

Date: 3 March 2025
Application: 250452



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 250452

Applicant: Mr J Crossland

Site Address: Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES

Parish: Wargrave

Grid Reference: Easting - 479923, Northing - 177973

Type of Development: Major All other developments

Proposal: Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.

Case Officer: Mark Croucher

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250452. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250452
Address:	Gto House Floral Mile, Bath Road, Hare Hatch, Wokingham, RG10 9ES.		
Proposal:	Full application for proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building.		
Type of Development:	Major All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

On review from an Environmental health perspective, I can see this is a well-presented application supported by quality reports.

Noise is naturally a primary concern, the noise assessment by Accon UK presents a predicted noise level that shows a low impact on nearby sensitive receptors based on current operational hours.

This is well presented and accepted, if any change to the operational hours is proposed in future this noise assessment will need to be reviewed. I would recommend that operational hours are conditioned as part of this permission.

The conclusions of the geotechnical and geo environmental report by Terra Firma is again well presented and accepted. Naturally we would expect a watching brief in case of any unexpected land contamination to be maintained throughout the development.

We have no concerns for any significant change to air quality from this proposal as clearly outlined in the excellent Accon UK report.

With any change to the environment from a new development, the potential for nuisance or harmful environmental affect has to be considered, in this case the

applicant has clearly considered the potential for environmental issues and employed first class consultants to produce clear reports that show a low to negligible impact on nearby properties from the proposal.

Advisory

Any external lighting should be carefully positioned and although bright enough for needs. not so bright as to impinge on nearby properties, standard guidance should be followed, the light should remain within the site and not point towards nearby properties or overspill, light posts angling light towards the business may be suitable, or strategic shrubs or tree planting. With modern LED lighting this is very easy to achieve with multiple smaller light fittings and builds in redundancy, it should not be onerous.

Conditions & Reasons (if required)

Date:	28/04/2025	Signed:	C Christofis
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