

27th March 2025

Delivered via the Planning Portal

Wokingham Borough Council
Development Management
Civic Offices
Shute End
Wokingham
RG40 1BN

Ref: 02507

Dear Sir / Madam

PRIOR NOTIFICATION OF DEMOLITION APPLICATION – 1100 SERIES, WINNERSH TRIANGLE BUSINESS PARK, WOKINGHAM, RG41 5TS

On behalf of our client, Winnersh Midco SARL, we are pleased to submit an application to determine if prior approval is required for the proposed demolition of Stage 1 to 3, known as the 1100 series, at Winnersh Triangle Business Park, Wokingham, RG41 5TS. This letter also provides detail of the intended demolition of workshop buildings on site 1040, also at Winnersh Business Park.

BACKGROUND

Winnersh Triangle is a well-established business park located off the A329 (M), approximately 6 miles south-east of Reading. The 36ha business park accommodates over (1.3 million sq. ft) of mixed-use property space, occupied by over 60 companies.

Constructed in the mid-1980s, Winnersh Triangle is a large, campus-style development with a diverse built environment both in terms of building sizes and current appearance, which has attracted a range of occupiers. It has seen significant investment by Frasers Property over the last 7 years alone, with upgrades to a number of buildings to meet modern operator requirements. In addition park wide landscaping proposals have enhanced the physical environment for tenants and employees.

Building 1100 Sound Stages and Workshops

The 1100 Series currently consists of 5,400 sqm of floorspace in Use Class E(g)(iii) (industrial process incidental to film, video or sound recording) made up of three buildings. The buildings are accessed from Eskdale Road. The surrounding area is comprised of office, light industrial and business uses including Building E2 to the west (a two-storey office block and atrium), and Building 1180 to the east (again in office use, and constructed as part of a site wide redevelopment in 2008). Beyond 1180 is a sports hub including all weather pitch, together with changing facilities, and opposite the application is the 800 series which includes units C1-C3 in a mix of office, warehouse and distribution use.

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Site 1040 Workshops

Site 1040 consist of floorspace in Use Class E(g)(iii) (industrial process incidental to film, video or sound recording) made up of two buildings. The buildings are accessed from Eskdale Road. To the west of 1040 series there is a cluster of four buildings and a hotel, which formed Zone 1 of the Winnersh Triangle redevelopment approved under O/2006/9071. The nearest to 1040 is 1030, a four storey office building. To the east is Building E2.



Planning History

The 1100 sound stages and workshops were granted temporary planning permission, alongside the workshops at 1040 series under reference 214183. Condition 2 of this permission sets out that:

“The development hereby permitted shall be discontinued, the associated buildings and structures removed and the land restored to its former condition no later than five years from the date of this planning permission.”

In light of the condition wording, it is considered that the dismantling of the temporary buildings at 1040 is covered by the condition. It does not require prior approval as the demolition of the workshops comprises the undertaking of development in accordance with an extant permission.

However, this is not considered to apply to the buildings on 1100 site. Planning permission for the permanent retention of the sound stages at 1100 was granted under reference 222366 in January 2024. This consent does not include any conditions or informative relating to its removal. As such submission of a Prior Notification is required to determined whether a separate Prior Approval application is required for the demolition of these existing buildings at 1100, Winnersh Triangle.

PROPOSAL

This prior notification relates to the demolition of the existing sound stages and workshops that comprise the 1100 series at Winnersh Triangle, alongside the existing switch rooms to the north of the site, as shown on the Existing Site Plan (ref. 17922-1-THPW-XX-XX-DR-A-101A) and described in the submitted Demolition Statement (ref. Winnersh Site 1100).

In April 2024, Winnersh Studios operated by Stage Fifty, and the operators of the studio floorspace on sites 1100 and 1040 went into administration. As such the use of the buildings has ceased. The entity of the leasehold interest in the site, subsequently entered liquidation proceedings. Consideration is being given to the future development options for the site, which will support the long term strategic function of the business park in the long term and provide flexible employment floorspace to meet market demands.

Details of the proposed method for demolition are contained in the Demolition Statement (ref. Winnersh Site 1100) submitted with the application. On completion of demolition, the site will be graded to follow the levels of the adjacent areas and all debris will be removed. The site will be left in a tidy condition.

As set out above, this prior notification is only submitted in respect of the buildings sited on site 1100, as shown on the submitted plans. The workshop buildings on site 1040 will be removed in accordance with the provisions of condition no. 2 of permission ref. 214183. We would welcome written confirmation that as such prior notification is not required for Buildings 1040.

RELEVANT PLANNING CONSIDERATIONS

The application has been submitted to determine whether prior approval is required in accordance with Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Applications for prior approval made under Part 11, Class B of Schedule 2 are to be determined with regard to “*the method of demolition and any proposed restoration of the site*” only.

The national Planning Practice Guidance reinforces the point that no other matters can be considered:

“The matters for prior approval vary depending on the type of development and these are set out in full in the relevant Parts in Schedule 2 to the General Permitted Development Order. A local planning authority cannot consider any other matters when determining a prior approval application.”

(Paragraph: 026 Reference ID: 13-026-20140306)

As a result, the policies of the Development Plan are not applicable to the application, nor is the potential future development use of the site.

INFORMATION SUBMITTED

This planning application is submitted via the Planning Portal under reference PP-13833277 and is accompanied by the following documents and plans:

- Application Form (ref. PP-13833277)
- Covering Letter (ref. 02507)
- Location Plan (ref. 17922-1-THPW-XX-XX_DR-A-100B)
- Existing Site Plan (ref. 17922-1-THPW-XX-XX_DR-A-101B)
- Proposed Site Plan (ref. 17922-1-THPW-XX-XX_DR-A-102B)
- Demolition Statement (ref. Winnersh Site 1100)
- Photos of Site notice (which has been signed, dated and left in place onsite for not less than 21 days in the period of 28 days beginning with the date on which this application is submitted to you).

We can confirm the application fee has been paid via the Planning Portal. We look forward to receiving conformation within 28 days that prior approval is not required, or that prior approval is required and that it is granted.

Should you wish to discuss the application, or require any further information, please do not hesitate to contact me or my colleague Cat White (cat.white@turley.co.uk).

Yours sincerely,

Emma Sibley

Planner

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