

## **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM  
BOROUGH COUNCIL**

<b>Expiry Date:</b>	20 November 2025
<b>Application Number:</b>	252218
<b>Location:</b>	Building 810, Eskdale Road, Winnersh, RG41 5TS
<b>Proposal:</b>	Full application for the proposed installation of 6no. EV charging upstands with associated transformer and meter enclosure.
<b>Recommendation:</b>	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 titled and numbered 2207015-205A, 2207015-202A, 2207015-206, 2207015-204C, 2207015-207A and Proposed Site Plan 1010A received by the local planning authority on 17/09/2025, 30/09/2025 and 10/11/2025. 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. Development shall be carried out in accordance with the document titled TN01 – New EV Car Charging Provision Technical Note (By motion, dated September 2025) received by the local planning authority on 30/09/2025.

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the associated details hereby approved, in the interests of highway safety, efficient operation of the charging infrastructure, and to minimise any potential impact on the surrounding area. Relevant policy: Core Strategy policies CP1, CP3 and CP6.*

### **Informatics**

1. 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.

2. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

3. Noise – The transformer and associated equipment should be installed and maintained to ensure minimal operational noise. Noise emissions should not exceed existing background levels. (Policies: CP3, CC06, NPPF 185)

Air Quality – The installation supports sustainable transport and aligns with air quality and carbon reduction objectives. No adverse impact expected. (Policies: CP1, CP6, NPPF 152–154)

Contaminated Land – Low risk due to minor excavation. If unexpected contamination is found, works should stop and the Local Planning Authority be notified. (Policies: CP1, CC07, NPPF 183)

Construction Management – Installation should take place during standard working hours and minimise noise and dust. (Policies: CP3, NPPF 185)

Lighting – Any new lighting should avoid glare or light spill beyond the site boundary. (Policies: CP3, CC03, NPPF 185c)

Recommendation and conditions/reasons agreed: *MC*

Date: 19.11.2025

**REMEMBER** - The earliest date for a decision on this application is: **21 October 2025**