

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 July 2025

Application Number: 251004

Location: Arborfield Studios, Langley Common Road, Barkham, Wokingham, RG40 4TS

Proposal: Application to vary condition 2 of planning consent 162881 dated 02/02/2017 (Temporary planning permission for the use of land for filming, incorporating temporary change of use of existing former barracks buildings from Use Class Sui Generis to Use Class B1, and the use of the site and hard standing for parking and storage, with associated access). Condition 2 refers to the temporary use period and the proposed variation seeks to extend the temporary period.

Recommendation: Approve

Conditions and/or Reasons

1. [Intentionally Blank]
2. The use hereby permitted shall be discontinued and the land restored to its former condition on or before 1st February 2028.
Reason: To allow the local planning authority an opportunity to restrict the effect of the use hereby permitted on the amenity of the surrounding properties.
Relevant policy: Core Strategy policies CP1 and CP3.
3. Approved details - The development hereby permitted shall be carried out in accordance with the following approved plans:
 - Resubmission Cover Letter – Savills (21/12/16)
 - Site Location Plan PL 01-IDP
 - Site Layout Plan PL 02 Rev D – IDP
 - Building Plans PL03-PL21
 - MV01 Arborfield Film Studio Master Plan 3D Massing Model View
 - First Occupations – Indicative Phasing, Land Use with Temporary Income Generating Zone Plan LUGZ01 – IDP
 - Land Use with Temporary Income Generation Zone Plan – Overlay Version LUGZ02 – IDP
 - Typical 9-month production schedule – Crest
 - Arboricultural Method Statement, dated December 2016 – SJA Trees
 - ITL 12223-001B R Transport Statement
 - Transport Statement Addendum, 21 December 2016 - iTransport

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.

4. Hours of operation - The use hereby permitted shall not operate other than between the hours detailed below:

	Filming Hours	Associated Activities
Monday to Friday	08:00-20:00	08:00-18:00
Saturday	08:00-13:00	08:00-13:00
Sunday and Public Holidays	Closed	Closed
Late Night (limited to no more than 28 days per year) *	20:00-00:00	N/A
Overnight (limited to no more than 10 days per year) *	00:00-08:00	N/A
*Restriction – no more than three days in consecution and excluding weekends and public holidays.		

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

5. Protection of trees - The operation of the site must continue in accordance with the submitted Arboricultural Method Statement (December 2016) and the Tree Protection Plan SJA TPP 16331-01 and relevant associated plans unless otherwise agreed with the Local Planning Authority.

Reason: To ensure the protection of trees, shrubs or hedged growing within or adjacency to the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

6. Site Access - The visibility displays constructed in accordance with the layout on Drawing ITL12223-SK-001 REV A shall be kept free of all obstructions to visibility above a height of 0.6 meters for the duration of the temporary use.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

7. Pedestrian and Cycle Access - Upon completion of the new access road serving the Primary School to the south of the site a new pedestrian and cycle access into the site in the location indicated on the Figure 1 of the Transport Statement Addendum titled 'Arborfield Studios Sustainable Transport Improvements' will be provided. Details of this access will be provided and approved in writing by the Local Authority.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

8. Off-site works - The off-site works comprising:
 - Cutting back of the hedgerow adjacent to the footway on the north side of Langley Common Road between the site access and Biggs Lane; and

- Clearing vegetation and repairing the footway surface where necessary

have been completed to the satisfaction of the Local Planning Authority as agreed under planning application ref. 170906 approved on 09/05/2017. These works shall be retained and maintained in a safe and usable condition for the lifetime of the temporary use period hereby permitted.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

9. Lighting Strategy - Any external lighting installed on the site shall comply with the details set out in the approved lighting scheme under discharge of condition ref.170906 approved on 09/05/2017.

Reason: To protect the amenity of local residents. Relevant policy: Core Strategy policy CP3

10. Travel Plan - The development must be carried out in accordance with the Travel Plan submitted and approved by the Local Planning Authority under planning application ref. 172317 on 09/04/2018.

Reason: To encourage the use of all travel modes. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policy CP6.

Informatives

1. The applicant is advised that the Council seeks that employers or developers within the borough commit to using local labour / contractors where possible. This should include:

- Advertisement of jobs within local recruitment agencies / job centres;
- Recruitment and training of residents from the local area;
- Seek tender of local suppliers or contractors for work.

2. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.



Recommendation and conditions/reasons agreed:

Date: 25/07/2025

REMEMBER - The earliest date for a decision on this application is: **30 May 2025**