

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252064
Site Address:	Unit 610, Wharfedale Road, Winnersh, Wokingham, RG41 5TP
Expiry Date:	11 November 2025
Site Visit Date:	15 October 2025
Proposal: Full application for the proposed erection of a new rear security fence and automatic gate.	

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 CP6 – Managing Travel Demand CP9 – Scale and Location of Development Proposals CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking
Other	Borough Design Guide Supplementary Planning Document

NO RELEVANT PLANNING HISTORY

CONSULTATION RESPONSES

Internal

WBC Highways – No objection subject to a condition
WBC Landscape and Trees – No objection subject to a condition

External

None

REPRESENTATIONS

Winnersh Parish Council	No observations
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application seeks planning permission for new security fence and gates surrounding the premises of Keysight Technologies, located along Wharfedale Road in Winnersh

Principle of Development: The National Planning Policy Framework (NPPF) 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.

It has been stated that the proposed development has been recommended by police to address security concerns. The site is located within an established industrial area, where developments that support the safe and efficient functioning of commercial operations are generally supported in principle. There would be compliance with Section 6 of the NPPF and Policy CP15 of the Core Strategy, as the security measures proposed would contribute to the long-term viability of the application business.

Character of the Area: The development is in keeping with the site's existing commercial use and the wider context of the locality, which is characterised by similar commercial and industrial premises. Security fencing and gated access are common features within such settings, where functional and operational needs often necessitate robust perimeter treatments.

The design, scale, and materials of the proposed fencing have been carefully selected to be in line with the utilitarian aesthetic of the area, avoiding any excessive visual intrusion.

Given the context of the site and the prevalence of similar boundary features in the immediate and surrounding area, the proposed fence and gates will not appear incongruous or out of place. As such, the impact on the character of the area is considered both minimal and acceptable.

Neighbouring Amenity: The proposed development would not be detrimental to adjoining land uses or users.

Highway Access and Parking Provision: Following detailed discussions between the Highways Officer and the Planning Agent, no objections have been raised regarding highway safety, provided that the visibility splays illustrated on drawing WIN-BOX-XX-XX-D-A-0304_P04 are fully implemented and maintained. This has been secured via condition.

Landscape and Trees: Following a review of the submitted arboricultural information, the Trees Officer has confirmed that the Arboricultural Impact Assessment (AIA) drawing is acceptable. An amended tree protection condition requiring full compliance with the drawing has been recommended and secured.

Conclusion: For all the above, the proposal is acceptable, and the application is recommended for approval.

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.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 November 2025
Earliest date for decision:	24 September 2025

Recommendation agreed by: (Authorised Officer)	
Date:	7 November 2025

PLANNING CONSTRAINTS/STATUS

- *Major Development Location of Winnersh*
- *Core Employment Area*