

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



Expiry Date: 2 December 2025

Application Number: 252635

Location: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Proposal: Application for non-material amendment to planning consent 250415 for the following: changes to floorspace schedule and elevations for all units; introduction of external plant compounds; revision of the parking layout and fencing; changes to landscaping, plus associated amendments to condition 2 (approved details).

Recommendation: Approve

Conditions and/or Reasons

1. The proposed amendments to condition 2 (approved plans) of planning application 250415 are as follows:

- Minor amendments to the GIA and GEA of all units
- Elevational amendments
- Introduction of external plant compounds for all units, bar unit 1
- Variation to parking provision (not impacting the overall quantum)
- Revised fencing (omission in part and amendment)
- Increased soft landscaping

This regularisation is achieved by amending the plans within condition 2 (approved plans) of application 250415 as shown on submitted plans named and numbered:

Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 P7

Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 PL5

Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 PL5

Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 PL5

Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 PL5

Unit 1 Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 PL5

Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 PL5

Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 PL5

Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 PL6

Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 PL5

Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 PL5

Unit 2 Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 PL5

Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 PL5

Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 PL5

Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 PL6

Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 PL5

Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150
PL5

Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 PL5

Unit 3A and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 PL5

Unit 4 Warehouse GA Plan 5704-CA-04-00-DR-A-00100 PL5

Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 PL5

Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 PL5

Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 PL5

Unit 4 Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 PL5

Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 PL6

Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 PL6

Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 PL6

Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 PL5

Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 PL5

Unit 5 Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 PL5

Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 PL6

Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1

Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 P2

Typical Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2

Typical External Plant Compound Detail 5704-CA-00-XX-DR-A-00302 P01

Which supersede the following plans previously contained within condition 2 (approved plans) of application 250415) as shown on submitted plans named and numbered:

Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 P6

Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 P4

Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 P4

Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 P4

Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 P4

Unit 1 Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 P4

Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 P4

Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 P4

Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 P5

Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 P4

Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 P4

Unit 2 Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 P4

Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 P4

Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 P4

Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 P5

Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 P4

Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150 P4

Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 P4

Unit 3A and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 P4

Unit 4 Warehouse GA Plan 5704-CA-04-00-DR-A-00100 P4

Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 P4

Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 P4 PL5

Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 P4

Unit 4 Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 P4

Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 P5

Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 P5

Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 P5

Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 P4

Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 P4

Unit 5 Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 P4

Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 P5

Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1

Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 P1

Typical Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2

Reason: With the above in mind, the proposed amendments subject to this S96A application are not considered to be a material change in the context of the development and are therefore acceptable.

Recommendation and conditions/reasons agreed:



Date: 28.11.2025

REMEMBER - The earliest date for a decision on this application is: