

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250791
Site Address:	1100 Series, Winnersh Triangle Business Park, Eskdale Road, Winnersh, RG41 5TS
Expiry Date:	25 April 2025
Site Visit Date:	16 April 2025
Proposal: Prior approval submission for demolition of 5 no. buildings at Stage 1 to 3 (1100 Series).	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Core Employment Areas
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Electricity Sub Station
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Flood Zones 2 and 3

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)

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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PLANNING HISTORY

Application No.	Description	Decision & Date
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222366	Full application for the permanent retention of Stages 1 and 2 permitted under planning permission ref: 214183, and the erection of a new Virtual Production Sound Stage (Stage 3), together with associated access arrangements, parking, landscaping and associated infrastructure, including security fencing and hut and welfare facilities (part retrospective).	Approved 12 January 2024
214183	Full application for the proposed temporary erection of 2no. sound stage buildings for commercial filming and 8no. workshops, with associated access, parking, landscaping and infrastructure for a period of five years (retrospective).	Approved 14 September 2022
214088	Full application for soft landscaping works including seating areas and pergolas (1180 Series).	Approved 14 February 2022
193285	Full application for the proposed change of use from warehouse (Use Class B8) to mixed Use Class B1 and B8 following part demolition of existing building (800 Series).	Approved 13 February 2020
193253	Full application for the external alterations following demolition of units C4 & C5 and parts of C6- C7 & C8 and associated works (800 Series).	Approved 9 January 2020
193125	Full application for the erection of a sports hub (adjoining 1100 Series)	Approved 27 February 2020
162308	Variation of condition 7 of O/2006/9071 (as varied by condition 2 of VAR/2009/0943) relating to highway works	Approved 9 January 2017
VAR/2009/0943	Variation of condition 7 of O/2006/9071 relating to highway works	Approved 12 October 2010
RM/2008/0778	Reserved Matters application in respect of Zone 4 pursuant to Outline Planning Permission O/2006/9071	Approved 2 June 2008
RM/2007/2428	Reserved Matters application in respect of Zone 1 pursuant to Outline Planning Permission O/2006/9071	Approved 30 November 2007
O/2006/9071	Outline planning application for up to 191,000m ² new floorspace for Class B1(a)-(c) (including data centre use), D1, D2, C1 and A1-A5	Approved 2 August 2007
SO/2006/7259	Scoping opinion application for the redevelopment of Winnersh Triangle	Replied 3 May 2006
308308	Outline planning application for the redevelopment of Winnersh Triangle	Approved 1979

CONSULTATION RESPONSES

Internal

WBC Environmental Health – no objection
WBC Highways – no objection

External

None consulted

REPRESENTATIONS

Winnersh Parish Council	“Winnersh Parish Council's Planning and Transport Committee made no observations on the application.”
Ward Member(s)	No comments received
Neighbours	No comments received

PART B.1 APPRAISAL

Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3 (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 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 Class AA (drinking establishments with expanded food provision) of Part 3 of Schedule 2 to this Order?		✓

PART B.2 APPRAISAL

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

b)(i) ...the developer applying 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:

Existing Site Plan 17922-1-THPW-00-XX-DR-A-101 Rev B

Location Plan 17922-1-THPW-00-XX-DR-A-100 Rev B

Proposed Site Plan 17922-1-THPW-00-XX-DR-A-102 Rev B

Demolition Method Statement Winnersh Site 1100 Rev 2

Site Notice Statement along with 3no. of site notice photos

Application form

Covering Letter 2025.03.27

The proposal is to demolish 1no. Sound Stage Building, 2no. workshops and 2no. switch rooms. Given the level of demolition proposed, it is considered this documentation is sufficient for the Council to ascertain that the method of demolition is acceptable and the site will be remediated appropriately. Additionally, the extent of levelling within the site is minimal and is not considered a separate engineering operation.

The two substation switch buildings are sited in a location identified in Council's records as potentially suitable for bat roosting habitats. However, separate legislation safeguards protected species which is outlined within an appended informative.

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. There is confirmation of payment of a £120 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 notice was not in place for the entire period starting with 28 March 2025. The notice continued to be displayed as observed by officers on a site visit carried out on 16 April 2025.

(b) (vii), (vii), (viii), (ix) and (x) relate to the provisions when determining a prior approval application.

Where applicable, this has been accorded with.

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:	Not required
Recommendation:	Prior approval required and granted
Date:	16 April 2025
Earliest date for decision:	21 April 2025

Recommendation agreed by: (Authorised Officer)	
Date:	22/04/2025