

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 31 October 2025

Application Number: 251776

Location: 510 Thames Valley Park Drive, Earley, Wokingham, RG6 1RA

Proposal: Full application for the temporary change of use of the Car Parking area (Class B1) to be used as an Industries Innovation Lab (Sui Generis) for up to 5 years with associated Cabins, Structures, and EV Charging Point.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Temporary Use Period:

The use and operational development hereby permitted shall be discontinued and removed, respectively, and the land restored to its former condition on or before 10th September 2031 in accordance with a scheme of work that shall have first been submitted to and approved in writing by the local planning authority.

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the character and appearance of the surrounding properties and its impact on the loss of B1 office use land. Relevant policy: Core Strategy policies CP1 and CP3

3. Approved plans:

This permission is in respect of the following submitted application plans and drawings that were received by the local planning authority on 24 July 2025:

Proposed Site Plan 112007-IWD-XX-XX-DR-A-0022

FOR PLANNING: Proposed Domestic House Model Elevations
ARC_ORA_10039491_00_Innovation Lab A

FOR PLANNING: Proposed Elevations - Perimeter Fence P1 10047578-
ARC-B11-XX-DR-AR-00012 C

FOR PLANNING: Proposed Elevations - Perimeter Fence P2 10047578-
ARC-B12-XX-DR-AR-00013 C

Existing GA Plans and Elevations 112007-IWD-CAB-XX-DR-A-4101
01

Existing Cabin Control GA Plans & Sections 112007-IWD-CON-XX-

DR-A-0101 01

FOR PLANNING: Existing Platform Elevations 01 10047578-ARC-B22-XX- DR-AR-00023 D

FOR PLANNING: Existing Platform Elevations 02 10047578-ARC-B23-XX- DR-AR-00024 D

FOR PLANNING: Existing Train Elevations ARC_ORA_10039491_00_Innovation Lab

FOR PLANNING: Existing Proposed

ARC_ORA_10039491_00_Innovation Lab A

Existing Station GA Plans and Sections 112007-IWD-STA-00-DR-A-5101 01

Existing Pergola GA Plans and Details 112007-IWD-PER-00-DR-A-6101

01

Existing Kiosk Ramp Details 112007-IWD-KSK-XX-DR-A-3133 01

Existing Kiosk GA Plans and Elevations 112007-IWD-KSK-00-DR-A-3101 01

Existing Kiosk Door & Window Schedule 112007-IWD-KSK-XX-DR-A-3700

01

Existing Hospitality Suite Ramp Details 112007-IWD-HOS-XX-DR-A-1223 01

Existing hospitality Suite GA Plans and Sections 112007-IWD-

HOS-00-DR-A-1101 02

Existing Hospitality Suite Elevations 112007-IWD-HOS-00-DR-A-1201

01

Existing GA Cabin Control Plans & Elevations 12007-IWD-DWC-XX-DR- A-2150 02

Existing Cabin Control Elevations 112007-IWD-CON-XX-DR-A-0201

01

Existing Cabin Control Ramp Details 112007-IWD-CON-XX-DR-A-0223

01

Existing Cabin door and window schedule 112007-IWD-CAB-XX-DR-A-4700 01

Existing Cabin door and window schedule 112007-IWD-CON-XX-DR-A-0700 01

Existing Site Cabin Ramp Details 112007-IWD-CAB-XX-DR-A-4123

01

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby

approved

4. Replacement landscaping:

The replacement planting measures shall be carried out in accordance with the details as approved under the previous discharge of conditions application (LPA ref.: 213436) in the first planting and seeding seasons following removal of the temporary development hereby permitted.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

5. Retention of trees and shrubs:

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Recycling/waste minimisation:

Prior to the discontinuance of the temporary development hereby approved or before 10/09/31, whichever is sooner, a scheme for reusing/recycling/disposing of the development and waste resulting from demolition and construction works associated with the development shall have first been submitted to and approved in writing by the local planning authority.

Reason: To ensure the proposal contributes to sustainable development of the borough. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1, Managing Development Delivery Local Plan policy CC05 & the Sustainable Design and Construction Supplementary Planning Document.

7. External materials:

The external materials used in the construction of the external surfaces of the buildings as previously approved by the local planning authority under application 213436, shall be thereafter maintained in accordance with the approved details for the lifetime of this temporary permission.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

BJC

Recommendation and conditions/reasons agreed:

Date: 27.10.25

REMEMBER - The earliest date for a decision on this application is: **20 August 2025**