

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 14 March 2025

Application Number: 242938

Location: Land At, Headley Road East, Wokingham, RG5 4SN

Proposal: Application to vary condition 30 of planning consent 213106 for the full planning application for the proposed erection of 5 no. buildings for commercial development to provide flexible light industrial, general industrial, and storage and distribution uses, with ancillary offices, associated car parking, formation of new accesses, and landscape planting, following demolition of existing buildings. Condition 30 refers to Hours of Work and the variation is a temporary extension to increase the hours of construction/demolition to between 0800hrs and 2300hrs, Monday to Friday, retaining operation hours of 0800hrs to 1300hrs on Saturdays, and at no time on Sundays or on Bank or Public Holidays.

Recommendation: Refused

Reasons

1. By reason of the site's very close proximity to adjacent residential properties, and the uncertain and intermittent nature of the anticipated noise impact, the proposed variation to the wording of condition 30 fails to demonstrate how it would protect existing noise sensitive receptors from adverse noise impact to the likely detriment of the amenity of neighbouring residential occupiers, contrary to the NPPF, Core Strategy policy CP3 and MDD Local Plan policy CC06.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, discussion took place in trying to find a solution, but no solution was possible. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

2. This decision is issued in respect of the submitted Noise Assessment (ref: T2425-675, dated 10/02/2025) received on 13 February 2025 and other submitted documents.

Recommendation and conditions/reasons agreed:



Date: 12/03/25

REMEMBER - The earliest date for a decision on this application is: **3 January 2025**