

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 2 September 2025

Application Number: 251105

Location: The Sapphire Centre, Fishponds Road, Wokingham, Wokingham, RG41 2QL

Proposal: Full application for proposed extension to the rear of the existing APACOR facility by connecting with an existing commercial building to the rear, with associated works.

Recommendation: Refused

Reasons

1. The proposed development fails to provide an adequate number of car and cycle parking spaces in accordance with the adopted Wokingham Council Parking Standards. The development would therefore lead to additional on-street parking which would result in obstruction of footways, visibility splays, turning heads, access for emergency vehicles and/or block the freeflow of traffic, to the detriment of Highway Safety. The development is therefore contrary Wokingham Core Strategy Policy CP6 and paragraphs 115, 116 and 117 of the National Planning Policy Framework.

2. The proposed development fails to provide adequate visibility splays for vehicles exiting onto Fishponds Road, a 30mph road. No mitigation has been proposed to reduce vehicle speed, and the lack of appropriate visibility at the intensified access junction would be to the detriment to Highway Safety. The development is therefore contrary to Wokingham Core Strategy Policy CP6 and paragraphs 115, 116 and 117 of the National Planning Policy Framework.

3. The proposed development does not provide adequate parking, loading, unloading and manoeuvring space for delivery vehicles associated with B2 Industrial and B8 Storage and Distribution uses. The proposals would result in delivery vehicles being stationed on the public highway or reversing onto the public highway to achieve ingress/egress to the site, to the detriment of Highway Safety. The development is therefore contrary to Core Strategy Policy CP6, Policy TB20 of the MDD Local Plan and Paragraphs 116 and 117 of the National Planning Policy Framework.

Informatives

1. This decision is in respect of the drawings and plans/documents numbered/titled:
- A_PL_EX_001 (received 08/05/2025)
 - A_PL_PR_300 (received 08/05/2025)

- Transport Statement [Stantec, 13 February 2025, Doc ref 18740-HYD-XX-RP-TP-5000] (received 08/05/2025)

- A_PL_PR_010 Revision 01 (received 09/07/2025)

- A_PL_PR_100 Revision 01 (received 09/07/2025)

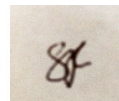
- A_PL_PR_101 Revision 01 (received 09/07/2025)

- A_PL_PR_102 Revision 01 (received 09/07/2025)

- Transport Technical Note [Stantec, July 2025, Project no. 18740] (received 23/07/2025)

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, pre-application advice was sought and advice was given regarding the parking provision requirements of the site. Discussion took place in trying to find a solution, but no solution was possible.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 7.8.25

REMEMBER - The earliest date for a decision on this application is: **3 July 2025**