

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260487
Site Address:	Heron Industrial Estate, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ
Expiry Date:	6 May 2026
Site Visit Date:	25 March 2026
Proposal: Application to vary Conditions 2, 4 and 6 of planning permission 251855 for the change of use of Units 7 and 8 to Use Classes E(g) (iii), B2 and B8, subdivision of the units and extension to operating hours, to restrict the temporary trial period to the permitted extended operational hours only.	

RELEVANT PLANNING CONSTRAINTS/STATUS

Green Routes and Riverside Paths
Scale and Location of Development Proposals – Spencers Wood (Modest Development Location)
Nuclear Consultation Zone – Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield.
Green Routes and Riverside Paths Consultation Zone
Electricity Sub Station

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB02 – Development adjoining the Green Belt TB04 – Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield TB20 - Service Arrangements and Deliveries for Employment and Retail Use

Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS7 – Development in the vicinity of Atomic Weapons Establishments SS8 – Meeting our employment needs SS13 – Loddon Valley Garden Village SS14 – Sites allocated for residential development, including residential as part of mixed use development SS15 – Securing infrastructure CE2 – Environmental standards for non-residential development CE4 – Supporting a circular economy C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C5 – Parking and electric vehicle charging ER1 – Core Employment Areas ER2 – Employment uses outside of Core Employment Areas ER4 – Employment and skills plans FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC6 – Air pollution and air quality HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
14664 (all units)	Redevelopment of the site to erect Units, Offices and Car Parking	Approved 18/12/1980
18634 (Unit 1)	Variation of condition 12 and 17 of permission 14664 for office accommodation	Approved
20357 (Units 7 and 8)	Change of use to industrial offices	Refused 17/11/1983
29700 (Unit 8)	Change of use to car rental and valet service	Approved 17/03/1988
980450 (Unit 8)	Proposed Change Of Use From B8 (Storage) To B1(C) (Light Industrial) Use And Erection Of Cooling Tower	Approved 04/02/1999

010417 (Unit 4)	Proposed temporary relaxation until 29/11/2006 of condition 12 of consent 14664 to allow 24 hour working by Datavault only.	Refused 31/07/2001
120632 (Unit 8)	Change of use from B8 (storage and distribution) to allow either B8 or B2 (general industrial) use.	Approved 03/07/2012
172382 (Unit 4)	Full application for the closing up of existing windows and extension of cladding to match existing.	Approved 13/10/2017
242575	Application to vary condition 12 of planning consent 14664 for the retention of the existing building and development of the remainder of the site with Class III units and offices and Class X units with car parking. Condition 12 refers to the operational hours of the units forming the Industrial Estate and the variation is to extend the operational hours of Units 7 and 8 to 0500-2300 from Monday to Friday (the weekend and Bank Holiday hour restrictions will be unchanged).	Refused 05/12/2024
251855	Full application for the proposed change of use of Unit 7/8 to Use Classes E.(g)(iii), B2 and B8, plus the subdivision of the units and an associated extension to operating hours.	Approved 17/10/2025

CONSULTATION RESPONSES

Internal

WBC CIL – No comments received

External

None consulted

REPRESENTATIONS

Parish/Town Council	Shinfield Parish Council object on the following grounds: - Prematurity and lack of evidence - Loss of Planning Control and Conflict with Core Strategy Policy CP3, concerns regarding intensification of the site - Undermining of original planning balance - Precedent for other Units to do the same
Ward Member(s)	No comments received
Neighbours	Three representations received from residents raising the following concerns: - Temporary trial period has not been in place long enough to understand the impact of the extended

	hours. - Assessment does not consider summer months when windows are likely to be open. - Concerns about noise impacts onto adjacent properties. - Class E uses would unacceptably intensify the site.
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APPRAISAL

Site Description:

The application site consists of 2no. industrial units within Heron Industrial Estate. The site is accessed via Basingstoke Road to the east and whilst located within the settlement boundaries of Spencers Wood, it also lies adjacent to the Spencers Wood's southern settlement boundary that adjoins onto the designated countryside to the south.

The site immediately abuts residential dwellings and as well as Lambs Lane Primary School to the north, west and south. To the east is largely open agricultural fields lined with scattered vegetation.

Proposal Description/Recent Site History:

This application seeks approval for vary conditions 2, 4 and 6 of planning permission 251855. Permission 251855 permitted two main changes to the site's use/operations:

- Prior to permission 251855, the Units were lawfully permitted to operate under Use Classes B2 and B8. Consent 251855 additionally permitted the use of the Units under Class E(g)(iii) which includes any industrial processes which can be carried out in any residential area without causing detriment to the amenity of the area.
- Prior to permission 251855, Units 7 and 8 were permitted to operate between the hours of 07:00-18:00. Permission 251855 permitted an extension to the hours to 07:00-23:00.

It is important to note that a three-year temporary condition was imposed on 251855 on the basis that a trial period was required to assess the impact of the extended operating hours on adjoining land uses. Condition 2 refers to the temporary period permitted, condition 4 deals with noise management mitigation and condition 6 relates to a delivery and servicing plan.

The purpose of the variations requested is twofold:

1. To allow the permitted Class E(g)(iii) use to operate on a permanent basis rather than subject to the temporary condition 2.
2. To amend the triggers for Conditions 4 and 6 to only be applicable if the extended operating hours (which have not yet commenced) are implemented. If the extended operating hours are not brought into use then these conditions are not relevant to the existing operation (because it already benefits from planning permission to operate 07.00-18.00).

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 principle of development was already found acceptable under previous planning consent 251855. Therefore, nothing herein contained within the current application is deemed to affect this conclusion, therefore no objections are raised on the principle of development.

Notwithstanding the principle of development, this application is subject to further assessment of the impact of the proposed development on the character of the area, street scene, neighbouring amenity as well as compliance with other local and national planning policies. These are addressed in turn below.

Character of the Area:

The nature of the proposed variations would have no material impact on the character of the area.

Neighbouring Amenity:

The main purpose behind the imposition of conditions 2, 4 and 6 was to address the impact of the extended operating hours within immediate proximity to residential properties.

The permanent use of the Units under Class E(g)(iii) between the hours of 07:00-18:00 is not considered to result in any additional adverse noise impacts above that already permitted under Classes B2 and B8 (Amendment to Condition 2). This is the same as the operating hours of the existing units. Use Class E(g)(iii) is commonly understood to generate less noise emissions than the other permitted industrial uses.

However, if the extended operating hours are implemented, require both noise management and servicing/delivery information to be submitted for approval to ensure that the disturbance to the neighbours is either minimised or mitigated against (Conditions 4 and 6).

Therefore, the allowing the permanent use of the Units under Class E, separate from the extended operating hours, is considered acceptable.

Highway Access and Parking Provision, Flooding and Drainage, Landscape and Trees, Ecological Matters:

The nature of the variations proposed have no material impact on any of the above grounds.

Conclusion:

Overall, the proposed variations comply with the development plan. Therefore, this application is recommended for approval. Variations to the relevant conditions are explained below:

- Condition 2's wording will be altered, making the three year temporary period only relevant to the commencement of the extended operating hours.
- Condition 4's wording will be altered, making the requirements to submit the noise management information only relevant to the commencement of the extended operating hours.
- Condition 6's wording will be altered, making the requirements to submit the Delivery and Servicing Plan only relevant to the commencement of the extended operating hours.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Not required
Recommendation:	Approval
Date:	14 April 2026
Earliest date for decision:	7 April 2026

Recommendation agreed by: (Authorised Officer)	
Date:	15 April 2026

PLANNING CONSTRAINTS/STATUS
Insert where relevant