

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251041
Site Address:	Faraday Building, 100 Thames Valley Park Drive, Earley, Wokingham, RG6 1PT
Expiry Date:	28 May 2025
Site Visit Date:	09/05/2025
Proposal: Prior approval submission for demolition of 3 no. buildings and interconnecting link buildings.	

PLANNING CONSTRAINTS/STATUS

Badger Sett Consultation Zones
Contaminated Land Consultation Zone
Bat Roost Habitat Suitability
Core Employment Areas
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Local Wildlife Site
Nuclear Consultation Zone
Tree Preservation Orders
Water Vole Buffer Zones
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Safety Hazard Areas MAH Pipelines
Ordinary Watercourses Consultation Zone
Local Wildlife Sites Consultation Zone
Ordinary Watercourse
JCEB Areas of Search for Sand and Gravel
JCEB Mineral Safeguarding Areas
Local Plan Update Submitted Sites
Flood Zones 2 and 3
Flood Zone 3
Great Crested Newt Consultation Zone Minor

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
Article 3	In conjunction with Schedule 2, Part 11 Class B grants planning permission for any building operation consisting of the demolition of a building
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3

PLANNING HISTORY – None relevant to the application

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No Response
WBC Highways – No objection subject to conditions

External

N/A

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

PART B.1 APPRAISAL

Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3 (5)	Are the building operations involved in the construction of the original building lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Pt. B	Does it consist of the demolition of a building?	✓	
7	B.1(a)	Has the building been rendered unsafe or otherwise uninhabitable by the action or inaction of any person having an interest in the land on which the building stands and it is practicable to secure safety or health by works of repair or works for affording temporary support?		✓
8	B.1(b)	Is the demolition relevant demolition for the purposes of section 196D of the Act (demolition of an unlisted building in a conservation area)?		✓
9	B.1(c)	Is the building used, or last used, for a purpose falling within Class A4 (drinking establishments) of the Schedule to the Use Classes Order, including a purpose as described in		✓

		Class AA (drinking establishments with expanded food provision) of Part 3 of Schedule 2 to this Order?		
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PART B.2 APPRAISAL

This proposal involves the demolition of Faraday, Hutton and Murdoch Buildings including links between buildings by mechanical plant to floor slab level.

Development under Class B is permitted subject to the following requirements under Part B.2:

b)(i) ...the developer applying to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the method of demolition and any proposed restoration of the site.

The application was accompanied by the following documentation:

- Application Form
- The correct fee
- Demolition Notice
- Location Plan
- Demolition Method Statement
- Construction Phase Plan

It is considered this documentation is sufficient for the Council to ascertain that the method of demolition is acceptable and the site will be remediated appropriately. Additionally, the extent of levelling within the site is minimal at this stage of development and is not considered a separate engineering operation.

On the basis of this information and given the managed and mitigated impact of the demolition process (subject to being in accordance with the submitted documentation), prior approval is given.

(b)(ii) an application described in paragraph (b)(i) must be accompanied by a written description of the proposed development, a statement that a notice has been posted in accordance with paragraph (b)(iv) and any fee required to be paid;

The application was accompanied by a written statement and note in relation to the site notice. Further to correspondence with J Mould on 12/05/2025, it was outlined that the site notice was published for the relevant period and the LPA have no evidence to suggest the site notice has not been in place. There is confirmation of payment of a £240 fee.

(b)(iv) subject to paragraph (b)(v), the applicant must display a site notice by site display on or near the land on which the building to be demolished is sited and must leave the notice in place for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority;

There is nothing to suggest that the sign was not in place for the entire period.

(b) (vi), (vii), (viii), (ix) and (x) relate to the provisions when determining a prior approval application.

Where applicable, this has been accorded with.

Other matters

The site is outlined to be located within an area potentially suitable for bat roosting. No ecological information accompanies this submission, however, an informative has been added to the decision notice to ensure that the applicant is aware of the relevant laws and regulations set out in the Wildlife and Countryside Act 190 and the Conservation of Habitats and Species Regulations 2017 regarding protected species and their habitats.

Whilst the LPA have no evidence to suggest the site is definitively occupied by roosting bats, in the event bats are discovered and may be disturbed throughout the demolition process, works are to stop immediately and a qualified ecologist contacted.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	Prior Approval - Approval
Date:	23 May 2025
Earliest date for decision:	22 May 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	28.05.2025