

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 11 August 2025

Application Number: 251414

Location: University Of Reading, J J Thomson Building, Shinfield Road, Reading, Reading, RG6 6ED

Proposal: Full application for the proposed installation of Standby Generator to serve HLS, Maths and DTS at University of Reading to include concrete slab base and fenced enclosure, adjacent to the electricity substation to the rear of the J J Thomson Building.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered XXXXXXXX-TVS-XX-XX-DR-B-XXXX- 18001, XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18101, XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18102, XXXXXXXX-TVS-XX-XX-DR-B-XXXX-18201, XXXXXXXX-TVS-XX-XX-DR- B-XXXX-19001, XXXXXXXX-TVS-XX-XX-DR-B-XXXX-19002, XXXXXXXX-TVS-XX-XX- DR-B-XXXX-21001, XXXXXXXX-TVS-XX-XX-DR-B-XXXX-21101 & XXXXXXXX-TVS-XX-XX-DR-B-XXXX-21102 received by the local planning authority on 12/06/25. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. The materials to be used in the construction hereby permitted shall be in accordance with the application form.

Reason: To ensure that the external appearance is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Landscaping- Planting shall be carried out in accordance with the submitted Landscape Plan(XXXXXXX-TVS-XX-XX-DR-B-XXXX-18201 Rev B) in the first planting and seeding seasons following the completion of the structure.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall

be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

5. Protection of trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Impact Assessment and Method Statement by Challice Consulting Ltd and dated 5th June 2025 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Control of plant/ machinery noise- All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason: To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received

and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

HMM

Recommendation and conditions/reasons agreed:

Date: 11 August 2025

REMEMBER - The earliest date for a decision on this application is: **7 July 2025**