

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251004
Site Address:	Arborfield Studios, Langley Common Road, Barkham, Wokingham, RG40 4TS
Expiry Date:	29 July 2025
Site Visit Date:	N/A
Proposal: Application to vary condition 2 of planning consent 162881 dated 02/02/2017 (Temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access). Condition 2 refers to the temporary use period and the proposed variation seeks to extend the temporary period.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP15 – Employment Development CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC06 – Noise CC07 – Parking
Other	Arborfield and Barkham Neighbourhood Plan

PLANNING HISTORY

Application No.	Description	Decision & Date
SO/2012/0611	EIA Scoping Opinion	Withdrawn 19/11/2013
140977 (O/2014/2280)	OUTLINE PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a food store up to 4,000 sq m gross with up to a further 3,500 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport	Approved 02/04/2015

	interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
152158	Application for submission of details to comply with the following condition of planning consent O/2014/2280 (dated 01/04/2015): 6. Phasing strategy.	Replied 13/10/2015
162881	Full application for temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access.	Approved 02/02/2017

170906	Conditions application for the submission of details to comply with the following conditions of planning consent 162881 dated 02/02/2017: 8. Visibility Splays/Off-Site Works 9. Lighting	Approved 09/05/2017
172317	Application for the submission of details to comply with the following condition of planning consent 162881 02/02/2017). 10. Travel Plan	Approved 09/04/2018
190455	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the construction of 70 dwellings together with access from the Primary School Access Road (PSAR) with associated internal access roads, parking, landscaping and footpaths/cycleways relating to land at Parcel X. Appearance, landscaping, layout and scale to be considered.	Approved 13/06/2019
180846	Application for the approval of Reserved Matters, including layout, scale, appearance and landscaping in relation to the erection of a new primary school including nursery to be undertaken on a phased basis - Phase 1 (2FE Primary School) and Phase 2 (3FE Primary School), including the provision of hard court play area, all-weather pitch, ancillary club house block and associated access, parking and landscaping.	Approved 26/08/2018
211024	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 dated 02/04/2015. The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of 126 dwellings within parcel V1S with access via the Lakeside Bus Loop, associated internal access roads, parking, landscaping, open space, footpaths and drainage	Approved 12/08/2021
220421	Application for the approval of reserved matters pursuant to outline planning consent O/2014/2280 for the erection of 73no. dwellings within parcel V2N with associated internal access roads, parking, landscaping, open space, footpaths and drainage. (Access, Appearance, Landscaping, Layout and Scale to be determined).	Approved 16/09/2022

CONSULTATION RESPONSES

Internal

SDL Environmental Health	WBC Environmental Health has confirmed one documented complaint pertaining to the existing use of the site as film studios: <i>"In August 2024 a complaint about nighttime noise from a generator and floodlights was received. An ASB officer attended, and security took steps to address the issue. No further reports were received."</i>
SDL Highways	No Comment Received

REPRESENTATIONS

Finchampstead Parish Council	The Committee RESOLVED to raise NO OBJECTION to this planning application. However, whilst not objecting, the Committee supports the views and concerns expressed by Barkham Parish and echoes the importance of ensuring that residential amenity and local environmental quality are not compromised. It is hoped that any renewed permission will include clear, enforceable conditions relating to improved site management, effective screening, and strict compliance with all operational constraints. <i>(Officer Comment: Condition 4 of the approved temporary permission (ref. 162881) restricted operation hours to the following:</i> <table><tr><th></th><th>Filming Hours</th><th>Associated Activities</th></tr><tr><td><i>Monday to Friday</i></td><td><i>08:00-20:00</i></td><td><i>08:00-18:00</i></td></tr><tr><td><i>Saturday</i></td><td><i>08:00-13:00</i></td><td><i>08:00-13:00</i></td></tr><tr><td><i>Sunday and Public Holidays</i></td><td><i>Closed</i></td><td><i>Closed</i></td></tr><tr><td><i>Late Night (limited to no more than 28 days per year) *</i></td><td><i>20:00-00:00</i></td><td><i>N/A</i></td></tr><tr><td><i>Overnight (limited to no more than 10 days per year) *</i></td><td><i>00:00-08:00</i></td><td><i>N/A</i></td></tr></table> <i>*Restriction – no more than three days in consecution and excluding weekends and public holidays.</i> <i>This condition will still be enforceable if this application is permitted.)</i>		Filming Hours	Associated Activities	<i>Monday to Friday</i>	<i>08:00-20:00</i>	<i>08:00-18:00</i>	<i>Saturday</i>	<i>08:00-13:00</i>	<i>08:00-13:00</i>	<i>Sunday and Public Holidays</i>	<i>Closed</i>	<i>Closed</i>	<i>Late Night (limited to no more than 28 days per year) *</i>	<i>20:00-00:00</i>	<i>N/A</i>	<i>Overnight (limited to no more than 10 days per year) *</i>	<i>00:00-08:00</i>	<i>N/A</i>
	Filming Hours	Associated Activities																	
<i>Monday to Friday</i>	<i>08:00-20:00</i>	<i>08:00-18:00</i>																	
<i>Saturday</i>	<i>08:00-13:00</i>	<i>08:00-13:00</i>																	
<i>Sunday and Public Holidays</i>	<i>Closed</i>	<i>Closed</i>																	
<i>Late Night (limited to no more than 28 days per year) *</i>	<i>20:00-00:00</i>	<i>N/A</i>																	
<i>Overnight (limited to no more than 10 days per year) *</i>	<i>00:00-08:00</i>	<i>N/A</i>																	
Arborfield and Newland Parish Council	No Objection																		

Barkham Parish Council	Barkham Parish Council does not wish to be seen as obstructing local enterprise or employment opportunities and acknowledges the economic and cultural value that the creative industries can bring to the area. However, the Council has significant concerns regarding the ongoing management of the site, and the impact of the existing use on local residents: 1. Breach of Operating Hours: The site has been known to operate outside of its permitted hours, which has caused considerable disturbance to nearby residents. Despite previous concerns being raised, no satisfactory enforcement or resolution appears to have been undertaken. <i>(Officer Comment: Condition 4 of the approved temporary permission (ref. 162881) restricted operation hours - This condition will still be enforceable if this application is permitted.)</i> 2. Site Condition and Visual Impact: The site currently presents a poor visual appearance. Damaged fencing has been replaced in part with Heras fencing, which is not appropriate for long-term screening. Additionally, there is a persistent issue with litter and general untidiness, which detracts from the amenity of the surrounding area and impacts nearby residents. <i>(Officer Comment: Extending the temporary planning permission is not expected to worsen the current condition of the site, which falls outside the scope of planning control. In the absence of an extension, the site is likely to remain vacant for the proposed temporary use period, which could lead to further deterioration and a greater negative impact on the visual character of the surrounding area.)</i> 3. Screening and Residential Amenity: The existing screening of the site is inadequate. Any extension of the temporary permission must include a condition requiring enhanced screening measures to protect the amenity and outlook of neighbouring residential properties. <i>(Officer Comment: The proposal is for the continued use of the site as a film studio. The LPA is required to assess the application as submitted which does not include additional screening. Screening was not deemed necessary at the time the original temporary permission was granted. Additional or enhanced screening would not pass the test for imposing a condition as it would not be proportional given the limited, temporary extension being sought.</i> 4. Monitoring and Enforcement: Should permission be granted to extend the temporary period, Barkham Parish Council strongly urges Wokingham Borough Council to implement robust monitoring and enforcement measures
------------------------	--

	to ensure full compliance with permitted hours of operation and site management conditions. <i>(Officer Comment: Condition 4 of the approved temporary permission (ref. 162881) restricted operation hours - This condition will still be enforceable if this application is permitted.)</i> In summary, while the Council does not object in principle to the extension of the temporary use, this must not come at the expense of residential amenity or local environmental quality. Any renewed permission must be conditional on clear, enforceable commitments to improved site management, proper screening, and strict adherence to operational constraints. <i>(Officer Comment: Condition 4 of the approved temporary permission (ref. 162881) restricted operation hours - This condition will still be enforceable if this application is permitted.)</i>
Ward Member(s)	No comments received
Neighbours	14 responses were received – some of which were duplicates. These can be summarised as follows: Visual Impact and Site Condition • Studio buildings and fencing are described as unsightly, dilapidated, and incompatible with the residential setting. • Temporary fencing, especially near Bloor Homes and Princess Marina Drive, is deteriorating and negatively affects the appearance and value of nearby homes. • The site is seen as scruffy, poorly maintained, and not fit for long-term use in a residential area. • Residents were led to believe the studios would be removed by 2026 and feel misled by the proposed extension. <i>(Officer Comment: Extending the temporary planning permission is not expected to worsen the current condition of the site, which falls outside the scope of planning control. In the absence of an extension, the site is likely to remain vacant until applications for residential development come forward, which could lead to further deterioration and a greater negative impact on the visual character of the surrounding area.)</i> Noise, Light, and Environmental Pollution • Light pollution from floodlights and searchlights, often left on late into the night. <i>(Officer Comment: Condition 9 of planning ref. 162881 required the submission of a lighting strategy in relation to neighbouring development, this was approved under application ref. 170906, and the development proposed</i>

	<i>must be carried out in accordance with the details submitted to discharge this condition.)</i> - Noise pollution from: - Explosions and pyrotechnics. - Helicopters and vehicles. - Generators lacking soundproofing. <i>(Officer Comment: Condition 4 of the approved temporary permission (ref. 162881) restricted operation hours - This condition will still be enforceable if this application is permitted.)</i> - Environmental concerns include: - High carbon emissions from production activities. - Use of flammable materials near homes. - Negative impact on wildlife and domestic animals. <i>(Officer Comment: This application relates to the continued use of the site as a Film Studios; this was deemed acceptable under planning application ref. 162881 and the conditions listed on this consent are still enforceable if this application is granted.)</i> Lack of Community Benefit and Engagement - Studio operations are self-contained, offering no economic or social benefit to the local community. - No prior notice given to residents about disruptive filming activities. - Residents feel excluded from decision-making and ignored by site operators. <i>(Officer Comment: The application seeks the extension of temporary planning consent ref. 162881. This was approved considering the proposed residential development at the time.</i> <i>The consent has been in place since 2017 and neighbouring properties at the time were given the opportunity to comment on the application. Consultation with neighbours has been undertaken in respect to the current application.</i> <i>Core Strategy policy CP15 states that re-developing existing buildings within settlement limits for employment use is acceptable in principle, recognising the benefit of employment sites as a 'pre-requisite to a thriving economy'. Economic activity resulting from the temporary use is considered a significant benefit to the proposal. The continued use of the site also brings about security benefits to the site.)</i> Traffic, Parking, and Safety Concerns - Anticipated increase in traffic, including HGVs and trade vehicles, on narrow residential roads. - Insufficient parking for staff, visitors, and tradespeople, likely to cause overflow into residential areas.
--	--

	• Safety risks for residents and school children due to increased vehicle movements. • Delivery vehicles misrouted to private driveways due to incorrect online mapping. <i>(Officer Comment: The proposal does not seek to increase the current levels of use, simply continue the use as existing for a further two years. Highways have not commented on the application and the initial consent was found to be acceptable in terms of access, highways and parking.)</i> Planning and Infrastructure Delays • Continued studio use delays delivery of: • Promised bus routes, roads, landscaping, cycle paths, and drainage. • Residents contend that delaying this brownfield development may push housing onto green belt land to meet targets. • The original planning context has changed significantly due to the completion of nearby housing. <i>(Officer Comment: The original planning consent was approved with the knowledge of the forthcoming neighbouring residential development and was assessed to consider the impacts of future neighbours. The proposal seeks a nominal extension to the temporary use of two years; enabling the site to continue to perform an economic function until it is ready to be brought forward for housing. The Council cannot control when the site will be brought forward for housing, as such the continued use of the site also brings about security benefits to the site.)</i> Requests and Conditions (if approved) • Restrict operating hours, especially evenings and weekends. • Replace and upgrade fencing to a higher standard. • Install acoustic and visual screening to reduce impact. • Control and monitor use of hazardous materials. • Improve site maintenance and communication with residents. <i>(Officer Comment: The proposal will still be subject to the planning conditions as listed on planning application ref. 162881. These conditions will still be enforceable if the request to extend the temporary permission is granted. Conditions are required to be necessary, relevant to planning and the development proposed, enforceable, precise and reasonable. It is not felt that a requirement for additional screening is necessary or reasonable given the temporary nature of the proposal.)</i>
--	---

APPRAISAL

Procedure: The Council's Scheme of Delegation (Council Constitution - Chapter 8.1, paragraph 8.1.1) does not require s73 applications (such as the current application) to be determined by Planning Committee. The application has not been listed by a ward member.

Site Description: The application site, known as Arborfield Studios, is situated to the southeast of Langley Common Road and comprises several existing buildings and areas of hardstanding, formerly part of a military barracks. The site currently benefits from full planning permission for temporary use as film studios and is due to expire in February 2026.

Arborfield Studios lies within the Arborfield Garrison Strategic Development Location (SDL), as designated in the Wokingham Borough Core Strategy (2010). The SDL was allocated to deliver approximately 3,500 new homes, along with supporting infrastructure and community facilities.

The site forms part of the northwestern section of the wider SDL and falls within the red line boundary of outline planning consent Ref: O/2014/2280, granted in April 2015. This consent permits a phased residential-led development of up to 2,000 dwellings. Specifically, the application site encompasses parcels V1, W, Y, and Z of the consented masterplan, all of which are designated for residential development. The previous application included the provision for vehicular access from Langley Common Road.

Application Proposal: This application seeks a minor material amendment to Full Planning Permission Ref: 162881, specifically to vary Condition 2, which relates to the temporary use period of the site. The original proposal requested a three-year extension to the temporary permission. However, following discussions with the applicant, during which assurances were sought regarding the earlier delivery of housing, it was agreed that the extension could be limited to two years.

Principle of Development: The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high-quality design without detriment to the amenities of adjoining land uses and occupiers. In recognition of the benefit conferred by employment sites to the local economy, Core Strategy Policy CP15 supports the redevelopment (and by extension reuse) of buildings for employment use. Such development is acceptable in principle.

The principle of development has already been established through the granting of the previous planning consent. This application seeks only to extend the temporary use

and does not revisit or alter the fundamental acceptability of the use, which has been previously assessed and approved.

Assessment: The site, currently operating as Arborfield Studios, benefits from temporary planning permission for use as film studios, utilising existing buildings and hardstanding for offices, workshops, stages, and management suites. No new structures are proposed as part of this application, and all existing site infrastructure, including access, lighting, and operational layout, will remain unchanged.

The proposed variation would not delay the delivery of the consented residential development as the relevant parcels were always envisaged to come forward as the final phase pursuant to the outline planning permission for Arborfield Garrison. Instead, it would ensure continued productive use of the site during the interim period, offering associated benefits in terms of site security, employment, and economic activity. The applicant remains committed to delivering housing in accordance with the approved masterplan and is willing to accept a suitably worded condition to reaffirm the temporary nature of the current use. It should be noted that the Council cannot control when the site will be brought forward for housing, as such the continued use of the site is considered to offer benefits over a redundant site.

The hours of operation will remain as previously approved under Ref: 162881, which were considered appropriate to safeguard residential amenity when assessed by environmental health. Out-of-hours operations will continue to be limited and non-consecutive, mitigating the impact on nearby residents. Since the temporary use began, only one relevant service request has been received by WBC Environmental Health as follows: *“In August 2024 a complaint about nighttime noise from a generator and floodlights was received. An ASB officer attended, and security took steps to address the issue. No further reports were received.”*

When the original temporary planning permission was granted, consideration was given to the phased delivery of residential development on adjacent land. The potential impact of the film studio use on future residential amenity was assessed at that time. Therefore, while some of this residential development has since been delivered, the original permission ensured the noise impact would be acceptable in terms of residential amenity of these dwellings. Additionally, the site benefits from a SuDS corridor and areas of open space along much of the shared boundary, which help to mitigate impact by virtue of physical separation. In the limited areas where no such buffer exists, the nearest buildings in use are offices, among the quieter elements of the site, further reducing the likelihood of disturbance to nearby residents.

If future concerns arise regarding the site operating outside of the permitted hours, these can be formally raised and addressed through the enforcement of Condition 4. This condition provides the necessary mechanism to investigate and, where appropriate, take action to ensure compliance and protect residential amenity.

Summary: The proposal to vary Condition 2 of Full Planning Permission Ref: 162881 would extend the temporary use of Arborfield Studios as film studios by two years. No changes are proposed to the site's layout, infrastructure, or operating hours, and the use remains consistent with the previously approved temporary permission.

The extension would allow continued productive and economic use of the site thereby offering benefits over a redundant site, without delaying the delivery of the consented residential development.

The application is considered acceptable, subject to a condition restricting the use to a temporary period (2 refers). The proposal does not affect any other regulatory processes or limit the Council's ability to enforce planning conditions if necessary.

Remaining Planning Conditions: An application under Section 73 results in the grant of a new planning permission that exists independently alongside the original permission, which remains valid and unaltered. To ensure clarity, the NPPG advises that decision notices should repeat any relevant conditions from the original permission unless those conditions have already been discharged.

Proposed Conditions – referencing conditions listed on decision notice ref. 162881:

1. Timescale

Section 73(5) of the Town and Country Planning Act 1990 (as amended) stipulates that planning permission granted under Section 73 cannot be used to extend the time limit for commencing development as set by a previous permission. Development under the original planning permission (ref. 162881) lawfully commenced within the 3-year time frame. Furthermore, all pre-commencement conditions have now been satisfied, with the necessary details submitted and approved. Relevant conditions have therefore been reworded as such below. Consequently, condition 1, requiring commencement within three years of the decision dated 2nd February 2017 is no longer applicable and is therefore deleted.

2. Temporary Use Period

The use hereby permitted shall be discontinued and the land restored to its former condition on or before February 1st, 2028.

*Reason: To allow the local planning authority an opportunity to restrict the effect of the use hereby permitted on the amenity of the surrounding properties.
Relevant policy: Core Strategy policies CP1 and CP3.*

3. Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Resubmission Cover Letter – Savills (21/12/16)
- Site Location Plan PL 01-IDP
- Site Layout Plan PL 02 Rev D – IDP
- Building Plans PL03-PL21
- MV01 Arborfield Film Studio Master Plan 3D Massing Model View
- First Occupations – Indicative Phasing, Land Use with Temporary Income Generating Zone Plan LUGZ01 – IDP
- Land Use with Temporary Income Generation Zone Plan – Overlay Version LUGZ02 – IDP
- Typical 9-month production schedule – Crest

- Arboricultural Method Statement, dated December 2016 – SJA Trees
- ITL 12223-001B R Transport Statement
- Transport Statement Addendum, 21 December 2016 - iTransport

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. Hours of Operation

The use hereby permitted shall not operate other than between the hours detailed below:

	Filming Hours	Associated Activities
<i>Monday to Friday</i>	<i>08:00-20:00</i>	<i>08:00-18:00</i>
<i>Saturday</i>	<i>08:00-13:00</i>	<i>08:00-13:00</i>
<i>Sunday and Public Holidays</i>	<i>Closed</i>	<i>Closed</i>
<i>Late Night (limited to no more than 28 days per year) *</i>	<i>20:00-00:00</i>	<i>N/A</i>
<i>Overnight (limited to no more than 10 days per year) *</i>	<i>00:00-08:00</i>	<i>N/A</i>
<i>*Restriction – no more than three days in consecution and excluding weekends and public holidays.</i>		

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Protection of Trees

The operation of the site must continue in accordance with the submitted Arboricultural Method Statement (December 2016) and the Tree Protection Plan SJA TPP 16331-01 and relevant associated plans unless otherwise agreed with the Local Planning Authority.

Reason: To ensure the protection of trees, shrubs or hedged growing within or adjacency to 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. Site Access

The visibility displays constructed in accordance with the layout on Drawing ITL12223-SK-001 REV A shall be kept free of all obstructions to visibility above a height of 0.6 meters for the duration of the temporary use.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Pedestrian and Cycle Access

Upon completion of the new access road serving the Primary School to the south of the site a new pedestrian and cycle access into the site in the location indicated on the Figure 1 of the Transport Statement Addendum titled 'Arborfield Studios Sustainable Transport Improvements' will be provided. Details of this access will be provided and approved in writing by the Local Authority.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

8. Off-site works

The off-site works comprising:

- Cutting back of the hedgerow adjacent to the footway on the north side of Langley Common Road between the site access and Biggs Lane; and
 - Clearing vegetation and repairing the footway surface where necessary
- have been completed to the satisfaction of the Local Planning Authority as agreed under planning application ref. 170906 approved on 09/05/2017. These works shall be retained and maintained in a safe and usable condition for the lifetime of the temporary use period hereby permitted.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. Lighting Strategy

Any external lighting installed on the site shall comply with the details set out in the approved lighting scheme under discharge of condition ref.170906 approved on 09/05/2017.

Reason: To protect the amenity of local residents. Relevant policy: Core Strategy policy CP3

10. Travel Plan

The development must be carried out in accordance with the Travel Plan submitted and approved by the Local Planning Authority under planning application ref. 172317 on 09/04/2018.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 4 (Sustainable Transport) and Core Strategy policy CP6.

Community Infrastructure Levy (CIL): When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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	
Conditions agreed:	N/A
Recommendation:	Approval

Date:	23 July 2025
Earliest date for decision:	30 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	25/07/25