

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250188
Site Address:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW
Expiry Date:	24 February 2025
Site Visit Date:	11/02/2025
Proposal: Prior approval submission for demolition of 1 no. office building down to basement level plus demolition of 2 no. bungalows and ancillary buildings down to ground level.	

PLANNING CONSTRAINTS/STATUS

Ancient Woodlands
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Great Crested Newt Consultation Zone
Ground Water Zones
Local Wildlife Site
Nuclear Consultation Zone
Public Open Space
Landscape Character Assessment Area
Land Terrier
Complete PRoW
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Within WB Consultation Zone
Ancient Woodland Consultation Zone
Local Wildlife Sites Consultation Zone
Great Crested Newt Consultation Zone Householder
JCEB Mineral Safeguarding Areas
Great Crested Newt Consultation Zone Minor

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.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
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
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3

PLANNING HISTORY

Application No.	Description	Decision & Date
001991	Proposed erection of building for b1 use with related alterations to access and car parking.	Approved – 11/04/2001
062435	Proposed erection of a building to provide additional office accommodation.	Approved – 05/04/2006
081258	Proposed erection of a building to provide additional office accommodation. (renewal of consent F/2006/6836)	Approved – 31/10/2008
110624	Proposed variation to condition 1 of planning consent F/2008/1861 to allow the retention of the existing modular building for a further 10 years.	Approved – 09/12/2011
213196	Application to vary conditions 1, 3 and 4 of planning consent 110624 (VAR/2011/2182), which relates to 'the variation of condition 1 of planning consent 081258 (F/2008/1861) for the proposed erection of a building to provide additional office accommodation'. Condition 1 refers to the retention of the existing modular building for a further 10 years, and the variation is to enable the retention of the temporary building for a further 3 years. Conditions 3 and 4 relate to the habitat management and travel plans and the variation is to provide amended plans.	Approved – 19/01/2022
220928	Application for a certificate of lawfulness for the proposed replacement of 3no. boiler flues to the main roof.	Approved – 18/05/2022

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No response

WBC Highways – Request additional information (secured by condition)

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received
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Ward Member(s)	No comments received
Neighbours	Comments were received by one resident raising the following concerns: No notification (<i>Officer note: as per paragraph (b)(iv) site notice was displayed for the relevant period</i>). Large vehicle movement scheduled at peak congestion times. (<i>Officer note: no objection has been received from WBC Highways</i>). Debris from vehicles (<i>Officer note: a demolition management plan has been secured by condition</i>).

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:

- Structural Demolition Specification
- Demolition Plan of Works Rev006
- 12218 Tree Protection Plan 01 Part 1 of 2
- 12218 Tree Protection Plan 01 Part 2 of 2
- Shinfield Park PN Covering Letter
- Proof of Site Notification
- Location Plan
- Application form

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 at this stage of development and is not considered a separate engineering operation.

Additionally, evidence has been provided to demonstrate that the building is unlikely to be a suitable roosting area for bats (extract submitted from an Ecological survey Inspection by a CL18 (bat survey level 2) and CL17 (bat survey level 1) licence holder). Furthermore, separate legislation safeguards protected species which is outlined within an appended informative.

Finally, whilst WBC Highways requested additional information to clarify site entrances and fencing location, the submitted Demolition Plan of Works outlines that the entire perimeter of the site will be surrounded in Heras fencing as well as a precise location of the access.

On the basis of this information and given the managed and mitigated 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 sign was not in place for the entire period.

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

Where applicable, this has been accorded with.
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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 – Approval
Date:	18 February 2025
Earliest date for decision:	18 February 2025

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan – Head of Strategic Development
Date:	18.02.2025