

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	241943
Site Address:	Unit 1, Lambwood Industrial Estate, Lambwood Hill, Grazeley
Expiry Date:	16 August 2024
Proposal: Consultation from West Berkshire District Council for the following proposal: Proposed two bay extension to the existing light industrial unit for the company Hobby Ceramic Crafts to provide additional storage for this expanding business.	

CONSULTATION RESPONSES

Parish/Town Council	No objection
Internal	WBC Highways - No objection WBC Environmental Health – No comments received

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☐
No	☒

RECOMMENDATION

The proposal involves two bay extension to existing industrial unit, which will increase the GFA of 210m². The applicant states that the existing operations will be retained, and no additional delivery and collection trips are expected. As there will be no adverse impacts on Wokingham highway network, the WBC Highways have no objection to the proposal.

With regards to noise, the closest residential property to the industrial estate is 'The Gables' located 144 metres north-east of the application red-line within WBC's administrative boundaries. This distance, combined with the fact the proposed development is sited to the far south-west of the industrial estate, results in no adverse noise concerns.

It is however noted that the site is within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield. If the proposals result in increases in non-residential populations, The development may have an impact on the off-site emergency plan which would need to be assessed. If not already clarified, the Case Officer should clarify this with the applicant before proceeding.

Date:	12 August 2024
Earliest date for	20 August 2024

decision:	
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	12.08.2024