

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250703
Site Address:	BP Garage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1BA
Expiry Date:	27 October 2025
Site Visit Date:	17/10/2022 – See planning ref: 222416
Proposal: Application to vary condition 3 of planning consent 222416 for the proposed erection of 1no jet wash bay, modification to existing jet wash bays, erection of 1no single storey plant room, and new jet wash covered enclosures following demolition of existing jet wash dividing screens. Condition 3 refers to hours of operation and the variation is to allow extended operating hours for the jet wash bays (retrospective).	

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 CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP13 – Town Centres and Shopping CP19 – South of the M4 Strategic Development Location
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB15 – Major Town, and Small Town/District Centre development TB16 – Development for Town Centre Uses TB17 – Local Centres and Neighbourhood and Village Shops TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB26 – Buildings of Traditional Local Character and Areas of Special Character

Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements DH2 – Safeguarding amenity HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document A Vision for Our Villages: Ryeish Green, Spencers Wood, Three Mile Cross

PLANNING HISTORY

Application No.	Description	Decision & Date
231258	Full application for proposed works to the petrol filling station consisting of the installation of 4 no. electric vehicle charging bays supported by two chargers, plus associated equipment and alterations to hardstanding.	Approved 14/07/2023
230503	Application for submission of details to comply with the following condition of planning consent 222416 dated 06/01/2023. Condition 6. Details of Acoustic Fence.	Approved 13/04/2023
222416	Full application for the proposed erection of 1no jet wash bay, modification to existing jet wash bays, erection of 1no single storey plant room, and new jet wash covered enclosures following demolition of existing jet wash dividing screens.	Approved 05/01/2023
212598	Full application for the proposed extension of the existing car park and provision of electric vehicle charging bays.	Approved 20/10/2021

162003	Full application for the proposed enlargement of existing ingress crossover to existing petrol filling station	Approved 31/08/2016
160792	Application for advertisement consent for the proposed erection of illuminated and non-illuminated signs including 6 fascia's, 2 hanging signs and 13 other signs	Approved 01/06/2016
153011	Variation application to conditions 16 and 26 of planning consent F/2014/2691 for the demolition of the existing canopy and buildings and the removal of underground tanks together with the construction of a new forecourt and canopy, a new sales building with a Subway concession, new underground tanks, two new jet wash bays and drive thru car wash facility, car parking, landscaping, car care facilities and other associated works. Condition 16 to read "No customer shall be permitted to be on the premises outside the following times (06.00-23.00) Mondays to Sundays" and Condition 26 to read: "No deliveries shall be accepted outside the hours of 06.00-23.00 Monday to Sunday apart from delivery of daily newspapers and bread and associated bakery products, unless otherwise first agreed in writing by the Local Planning Authority"	Approved 30/12/2015
F/2014/2691	Proposed demolition of the existing canopy and buildings and the removal of underground tanks together with the construction of a new forecourt and canopy, a new sales building with a Subway concession, new underground tanks two new jet wash bays car parking car care facilities and landscaping	Approved 28/08/2015
F/2010/1327	Proposed erection of new carwash and carwash plant room	Withdrawn 09/09/2010
F/2010/0116	Proposed erection of new carwash and carwash plant room	Refused 23/03/2010
A/2009/0623	Application for advertisement consent for the proposed erection of 4 x fascia signs, 1 x pole sign and 1 x post-mounted sign, all to be internally illuminated	Approved 27/05/2009
A/2007/2198	Proposed erection of two sided internally	Approved 21/09/2007

	illuminated pole sign	
A/2006/8229	Proposed erection of internally illuminated ATM fascia surround	Approved 05/09/2006
F/2006/8228	Proposed installation of an Automatic Teller Machine in petrol service station	Approved 08/09/2006
F/2005/6372	Proposed redevelopment of the site to provide 16 x 2 bedroom flats and 3 x 1 bedroom flats in 2 blocks with amenity space, landscaping and access	Refused 28/04/2006
F/2004/3232	Proposed redevelopment of site with 2 blocks of flats containing 25 flats (18 private and 7 affordable housing).	Withdrawn 12/01/2015
F/2000/3036	Proposed installation of jet wash facility with flood lighting	Approved 03/04/2001
F/1999/0238	Proposed installation of an LPG Compound	Approved 21/03/2000
F/1999/69190	Proposed Redevelopment Of Petrol Filling Station To Provide New Sales Pump Islands Canopy Car And Jet wash	Refused 21/05/1999 Appeal allowed 22/10/1999
F/1998/67784	Proposed Redevelopment Of Petrol Station To Provide New Sales Building Pump Islands And Canopy Car And jet wash	Refused 22/07/1998 Appeal dismissed 05/10/1998
F/1997/66349	Proposed Redevelopment Of Petrol Filling Station Providing New Shop Pump Islands And Canopy Car Wash and jet wash bay	Refused 25/02/1998 Appeal dismissed 05/10/1998

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections, subject to conditions.
WBC Enforcement – No comments received.

External

None consulted.

REPRESENTATIONS

Parish/Town Council	<u>Shinfield Parish Council</u> - Object to the proposed extension of operating hours, citing potential noise impacts on neighbouring properties and the risk of traffic queuing onto Basingstoke Road. They also note inaccuracies within the submitted noise report, which refers to the road as 40mph (now reduced to 30mph) and only accounts for four service bays, whereas this application also includes a proposed fifth
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	bay.
Ward Member(s)	No comments received
Neighbours	5 Grazeley Road, RG7 1BL - Objects to the application on the grounds of overdevelopment and the cumulative impacts of recent approvals at the site. They raise concerns regarding significant noise, disturbance, and odour from the existing car wash facilities introduced under application 222416, which they state has severely affected residential amenity in Three Mile Cross. Specific issues cited include noise and vibration from plant positioned against their boundary fence, spray and polluted water crossing into their garden, overpowering smells from car cleaning solutions, and a constant humming noise. They also report instances of people using gaps near their boundary as toilets, and loss of privacy from vehicles queuing against their garden fence. The resident emphasises health concerns, stating that the disturbance prevents them from opening windows or using their garden. They highlight inaccuracies in the noise report (referring to a 40mph road limit rather than the current 30mph, and only four bays rather than the proposed fifth bay) and argue that previous assessments were based on estimates rather than actual site operation. They also note the residential context of the site, with neighbouring Grade II listed properties within an "Area of Special Character," and contend that the hours of operation are inappropriate for a residential location. On this basis, they request that the application is refused and that the operation of the car wash as a whole be reconsidered in light of the current residential environment. <i><u>Officer comment:</u> The site's proximity to residential properties, including nearby Grade II listed buildings within an Area of Special Character, is acknowledged. However, the existing use of the site as a car wash is already established under the previous consent 222416. This application is limited to consideration of the proposed variation to operating hours. The impact of the extended hours on the residential amenity has been assessed within this report, and it is not considered that the proposal would result in unacceptable harm to neighbouring amenity.</i> Highway Cottage, RG7 1BA – 'Having had further discussions with the applicant, we withdraw our previous objection and confirm we are happy to support the above planning application.'

APPRAISAL

Site Description and description of development:

This application seeks retrospective permission to vary condition 3 of planning consent 222416 for the proposed erection of 1no jet wash bay, modification to existing jet wash bays, erection of 1no single storey plant room, and new jet wash covered enclosures following demolition of existing jet wash dividing screens.

Condition 3 of the permission restricts the operating hours of the jet wash bays, as follows:

Hours of operation - The jet washers hereby permitted shall not operate other than between the hours of 7:00am to 19:00pm Mondays to Saturdays and 08:00am to 19:00pm on Sundays and Bank Holidays, and shall not operate at any other time unless otherwise first agreed in writing by the Local Planning Authority

The proposed variation to Condition 3 seeks permission for the jet wash bays to operate between 07:00 and 22:00 hours Monday to Saturday, and between 08:00 and 22:00 hours on Sundays and Bank Holidays.

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.

Neighbouring Amenity:

Policy CP3 of the Core Strategy aims to protect neighbouring amenity.

Noise Impact:

An updated Noise Impact Assessment (by esacoustics, dated August 2025, ref: 2012.NIA-RPT.01 REV B) was submitted by the agent on 01/09/2025. This sought to correct errors contained within the originally submitted Noise Impact Assessment (by esacoustics, dated March 2025, ref: 2012.NIA-RPT.01). The corrections included: the Basingstoke Road speed limit being amended from 40mph to 30mph; minor adjustments to background sound levels in Tables 10 and 11 (as a result of the speed

limit change); and revisions to the last sentence of paragraph 5.4.3 to address matters relating to single glazing.

The submitted noise assessment draws reference to the previous noise Impact Assessment prepared by Noise Air (dated November 2022, ref: P5579-R1-V2) for planning consent 222416. That report advised that, given the potential for noise breakout from the jet wash facilities, evening operating hours should be restricted to between 19:00 and 20:00 Monday to Sunday, including Bank Holidays. Consequently, the 2022 assessment only tested those restricted hours.

Following review, the updated Noise Impact Assessment highlighted that the noise measurement position used in the earlier report was not representative of the closest noise-sensitive receptors. To address this, the current updated study established background sound levels at locations considered more representative, in accordance with BS 4142:2014+A1:2019, for comparison with predicted Rating Levels.

The assessment found that, in all cases, the calculated Rating Level would not exceed background sound levels at receptor façades. Predictions ranged from equal to background to -3 dB below background. With intermittency penalties applied, the predicted Rating Levels remained 1–3 dB below background, which indicates a low likelihood of adverse effect. Internal noise levels, assuming partially open windows, would also remain within the 35 dB LAeq (16hr) guideline set out in BS8233:2014.

The assessment therefore concludes that during the extended period (19:00–22:00), the Rating Levels of jet wash noise are equal to or below background sound levels at all identified residential receptors. This suggests that the impact falls within the No Observed Effect Level (NOEL), as defined in Policy CC06. On this basis, the operation of the jet wash bays between 19:00–22:00 would be acceptable and would not result in a harmful impact on the amenity of surrounding residential properties.

The Council's Environmental Health Officer has reviewed the updated Noise Impact Assessment and considers the findings to be robust. It is noted that the original restriction on operating hours for planning consent 222416 was applied on a precautionary basis to safeguard evening amenity. However, the updated evidence demonstrates that extending operations until 22:00 is unlikely to give rise to adverse noise impacts, taking into account the prevailing dominance of road traffic noise and the mitigation measures already in place (including jet wash enclosures and acoustic screening).

Accordingly, Environmental Health raises no objection to the proposed variation, subject to conditions requiring the retention of acoustic mitigation measures – a suitable condition will be attached to any approval.

The Environmental Health Officer has also suggested a condition requiring further noise assessment and mitigation “in the event of substantiated complaints” to the satisfaction of the Local Planning Authority. However, the proposed wording is considered imprecise and unenforceable, as it does not clearly define triggers, scope, or required outcomes. In addition, noise issues are primarily regulated under separate legislation, such as the Environmental Protection Act 1990, which provides a more appropriate mechanism for addressing complaints. Therefore, the condition is not

necessary to make the development acceptable in planning terms and would not meet the statutory tests for planning conditions.

Highway Impact:

Concerns have been raised that the existing jet wash operation generates queuing within the site, with vehicles occasionally backing onto Basingstoke Road and obstructing parking spaces, and that extended hours of use would exacerbate these issues.

The Council's Highways Officer has reviewed the application and raises no objection. It is noted that the highway authority generally considers 17:00–18:00 as the PM network peak hour, whereas the proposed additional operating hours would occur outside of the recognised peak period. Furthermore, double yellow line restrictions have recently been introduced along the site frontage, meaning that increased on-street parking demand during the extended hours is not expected. On this basis, the extended hours are unlikely to result in a severe highways impact. Any issues relating to vehicles queuing unlawfully on double yellow lines would be a matter for parking enforcement rather than for the determination of this planning application.

Other Matters:

Concerns have been raised that the existing car wash (approved under application 222416) has caused significant noise, odour, and disturbance, impacting residential amenity and health. Issues cited include vibration and noise from plant, spray and polluted water entering the garden, strong cleaning smells, constant humming, antisocial behaviour near the boundary, and loss of privacy from queuing vehicles. It is also alleged that the current application proposes a fifth jet wash bay.

However, it is important to note that this application relates solely to a variation of Condition 3 of planning permission ref. 222416, which controls the operating hours of the jet wash bays. The number of jet wash bays, their layout, the associated plant room, and the covered enclosures have already been approved under that consent and do not form part of the current proposal. The only matter under consideration is whether it is acceptable to extend the hours of operation from the currently permitted 07:00–19:00 Mondays to Saturdays and 08:00–19:00 on Sundays and Bank Holidays, to 07:00–22:00 Mondays to Saturdays and 08:00–22:00 on Sundays and Bank Holidays.

Concerns regarding noise, disturbance, odour, and general amenity impacts from the existing car wash operations, including those associated with the proposed fifth jet wash bay, relate to the established use and would not be for consideration under this application. Such matters would be more appropriately investigated under separate legislation, such as environmental health or public nuisance controls.

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

Recommendation:	Approval
Date:	24 April 2025
Earliest date for decision:	15 April 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	17.10.2025