

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251664
Site Address:	Unit 18 Anglo Industrial Park, Fishponds Road Wokingham RG41 2JT
Expiry Date:	8 September 2025
Site Visit Date:	21 August 2025
Proposal: Full application for change of use from B1 and B8 (Class E(g)(i) to B2, car repair workshop, involving installation of associated MoT Automatic two post lift.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB12 – Employment Skills Plan TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB23 – Biodiversity and Development
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM9 - Protecting Health, Safety and Amenity DM12 - Sustainable Transport Movements DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS3 – Development within or adjacent to major and modest settlements CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development ER1 – Core Employment Areas ER2 – Employment uses outside of Core Employment Areas ER4 – Employment and skills plans

	FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain DH1 – Place making and quality design DH3 – Shopfronts HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY		
Application No.	Description	Decision & Date
12160	Internal alterations of existing offices and increase of ancillary office content within the existing industrial/warehouse accommodation, and formation of new loading bay and doorway.	Approved 13/12/1979
20868	Change of use to light engineering with associated internal works.	Approved 15/02/1984
45115	Proposed erection of 2m high security fence along front and side of site.	Approved 09/11/1995
960627	Proposed Siting Of Two Industrial Storage Units	Approved 23/05/1996
961239	Proposed Erection Of External Lighting For Factory And Car Park	Approved 10/02/1997
981713	Proposed Installation Of 4 Extract Ducts (Retrospective)	Approved 21/09/1998
030326	Proposed covered wash down area.	Approved 07/11/2003
061914	Proposed demolition of existing building and erection of 4 new buildings containing 24 units for B1(c) light industrial, B2 general industrial and B8 storage and distribution use including associated car parking. Creation of new access.	Refused 17/11/2006
072952	Proposed demolition of existing building and erection of 4 buildings for B1(c) and B8 use with new and existing site accesses, associated parking and external works.	Approved 17/07/2007

091961	Application for variation of condition 17 of Planning Consent F/2007/0608 to permit the construction of additional floorspace, including mezzanine floors	Refused 26/10/2009
110444	Proposed variation of condition 18 of planning permission F/2007/0608 to allow unit 23 to be occupied for either B1(c) light industrial use or B8 storage and distribution use rather than for B1(c) purposes only	Approved 20/12/2011
110501	Application to vary condition 4 of planning consent F/2007/0608 to allow retention of the black metal railings alongside Fishponds Road.	Refused 20/12/2011
142457	Application to vary condition 4 of planning consent F/2007/0608. Condition 4 relates to boundary treatments, the new plan proposes to change the boundary treatments.	Approved 09/01/2015

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Recommend approval with no conditions
WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – No objection

External

Natural England – No comments received
Thames Water Utilities Ltd – No comments received
Berks, Bucks & Oxon Wildlife Trust – No comments received

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Description of Development:

This application seeks permission to change the use of the land from Class B1/E(g)(i) and B8 Storage, to the proposed use B2, for use as a MOT and car repairs garage.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The proposed change of use would not involve any physical changes to the buildings' exterior and therefore there would be no harm to the character of the area in this respect. Policy CP15 of the Core Strategy states that any proposed change of use from B1, B2 & B8 should not lead to an overall net loss of floorspace in B Use within the Borough. As the proposed Use is also within Use Class B, there would be no loss of floor space within B Use, and therefore the proposal complies with Policy CP15 of the Core Strategy.

Neighbouring Amenity:

The proposed change in use poses no harm to neighbouring amenities considering that the site is approx. 50m from the nearest dwellinghouse and given the surrounding context of established commercial units. Additionally, an hours of use condition is recommended to ensure that the use is limited to between 08:00 and 17:30 Monday to Friday, 08:00 and 12:00 on Saturdays, and no work shall take place on Sundays or Bank Holidays.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

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.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve

Date:	8 September 2025
Earliest date for decision:	5 August 2025

Recommendation agreed by: (Authorised Officer)	<i>JMM</i>
Date:	15 September 2025

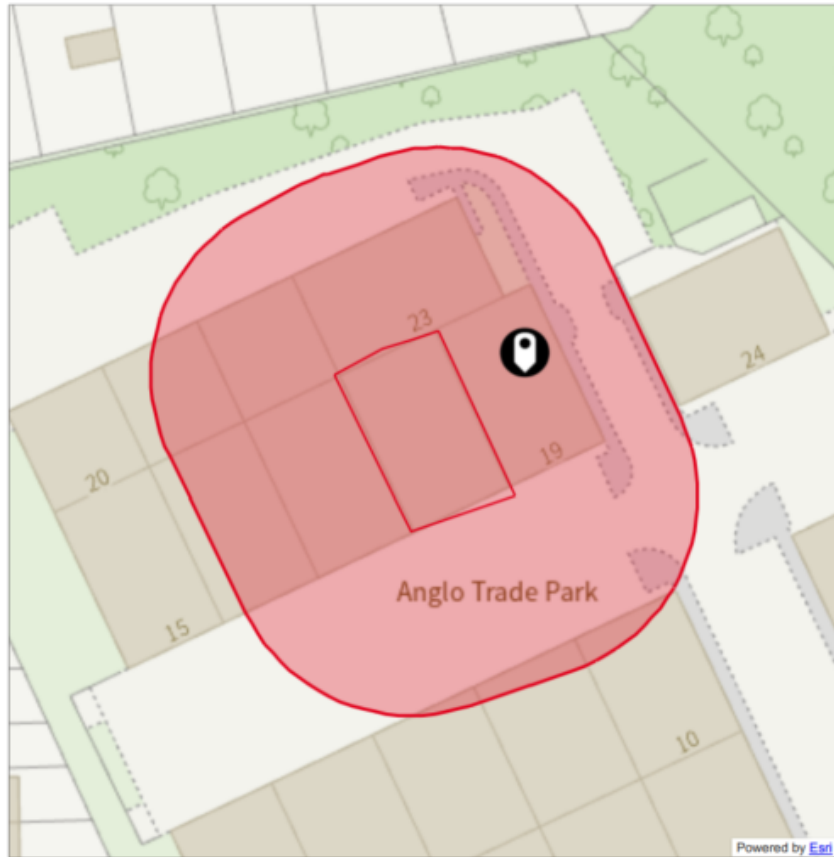
PLANNING CONSTRAINTS/STATUS

Near Me Report

Area of Interest (AOI) Information

Area: 2,751.55 m²

Date: Tue Jul 15 2025 12:57:06 GMT+0100 (British Summer Time)



No legend

Affordable Housing Thresholds | Total count: 3

#	NAME
1	Within Major Development Locations
2	Within Major Development Locations
3	Within All Development Locations

Core Employment Location | Total count: 1

#	TYPE	NAME
1	Core Employment Area	Molly Millars Industrial Area

Scale and Location of Development Proposals | Total count: 1

#	FEATURE_TYPE	NAME
1	Major Development Locations	Wokingham

Thames Basin Heath SPA Mitigation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME
1	Special Protection Area Linear Mitigation Zone	7km Linear Mitigation Zone

Preferred Waste Areas | Total count: 1

#	Site_Name	Land_Type	Class_Use
1	Molly Millars Lane Area	Industrial estate	B1, B2, B8 *

Major Nuclear Sites Consultation Zone | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	PLANNING_NOTE
1	Consultation Zone - Major Nuclear Site	AWE: 12km Zone	This is the 12km Zone. A circular zone of 12km radius around all nuclear sites, for certain types of significant development due to the potential for such developments to pose an external hazard to sites.

Aerodrome Safeguarding: Gatwick Consultation Zone | Total count: 1

#	Description
1	Please consult London Gatwick on the following: All buildings, structures & works exceeding 300 m AGL.

Aerodrome Safeguarding: Heathrow Consultation Zone | Total count: 1

#	Height Band	Wind Turbine	Aviation
1	All works exceeding 150 metres (492.1 feet)	YES	YES

Water Network Watercourse Consultation Zone | Total count: 2

#	watercourseName	form
1	No data	inlandRiver
2	No data	inlandRiver

Bat Roost Habitat Suitability | Total count: 4

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Bat survey required for planning applications that involve roof modification or demolition.	WC911	Ecology Officer, Green Infrastructure Team
2	Bat survey required for planning applications that involve roof modification or demolition.	WC912	Ecology Officer, Green Infrastructure Team
3	Bat survey required for planning applications that involve roof modification or demolition.	WD911	Ecology Officer, Green Infrastructure Team
4	Bat survey required for planning applications that involve roof modification or demolition.	WD912	Ecology Officer, Green Infrastructure Team

Great Crested Newt Impact Risk Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT
1	Great Crested Newt Impact Risk Zone	Amber	For Householder applications check HH Layer. Consult NatureSpace for all other types of development

Landfill Gas Consultation Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Landfill Gas Consultation Zone	1

SSSI Impact Risk Zones | Total count: 1

#	IRZURL
1	https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0301000530000~es=11404&location=479012,167586%20(IRZ%20polygon%20centre)

Potentially Contaminated Land Zones | Total count: 1

#	FEATURE_TYPE	OBJECTID
1	Potentially Contaminated Land Consultation Zone	1

Water Utility Consultation Zones | Total count: 1

#	FEATURE_TYPE	FEATURE_NAME	CONSULT_WHEN
1	Water Utility Consultation Zone	South East Water Supply Area	New dwellings

Landscape Character Assessment 2019 | Total count: 1

#	FEATURE_TYPE	Name
1	Landscape Character Assessment 2019	Arboretum Cross and Barkham Settled and Farmed Clay

Wards | Total count: 1

#	NAME	Closest Approximate Distance
1	Evendons Ward	0 m

Parishes | Total count: 1

#	NAME	Closest Approximate Distance
1	Wokingham CP	0 m