

PLANNING REF : 260613  
PROPERTY ADDRESS : The Croft  
: Charlton Lane, Swallowfield, Berkshire  
: RG7 1RT  
SUBMITTED BY : Dr Jane Helen Pailthorpe  
DATE SUBMITTED : 19/04/2026

COMMENTS:

I am writing to object to planning application no. 260613 for the retrospective change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution) for the following reasons:

1. Previous use

The Planning history shows that the lawful use of Unit 13 was B1(c)/B8 (now Class E(g)(iii)/B8).

But the fact that there is an application for retrospective B2 use, shows that the site has been in use illegally for some time. We should not reward such deceit.

Had a B2 (General Industrial) use been applied for at the outset, it is highly unlikely that permission would have been granted given as it is near to residential buildings and in a rural setting.

2. Noise nuisance

The site is next to and across from residential properties and currently impacts on our health and wellbeing. There is high pitched noises during the day and at weekends which are intrusive. The

applicant states that there is insulation to reduce noise but in practice this is inadequate.

The noise generated by the current use is not typical background industrial noise, but consists of high-frequency, tonal cutting noise associated with uPVC fabrication.

3. Planning policy

The application conflicts with both local and national planning policy, including:

Requirement to protect residential amenity

Requirement that rural employment development must be appropriate in scale and impact

Requirement that development must not result in significant adverse impacts from noise or operations

4. Associated application

The applicant submitted an application no. 260386 in February 2026 for the erection of 3 no. commercial units, comprising use classes B2 (General Industrial) and B8 (Storage and Distribution), including associated landscaping and drainage infrastructure. This is at Wyvols Court Farm which is nearby. The land between the two sites is also owned by the applicant and I am concerned that there will be more applications which lead to the two sites merging and becoming a large industrial site.

For these reasons I would urge the council to refuse the application.