

**Date:** 4 November 2025  
**Application:** 252580



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Highways

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Highways,

**Full Planning Approval Consultation**

**Application Number:** 252580

**Applicant:** Tesco Stores Ltd

**Site Address:** Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL

**Parish:** Woodley

**Grid Reference:** Easting - 477348, Northing - 173468

**Type of Development:** Minor All other developments

**Proposal:** Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of 2no 2.4m high timber fence enclosures and access gates, following removal of 3no. parking spaces and existing plant and enclosure (retrospective).

**Case Officer:** Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252580. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **25 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                |                |        |
|-----------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | JP                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Service</b>              | WBC Highways                                                                                                                                                                                                                                                                                                   | <b>App No:</b> | 252580 |
| <b>Address:</b>             | Shop Unit 7, Loddon Vale Centre, Woodley, Wokingham, RG5 4UL.                                                                                                                                                                                                                                                  |                |        |
| <b>Proposal:</b>            | Full application for the proposed installation of 2 no. remote gas cooler units and 3 no. floor-mounted AC units with protective railings, plus erection of 2no 2.4m high timber fence enclosures and access gates, following removal of 3no. parking spaces and existing plant and enclosure (retrospective). |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                                                                                                                                                                   |                |        |
| <b>Site Visit Made:</b>     | Yes/No                                                                                                                                                                                                                                                                                                         |                |        |

## Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

## Comments On Proposal

The site is in relation to a previous planning refusal 251639, which does not reason on highway grounds. The proposals involve the enclosed structure as proposed in 251639 and two additional 2.4m high timber fence and access gate.

No highway impact is expected for the erection of boundary treatment as proposed, and the proposal highways comments of 251639 (dated 17<sup>th</sup> September 2025) remain relevant, which is summarised below.

As confirmed in 251639, the three parking spaces to be removed are allocated spaces of Unit 7. Previous planning application of neighbouring unit also proves that the wider site has ample parking spaces available. I would expect similar conclusion can be drawn for this proposal, and the proposed parking provisions can be acceptable for this instance.

If there are substantial changes regarding the proposed details, the Highways shall be reconsulted.

## Conditions & Reasons (if required)

|              |           |                |    |
|--------------|-----------|----------------|----|
| <b>Date:</b> | 7/11/2025 | <b>Signed:</b> | JP |
|--------------|-----------|----------------|----|