and local) and any relevant supplementary guidance. In coming to a recommendation, Officers have considered the equalities impacts on protected groups in the context of the development proposals as set out below in this report.

8.0 Planning Considerations

8.1 The planning considerations for this proposal are:

- Principle of development
- Design and impact on the character of the area
- Impact on amenity of neighbouring occupiers
- Transport, highways and parking
- Land contamination
- Flooding and drainage
- Energy and sustainability
- Equalities considerations
- Planning balance

9.0 Principle of development

9.1 The site contains a recently constructed building which has been vacant for a period of time and Montanna Bakery have purchased the site which is notably adjacent to their current principal facility to the north. The occupation of the site for the use as acceptable and permitted under the original consent.

9.2 Paragraph 80 of the National Planning Policy Framework seeks to create conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Each area should be allowed to build on its strengths, counter any

weaknesses and address the challenges of the future. Areas with high levels of productivity should be able to capitalise on their performance and potential.

- 9.3 Core Policy 5 (Employment) of the Core Strategy requires “major warehousing and distribution developments be located in the eastern part of the borough and in Existing Business Areas that have good access to the strategic road and rail network”.
- 9.4 Local Plan Policy EMP9 (Poyle Estate) states B1(b) research and development, B1(c) light industrial, B2 general industrial and B8 storage and distribution will be permitted within the Poyle Estate. Additional independent B1(a) office floor space will not be permitted in this location. Note B1 use class is now Class E(g).
- 9.5 The site is located within the defined Poyle Estate Business Area. The proposal would result in the creation of an additional 2,464sqm employment floor space, resulting in a total floorspace area of 7,094sqm, with the majority of this created through the proposed mezzanine floor.
- 9.6 Montanna Bakery is a long-established company an employer within the Poyle and wider Slough area. At the time of submitting the application they occupied 3 units on the estate. The occupation of the application building allows for the vacation of another and allows the closer location of operations by adjoining the principal facility. The proposal has been submitted to enable the growth of the company and to allow them to adapt processes so that they are more efficient which is addressed further in the report.
- 9.7 The proposal is considered to align to the goals of paragraph 80 of the NPPF and would not be contrary to Core Policy 5 in principle. On the basis of the above it is considered that the proposal would amount to an economic redevelopment scheme in an appropriate location and would therefore be acceptable in principle.

10.0 Design and impact on the character of the area

- 10.1 Policy EN1 of the Local Plan outlines that development proposals are required to reflect a high standard of design and must be compatible with and/or improve their surroundings in terms of scale, height, massing, layout, siting, building form and design, architectural style, materials, access points, visual impact, relationship to nearby properties, relationship to mature trees, and relationship to water course. Poor designs which are not in keeping with their surroundings and schemes that overdevelop the site will not be permitted.
- 10.2 Core Strategy Policy 8 states that all development in the borough shall be sustainable, of a high-quality design, improve the quality of the environment and address the impact of climate change. Core Policy 8 outlines:

‘All development will:

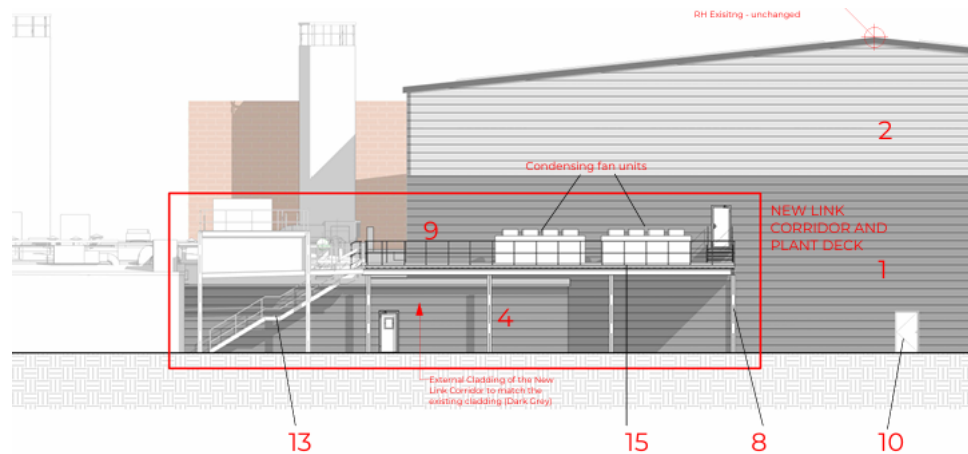
- a) Be of a high quality design that is practical, attractive, safe, accessible and adaptable;*
- b) Respect its location and surroundings;*
- c) Provide appropriate public space, amenity space and landscaping as an integral part of the design; and*

d) Be in accordance with the Spatial Strategy in terms of its height, scale, massing and architectural style.'

- 10.3 The majority of new floorspace is created internally through a mezzanine floor. There is no external impact from this work and no impact on the character and appearance of the area.
- 10.4 The remaining works involve the construction of a number of extensions and additions to the building. The largest is a store building on the side elevation which will result in the loss of 3 no. HGV loading docks, retaining 5 on the site overall. The extension is located in the yard area and sits as a subservient addition to the main building which would retain its prominence on the site
- 10.5 Two link extensions are proposed to the side and rear that adjoin the application building to the existing Montanna facility and are not visible in the public realm. They are small-scale and functional, which have no impact on the character and appearance of the building or wider area.
- 10.6 The proposed extensions are shown to be faced in materials that match the existing building which would be sympathetic to the original design and character of the area.
- 10.7 Based on the above, the proposal would have an acceptable impact on the character and visual amenity of the area and therefore comply with Policies EN1, EN3, and EMP2 of the Local Plan for Slough March 2004, Core Policy 8 of The Slough Local Development Framework Core Strategy 2006-2026 Development Plan Document, and the requirements of the National Planning Policy Framework 2024.

11.0 Impact on amenity of neighbouring occupiers

- 11.1 Core Policy 8 of the Core Strategy requires that the design of all new development should respect the amenities of adjoining occupiers. The use of the building is already permitted and the extension and alterations do not amount to development that would have an increased noise, lighting or air quality impact.
- 11.2 The site lies centrally within the Poyle Trading Estate and is surrounded by employment buildings and commercial activities on all sides. There are no immediate neighbouring residential uses that would be affected by the proposal with the nearest being approximately 140 metres from the site and separated by other buildings. As a result there is no adverse impact on the amenities of the occupants of those buildings, in terms of overshadowing, loss of any privacy, noise or disturbance.
- 11.3 The Environmental Officer has commented that there should be a condition to require details and assessment of the proposed plant installations at the rear elevation as per the elevation below:



The inclusion of the condition is considered to be reasonable as no information was provided with the application and will ensure noise levels from the plant are appropriate prior to the new floorspace becoming operational.

- 11.4 The proposal is considered to be acceptable in light of Core Policy 8 of the Local Development Framework Core Strategy and Policies EN1 and EN2 of the Adopted Local Plan.

12.0 Transport, highways and parking

- 12.1 The National Planning Policy Framework states that planning should seek to locate development where the need to travel will be minimised and the use of sustainable transport modes can be maximised. Development should be located and designed where practical to create safe and secure layouts which minimise conflicts between traffic and pedestrians. Where appropriate local parking standards should be applied to secure appropriate levels of parking. This is reflected in Core Policy 7 and Local Plan Policies T2 and T8.

Paragraph 116 of the National Planning Policy Framework states that *'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios'*.

- 12.2 The proposed development will not make any alterations to the access arrangements to the site and it will not result in the loss of any parking spaces either. There are no parking spaces proposed as part of the application. The applicant will benefit the 65 spaces at the site which were approved under the original application.
- 12.3 Discussions with Officers during the course of the application highlighted that the additional floorspace does generate a requirement for additional parking spaces but that it was also acknowledged that there is no space on the site for any more to be proposed. Considering the NPPF requirements to aid businesses to grow and adapt a detailed breakdown of the Montanna Bakery operations was provided as part of an addendum Transport Statement.
- 12.4 Across all of the existing Montanna Bakery sites, there is an existing floor area of 16,054sqm (including the existing floorspace within the application building). An additional 820sqm was approved at the principal facility but will not be

implemented. The proposal will result in an overall floor area of 17,558sqm which is an increase of 684sqm overall, accounting for the company no longer requiring the use of an existing building at Colndale Road, which provides 1,100sqm of floorspace. Therefore, in spite of the size of floorspace proposed, the overall increase for Montana Bakery is less overall.

12.5 The applicant has advised there will be a significant reduction in the total number of vehicle trips associated with their operations as a result of the introduction of high-tech machinery and the provision of additional floorspace within the application building which will reduce the total number of vehicle trips between different Montana Bakery sites. The applicant has listed the following benefits of the proposal from a highways perspective:

- Approximately 75% reduction in daily raw material and packaging vehicle trips from Unit 7 to Main Montana Bakery (currently generates a minimum of 20 daily vehicle trips).
- Approximately 75% reduction in daily return raw material and packaging vehicle trips from Main Montana Bakery to Unit 7 (currently generates a minimum of 20 daily vehicle trips).
- Approximately 50% reduction in daily work in progress and finished goods vehicle trips from Main Montana Bakery to Unit 7 (currently generates 15-20 daily vehicle trips).
- Approximately 50% reduction in daily return work in progress and finished goods vehicle trips from Unit 7 to Main Montana Bakery (currently generates 15-20 daily vehicle trips).
- 100% reduction in daily materials deliveries to Colndale Road (currently generates 4-5 daily vehicle trips).
- 100% reduction in daily shunts from Colndale Road to Unit 7 (currently generates 4-5 daily vehicle trips).
- 100% reduction in daily return shunts from Unit 7 to Colndale Road (currently generates 4- 5 daily vehicle trips).
- Increase in material deliveries to Poyle Point 1 (expected to generate ten daily vehicle trips).
- Increase in finished goods deliveries dispatched from Poyle Point 1 (expected to generate five daily vehicle trips).

12.6 The benefits listed above are anticipated on the basis of Montana Bakery operations but are not considered to be unrealistic by Officers.

12.7 A shortfall in parking is apparent from this proposal but the operational advantages to the applicant are clear and numerous. It is not correct to say that these benefits offset the additional parking requirement, rather that these impacts and benefits should be balanced and weighted accordingly.

12.8 In this instance, Officers give positive weight to the fact that the proposed development will create numerous operational efficiencies for the applicant. The applicant will, taking account of all of its site, have access to more parking than they have had before. It is considered that the proposal is an opportunity for an important business within the borough to grow and adapt as encouraged by the NPPF which is also a benefit that can be given positive weight.

12.9 The shortfall of parking is an impact which weighs against the proposal. There are two further factors to consider with this application. The first is that the applicant operates a successful long-term travel plan which reduces the number

of car trips made by staff significantly. A travel plan has been submitted with this application and is proposed to be secured by condition as part of the recommendation to ensure these measures continue. The second point is that, as the circumstances outlined above are specific to the applicant, it is possible to restrict the occupancy of the unit to the applicant only, which would require a new application to be submitted should a new occupier take the unit, allowing the Local Planning Authority to assess impacts afresh considering new merits. This is secured by condition and is known as a 'personal permission' Officers have discussed this with the applicant who agrees to its inclusion.

- 12.10 These two points balance against a shortfall in parking and go some way to reducing the impact. The Bakery has never been in a position of operating with a full parking provision due to the nature of units in Poyle and the organic, continuous nature of their growth; acquiring the application site has improved the overall parking capacity for the company.
- 12.11 Based on the above, and the conditions set out below, it is considered that identified impacts relating to parking can be mitigated against through an occupancy condition and travel plan to be extent that there is not considered to be a significant adverse impact that would warrant refusal of planning permission and the scheme can be viewed as acceptable in light of Saved Policies T2 and T8 of the adopted Local Plan, Core Policy 7 of the Core Strategy, as well as the provisions of the NPPF.

13.0 Land contamination

- 13.1 Core Policy 8 (Sustainability and the Environment) of the SBC's Core Strategy Document states that development shall not '*cause contamination or deterioration in land, soil or water quality*' nor shall development occur on polluted land unless appropriate mitigation measures are employed.
- 13.2 The original approval for the building addressed contamination matters through consideration of the merits of that scheme and via post-decision condition. No comments have been received from the Contaminated Land Officer at the time of writing this report. The construction process required investigation and remediation which was undertaken and approved by the Council, and it is considered that there is no requirement for additional assessments and works for the proposed works here. Notwithstanding this, should any comments be received by the Council's Contaminated Land Officer, these will be reported on the Amendment Sheet.

14.0 Flooding and drainage

- 14.1 The NPPF states that when determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific Flood-Risk Assessment (FRA). It goes onto state that applications which could affect drainage on or around the site should incorporate sustainable drainage systems to control flow rates and reduce volumes of runoff, and which are proportionate to the nature and scale of the proposal.
- 14.2 Core Policy 8 of The Slough Local Development Framework, Core Strategy, Development Plan Document states that development must manage surface water arising from the site in a sustainable manner which will also reduce the risk of flooding and improve water quality. Core Policy 10 states that

development will only be allowed where there is sufficient existing, planned or committed infrastructure including water, sewerage and drainage and that all new infrastructure must be sustainable.

14.3 The site is located within flood zone 1 and therefore flood risk is minimal. The application was accompanied with a flood risk assessment and drainage strategy along with drainage plans.

14.4 The Local Lead Flood Authority has noted that the drainage proposal will connect to the existing mains but has asked for calculations. What was not considered is that the drainage proposal was approved under the original consent for the building, P/14852/002 and implemented as such. The extensions and mezzanine flooring will form part of the same building and do not increase the extent of impermeable surface at the site. There is a new drainage connection to the rear of the building which utilises the existing new system installed as part of the original construction of the building. The works are minor and not considered to be of a scale that would require details to be submitted.

14.5 In terms of foul drainage, Thames Water have no objections subject to a condition requiring the applicant to demonstrate suitable capacity. This is included as part of the recommendation.

14.6 As a result, there are no objections to the proposal in respect of drainage and flood risk impact.

15.0 **Energy and sustainability**

15.1 Core Policy 8 (Sustainability and The Environment) seeks development proposals to be sustainable, of a high-quality design, improve the quality of the environment and address the impact of climate change.

15.2 The original building was approved with a requirement to demonstrate that it would be constructed to achieve a BREEAM rating of 'Very Good. The design shows that this can be met and there is a requirement to demonstrate implementation to these standards once the building is fully operational.

15.3 This current application would not compromise the requirement to demonstrate BREEAM Very Good accreditation, and no objections are raised as a result.

16.0 **Equalities considerations**

16.1 Throughout this report, due consideration has been given to the potential impacts of development, upon individuals either residing in the development, or visiting the development, or whom are providing services in support of the development. Under the Council's statutory duty of care, the local authority has given due regard for the needs of all individuals including those with protected characteristics as defined in the 2010 Equality Act (eg: age (including children and young people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex and sexual orientation. In particular, regard has been had with regards to the need to meet these three tests:

- Remove or minimise disadvantages suffered by people due to their protected characteristics;

- Take steps to meet the needs of people with certain protected characteristics; and;
- Encourage people with protected characteristics to participate in public life (et al).

16.2 It is considered that there will be temporary (but limited) adverse impacts upon all individuals, with protected characteristics, whilst the development is under construction, by virtue of the construction works taking place. People with the following characteristics have the potential to be disadvantaged as a result of the construction works associated with the development e.g.: people with disabilities, maternity and pregnancy and younger children, older children and elderly residents/visitors. It is also considered that noise and dust from construction has the potential to cause nuisances to people sensitive to noise or dust. However, measures can be incorporated into the construction environmental management plan to mitigate the impact and minimise the extent of the effects.

16.3 In conclusion, it is considered that the needs of individuals with protected characteristics have been fully considered by the Local Planning Authority exercising its public duty of care, in accordance with the 2010 Equality Act.

17.0 **Planning balance**

17.1 The application has been evaluated against the Local Development Plan and the National Planning Policy Framework 2024 (NPPF) and the Local Planning Authority (LPA) has assessed the application against the core planning principles of the NPPF and whether the proposals deliver “sustainable development.”

17.2 The proposed development will ensure the occupation of a modern employment unit that would allow for the growth and evolution of an existing established business and employer in the Borough. This is an economic benefit that is afforded significant positive weight.

17.3 There is a negative impact identified through a shortfall of parking to accommodate the mezzanine but this impact is mitigated through operational efficiencies, travel plan implementation and restrictive condition which results in this impact being given minor negative weight.

17.4 As a result, it is the view of the Local Planning Authority that, on balance, 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.

18.0 **PART C: RECOMMENDATION**

18.1 Having considered the relevant policies set out below, and comments that have been received from consultees, and all other relevant material considerations, it is recommended the application be delegated to the Planning Manager for approval.

19.0 **PART D: RECOMMENDED CONDITIONS**

19.1 **DRAFT LIST OF CONDITIONS:**

1. Approved Plans

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 Number 1940-PPM-A-03-100 Rev P3, dated 13/02/2025, received 04/02/2025
- b) Drawing Number 1940-PPM-A-03-101 Rev P1, dated 7/11/2024, received 04/02/2025
- c) Drawing Number 1940-PPM-A-03-102 Rev P1, dated 7/11/2024, received 04/02/2025
- d) Drawing Number 1940-PPM-A-03-103 Rev P1, dated 7/11/2024, received 04/02/2025
- e) Drawing Number 1940-PPM-A-03-200 Rev P1, dated 7/11/2024, received 04/02/2025
- f) Drawing Number 1940-PPM-A-03-300 Rev P1, dated 7/11/2024, received 04/02/2025
- g) Drawing Number 1940-PPM-A-05-100 Rev P3, dated 13/02/2025, received 04/02/2025
- h) Drawing Number 1940-PPM-A-05-101 Rev P3, dated 13/02/2025, received 04/02/2025
- i) Drawing Number 1940-PPM-A-05-102 Rev P3, dated 13/02/2025, received 04/02/2025
- j) Drawing Number 1940-PPM-A-03-103 Rev P3, dated 13/02/2025, received 04/02/2025
- k) Drawing Number 1940-PPM-A-03-104 Rev P4, dated 13/02/2025, received 04/02/2025
- l) Drawing Number 1940-PPM-A-05-200 Rev P3, dated 13/02/2025, received 04/02/2025
- m) Drawing Number 1940-PPM-A-05-201 Rev P3, dated 13/02/2025, received 04/02/2025
- n) Drawing Number 1940-PPM-A-05-300 Rev P3, dated 13/02/2025, received 04/02/2025
- o) Drawing Number 1940-PPM-A2-02-100 Rev P2, dated 13/02/2025, received 04/02/2025

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.

2. External Materials

All new external work of the development hereby approved shall be carried out in the materials that are detailed in the schedule included on Drawing No. Drawing Number 1940-PPM-A-05-300 Rev P3, dated 13/02/2025, received 04/02/2025 and shall not be varied unless previously agreed in writing by the Local Planning Authority.

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.

3. Personal Permission

This permission is for the personal benefit of Montana Bakery only and shall not endure for the benefit of the land, nor for any other person or persons or businesses for the time being having an interest in the land.

REASON: But for the special circumstances of the case, planning permission would not have been granted for the use in accordance with Policy EN1 of The Adopted Local Plan for Slough 2004.

4. Travel Plan

The operation of the building and extended floor area hereby approved shall be undertaken in accordance with the Travel Plan prepared by RPS ref 794-PLN-TRP-00188-02, dated 19 February 2025 and be in place for the lifetime of the operations at the site unless otherwise approved in writing by the Local Planning Authority.

REASON: To reduce travel to work by private car, to meet the objectives of Policy T2 of The Local Plan for Slough 2004 to meet the objectives of the Slough Integrated Transport Strategy.

5. Foul Drainage

Within 3 months of the date of this decision, details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that either:-

1. Foul water capacity exists off site to serve the development, or
2. A development and infrastructure phasing plan has been agreed with the Local Authority in consultation with Thames Water. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan, or
3. All foul water network upgrades required to accommodate the additional flows from the development have been completed.

REASON: Network reinforcement works may be required to accommodate the proposed development.

6. Plant

Prior to their installation, details shall be submitted to and approved in writing by the Local Planning Authority of the proposed condensing fan units, plant and equipment to be installed on the plant deck hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Details shall include technical specifications for the installations and an assessment to consider their noise impact and any required mitigation. The works, including any mitigation, shall be carried out in accordance with the approved details and be in place prior to the condensing fan units, plant and equipment becoming operational.

REASON: to ensure operational noise levels do not adversely affect amenity in the interests of Core Policy 8 of the Core Strategy 2006-2026.

INFORMATIVE(S):

1. Positive and proactive statement

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.

2. Thames Water

Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.