

## **DELEGATED OFFICER REPORT**



**WOKINGHAM**  
**BOROUGH COUNCIL**

|                                                                                                   |                                                                           |
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| <b>Application Number:</b>                                                                        | 252661                                                                    |
| <b>Site Address:</b>                                                                              | Hutton Building, 100 Thames Valley Park Drive, Earley, Wokingham, RG6 1PT |
| <b>Expiry Date:</b>                                                                               | 9 December 2025                                                           |
| <b>Site Visit Date:</b>                                                                           | 29 September 2025                                                         |
| <b>Proposal:</b> Prior approval submission for demolition of 4 no. two storey car park buildings. |                                                                           |

### **PLANNING CONSTRAINTS/STATUS**

Badger Setts Consultation Zones  
Bat Roost Habitat Suitability  
Contaminated Land Consultation Zone  
Core Employment Areas  
Flood Zones 2 and 3  
Great Crested Newt Consultation Zone  
JCEB Areas of Search for Sand and Gravel  
Landfill Gas Consultation Zone  
Landscape Character Assessment Area  
Local Wildlife Sites Consultation Zone  
Nuclear Consultation Zone  
Ordinary Watercourses Consultation Zone  
Safety Hazard Areas MAH Pipelines  
Scale and Location of Development Proposals  
SSSI Impact Risk Zones  
Tree Preservation Orders  
Water Vole Buffer Zones

### **PLANNING POLICY/LEGISLATION**

#### **Town and Country Planning Act 1990 (as amended)**

|            |                                                                                                                                                                            |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section 55 | Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings. |
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| Section 57 | Planning permission is needed for all development of land. |
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| Section 187a | Enforcement for breach of conditions |
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#### **The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)**

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| Section 7 | Prior approval applications: time periods for decision |
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| Article 3 | In conjunction with Schedule 2, Part 11 Class B grants planning permission for any building operation consisting of the demolition of a building |
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| Article 4 | Provides that the planning authority may give direction to restrict the effect of Article 3 |
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| <b>PLANNING HISTORY</b> |                                                                                                 |                               |
|-------------------------|-------------------------------------------------------------------------------------------------|-------------------------------|
| Application No.         | Description                                                                                     | Decision & Date               |
| 251041                  | Prior approval submission for demolition of 3 no. buildings and interconnecting link buildings. | Prior Approval<br>29 May 2025 |

| <b>CONSULTATION RESPONSES</b>                     |  |
|---------------------------------------------------|--|
| <b>Internal</b>                                   |  |
| WBC Environmental Health – no comments received   |  |
| WBC Highways – no objection subject to conditions |  |
| <b>External</b>                                   |  |
| None consulted                                    |  |

| <b>REPRESENTATIONS</b> |                      |
|------------------------|----------------------|
| Parish/Town Council    | No comments received |
| Ward Member(s)         | No comments received |
| Neighbours             | No comments received |

| <b>PART B.1 APPRAISAL</b>                                                                              |                     |                                                                                                                                                                                                                                                                                    |     |    |
|--------------------------------------------------------------------------------------------------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|----|
| <b>Town and Country Planning Act 1990 (as amended)</b>                                                 |                     |                                                                                                                                                                                                                                                                                    | Yes | No |
| 1                                                                                                      | s.55                | Does it constitute development?                                                                                                                                                                                                                                                    | ✓   |    |
| 2                                                                                                      | s.191               | Would it be contrary to an enforcement notice?                                                                                                                                                                                                                                     |     | ✓  |
| 3                                                                                                      | s.187a<br>Art.3 (4) | Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?                                                                                                                                                                          |     | ✓  |
| <b>The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)</b> |                     |                                                                                                                                                                                                                                                                                    | Yes | No |
| 4                                                                                                      | Art.3<br>(5)        | Are the building operations involved in the construction of the original building lawful?                                                                                                                                                                                          | ✓   |    |
| 5                                                                                                      | Art.4               | Is there an 'Article 4 Direction' in effect for the site?                                                                                                                                                                                                                          |     | ✓  |
| 6                                                                                                      | Sch.2<br>Pt. B      | Does it consist of the demolition of a building?                                                                                                                                                                                                                                   | ✓   |    |
| 7                                                                                                      | B.1(a)              | Has the building been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support? |     | ✓  |
| 8                                                                                                      | B.1(b)              | Is the demolition relevant demolition for the purposes of section 196D of the Act (demolition of an unlisted building in a conservation area)?                                                                                                                                     |     | ✓  |
| 9                                                                                                      | B.1(c)              | Is the building used, or last used, for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, including a purpose as described in                                                                                                  |     | ✓  |

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|  | Class AA (drinking establishments with expanded food provision) of Part 3 of Schedule 2 to this Order? |  |  |
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## PART B.2 APPRAISAL

The proposal seeks prior approval for the demolition, to the slab level by way of mechanical means, of four two storey reinforced concrete frame car parks located at 100 Thames Valley Business Park. Under the provisions of Article 3(1) and Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) ("GPDO"), planning permission is granted for any building operation consisting of the demolition of a building.

Development under Class B is permitted subject to the following requirements under Part B.2:

*b)(i) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.*

The application was accompanied by the following documentation:

- Demolition Method Statement
- Demolition Management Plan
- Notice of Demolition
- Traffic Management Plan
- Location Plan
- Application form

It is considered this documentation is sufficient for the Council to ascertain that the method of demolition is acceptable. The submitted information has been considered by the WBC Highways Officer who raised no objections.

No remediation or restoration of the site is currently proposed given the future re-development being anticipated; this would require a separate planning application. Additionally, the extent of levelling within the site is minimal, involving only filling of the voids, and is not considered to constitute a separate engineering operation.

On the basis of this information and given the relative minor impact of the demolition process (subject to being in accordance with the submitted documentation), prior approval is required and is given.

*(b)(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;*

The application was accompanied by a written statement and note in relation to the site notice. Further to an email from the Mr Carl Howard dated 6 November 2025, it was confirmed that the site notice was published for the relevant period and the LPA

has no evidence to suggest the site notice has not been in place. There is confirmation of payment of a £240 fee.

*(b)(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;*

There is nothing to suggest that the sign was not in place for the entire period.

(b) (vii), (vii), (viii) and (ix)) relate to the provisions when determining a prior approval application. Where applicable, this has been accorded with.

### **PROTECTED SPECIES**

Although the impact of development on protected species is not specifically referred to in the GPDO, consideration is nonetheless required under the duty imposed by Regulation 9 of the Conservation of Habitats and Species Regulations 2017. This requires consideration as to whether there is a reasonable likelihood of protected species being present and affected by a development proposal, including those requiring prior approval.

The application site lies within an area identified on Council's records as potentially suitable for bat roosts, foraging badgers and within a red impact risk zone for Great Crested Newts.

No ecological information accompanies this application Whilst the LPA have no evidence to suggest the site is definitively occupied by roosting bat, accessed by badgers or Great Crested Newts, in the event that these species are discovered and may be disturbed throughout the demolition process, works are to stop immediately and a qualified ecologist contacted. Informatives are added to this effect, including precautionary measures in case badgers attempt to traverse the site to reach foraging opportunities.

### **The Public Sector Equality Duty (Equality Act 2010):**

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

### **RECOMMENDATION**

|                           |                         |
|---------------------------|-------------------------|
| <b>Conditions agreed:</b> | Not required            |
| <b>Recommendation:</b>    | Prior Approval Approval |
| <b>Date:</b>              | 9 December 2025         |

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| <b>Earliest date for decision:</b> | 24 November 2025 |
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| <b>Recommendation agreed by:<br/>(Authorised Officer)</b> | <i>BJC</i>      |
| <b>Date:</b>                                              | <b>09.12.25</b> |