

Mark Leedale Planning
Chartered Town Planning Consultants

The Head of Planning
Wokingham Borough Council,
Council Offices,
Shute End, Wokingham RG40 1WR.

Our Ref: TR/24/188
12th November 2024

PLANNING STATEMENT

Dear Sir,

Ernest James House, Toutley Road, Wokingham RG41 1QN

I enclose on behalf of my Clients, Procter Motor Repairs, an application seeking permission for a mobile catering trailer as shown on the submitted plans and particulars. This follows the submission of an application under s.192 which the local authority declined to determine and subsequent conversations with Jason Varley to the effect that, in his opinion, the trailer was development which requires planning permission.

The catering outlet is stationed on the forecourt of Ernest James House and will primarily act as a welfare facility for the employees of Procter Motor Repairs. This is a General Industrial operation with ancillary offices. The nature of the work and that in surrounding units is of varied commercial nature and in this case encompasses commercial vehicle repairs and body works. This and the adjoining Council depot commence work at 0530 hours. In the case of Procter's the significance of commercial vehicles being able to return to the road is of paramount importance. The workspace is a relatively harsh environment with spray booths and related operations. As such, the catering facility is important for employee welfare.

In light of the conversations with Officers of the Council, there is opportunity for the catering van to serve other employees on the Toutley estate with refreshments as, aside from the convenience store, there are no other nearby opportunities for similar facilities in the locality.

The hours of operation will coincide with the needs of employees and the opening hours of the host commercial unit which commences work at 0530 on Monday to Friday. This also reflects the adjoining units and the Council Depot and the scrap yards which adjoin Ernest James House.

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In terms of planning policy, we comment as follows:

Policy	Subject	Response
CP3(a)	General development principles	The proposal will offer an opportunity for employee welfare facilities adjoining the commercial sites where there is significant activity throughout the working day. This includes B2 uses and scrap yards. The nearest properties on Summerfield Close are separated by intervening commercial uses and would experience the comings and goings of commercial traffic at times when the catering will be offered. As such there will be no undue disturbance over and above the existing commercial and general industrial environment
CP6	Managing travel demand	The catering unit will offer a facility to employees on the commercial estate thus reducing the need to travel
CP15	Core employment areas	The proposal lies within a core employment area as identified in the development plan and is related to this land use.
CC01	The presumption in favour of sustainable development	The proposal is sustainable in so far as it offers social provision within the economic land use and is not materially harmful in environmental terms
CC06	Noise	As set out above in respect of CP3 of the Core Strategy
CC07	Parking	The proposal is not result in the loss of parking to the commercial land use at Ernest James House. Those making use of the facility can walk to obtain refreshments
TB11	Core employment areas	As above in respect of CP15 which includes Toutley.

On the basis of the foregoing, we trust that planning permission will be granted and please let me know if I can be of further assistance.

Yours faithfully,

Mark Leedale

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cc Client

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