

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 31 July 2026

Application Number: 260798

Location: Sonning Cutting Filling Station, 709 London Road, Woodley, Wokingham, RG6 1BG

Proposal: Full application for the proposed installation of 3 no. Electric Vehicle (EV) chargers to serve 6 no. parking spaces with supporting infrastructure, removal of 2 no. existing EV charging bays and infrastructure, and installation of 2 no. jet wash bays following demolition of the existing car wash and 2 no. storage buildings, plus minor alterations to the existing forecourt infrastructure and landscaping.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- A1200.09-BOW-A0-DR-A-1002 rev P3 - Proposed Site Plan (received 01/04/2026)
- A1200.09-BOW-A0-DR-A-1005 rev P3 - Proposed Landscaping Site Plan (received 01/04/2026)
- A1200.09-BOW-A0-DR-A-1003 rev P4 - Proposed Charger Elevations (received 14/04/2026)
- A1200.09-BOW-A0-DR-A-1006 rev P1 - Proposed Demolition Site Plan (received 14/04/2026)
- A1200.09-BOW-A0-DR-A-1008 rev P1 - Proposed Vehicle Services Area Elevations (received 15/04/2026)

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External Materials

Except where stated otherwise on the approved drawings, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall

be of similar appearance to those used on the existing site, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant

policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Landscaping

Prior to the implementation of any soft landscaping shown on the approved landscaping plan, details of the proposed planting shall be submitted to and approved in writing by the Local Planning Authority. The details shall include species, planting sizes, spacing and numbers. The landscaping shall thereafter be carried out in accordance with the approved details and the approved landscaping plan in the first available planting season following the substantial completion of the development or first use of the EV charging

bays/jet wash bays, whichever is sooner.

Any trees, shrubs or plants forming part of the approved landscaping which, within five years of planting, die, are removed, or become seriously damaged or diseased shall be replaced in the next available planting season with others of similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant

policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

6. Protection of trees etc

a) No development or other operations shall take place except in complete accordance with the details within the Arboricultural Impact Assessment and Tree Protection Plan by Indigo Surveys and dated May 2026 (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved

Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and

surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and [Managing Development Delivery Local Plan policies CC03 and TB21.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The applicant is reminded that a Demolition Notice may be required to be served on the Council in accordance with current Building Regulations and it is recommended that the Building Control Section be contacted for further advice.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

5. Any alterations to the existing drainage arrangements should ensure that surface water runoff is not increased above existing rates or volumes.

6. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received. This planning application has been the subject of positive and proactive discussions with the applicant in terms of addressing concerns relating to highway safety.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

Recommendation and conditions/reasons agreed: *MC*

Date: 28.07.2026

REMEMBER - The earliest date for a decision on this application is: **20 July 2026**