

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251664

Location: Unit 18 Anglo Industrial Park Fishponds Road
Wokingham RG41 2JT

Proposal: Full application for change of use from B1 and B8 (Class E(g)(i) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.

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. Approved details - This permission is in respect of the submitted application plans and drawings numbered (Location Plan), (SC/25/459- 001), (SC/25/459-201), (SC/25/459-202), received by the local planning authority on 14/07/2025. 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.

3. Hours of use - The use hereby permitted shall not operate other than between the hours of 08:00 and 17:30 Mondays to Fridays, 08:00 and 12:00 on Saturdays, and shall not operate at all on Sundays or Bank or National Holidays.

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

4. The proposed MOT testing use hereby permitted shall be ancillary to the primary B2 use of the site and shall not operate as independently from the B2 use.

Reason: To ensure there is no unacceptable harm to neighbouring amenities and to ensure that there is no loss of floor space in B Use classes within the borough inline with Policy CP15 of the Core Strategy.

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.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed: *HMM*

Date: 15 September 2025

REMEMBER - The earliest date for a decision on this application is: **5 August 2025**