

Date: 28 July 2025
Application: 251639



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Highways,

Full Planning Approval Consultation

Application Number: 251639

Applicant: Mr Ben Train

Site Address: Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL

Parish: Woodley

Grid Reference: Easting - 477347, Northing - 173468

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of a 2.4m high timber fence enclosure and access gate with associated barriers, following removal of existing plant and enclosure.

Case Officer: Rowan Reynolds

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 251639. 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:	JP		
Service	WBC Highways	App No:	251639
Address:	Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL.		
Proposal:	Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of a 2.4m high timber fence enclosure and access gate with associated barriers, following removal of existing plant and enclosure.		
Type of Development:	Minor All other developments		
Site Visit Made:	Yes/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

The applicant proposes to erect an enclosed structure for installation of cooler and AC units.

While it is not indicated on the submitted site plans, the proposed physical structure would have to occupy at least three of the existing parking spaces of the wider site, and reduce the numbers of parking provisions, particularly for the parking spaces along the site frontage of Shop Units 5 and 6.



Additional clearance will be required between the proposed structure and the adjacent parking space, which can result in further reduction of parking space.

The applicant is required to confirm if those removed parking spaces are allocated parking to Shop 7 or unallocated spaces that can be utilised by the applicant.

Subject to the nature of these parking spaces, the applicant is required to justify that the remaining parking spaces will be sufficient for the existing parking demand of the site/the wider site.

Conditions & Reasons (if required)			
Date:	29/7/2025	Signed:	JP