

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 March 2026

Application Number: 251862

Location: Land at 78 Reading Road and to the rear of 80 Reading Road

Proposal: Full application for proposed change of use to provide light industrial (Use Class E(g)) and internal and external storage and distribution (Use Class B8) on the site with associated parking.

Recommendation: Approve

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the plans titled and numbered Location Plan Rev B, E58/001, E58/002 and E58/003 received by the local planning authority on 03/08/2025, 17/09/2025 and 11/12/2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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.

3. Landscaping Prior to the commencement of the development, full details of both hard and soft landscaping shall be submitted to and approved in writing by the local planning authority. These details shall include a planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, species, sizes and proposed numbers/densities where appropriate, and implementation timetable. More specifically, it is to include the planting of a tree (such as an Oak) and use of hedgerows set back from the visibility splays at the intersection of the access road to Reading Road and to the property boundaries within the site itself.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the buildings. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

4. Details of boundary walls and fences - Prior to the commencement of the development, details of all boundary treatments for, inclusive of any gates and other works at 78 Reading Road, shall be submitted to and approved in writing by the local planning authority. This includes boundary treatments to define the southern boundary of the site from the remainder of the site to the south. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety and to prevent uncontrolled expansion of the uses outside of the site. Relevant policy: Core Strategy policies CP1, CP3 and CP6

5. Noise control details - Prior to the occupation or use of the development, a scheme shall be submitted to and approved in writing by the local planning authority which specifies the provisions to be made for the control of noise emanating from the end use and the approved scheme shall be fully implemented prior to the occupation of the building(s) and operated in accordance with the approved scheme thereafter for the life of the development.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15, Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

6. Electric Vehicle Charging Points - Prior to the occupation or first use of the development, details of electric vehicle charging points (EVCP) serving the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall include:

1. Provision of a minimum of one EVCP and
2. The installation of cabling infrastructure to allow for future EVCP installation at a minimum of one-fifth of the remaining parking spaces.

The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy Core Strategy policies CP1, CP3 & CP6.

7. Drainage details - Prior to the occupation or use of the development, details of the disposal of foul and storm water sewage to serve the development shall be submitted to and approved in writing by the local planning authority. Where relevant, these approved details are to be constructed in accordance with the approved details.

Reason: In order to ensure satisfactory provision is made for foul and storm water drainage. Relevant policy: NPPF Section, Core Strategy policy CP1 and Managing Development Delivery Local Plan Policy CC10.

8. Cycle parking details required - Prior to the commencement of the development hereby permitted details of secure and covered bicycle storage/ parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

9. Permeable surfacing - Any new hard surfacing hereby permitted shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area within the curtilage of the development, in accordance with details to be submitted to and approved in writing by the local planning authority prior to the commencement of development. The hard surfacing shall be constructed in accordance with the so-approved details and thereafter so-retained.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 14 and Managing Development Delivery Local Plan policies CC09 and CC10.

10. Waste storage details - Prior to the occupation or use of the development, the bin storage facilities shall be provided in full accordance with the approved details. The bin storage area and facilities shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: In the interests of visual and neighbouring amenities and functional development. Relevant policy: Core Strategy CP3 and Managing Development Delivery Local Plan policy CC04.

11. Access details – Prior to the occupation or use of the development, the vehicular access to/from Reading Road is to be increased in width in accordance with details on approved drawing titled Location Plan rev B dated 11/12/2025 and is subject to separate authorisation by the Borough's highway section.

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

12. Parking and turning spaces - Prior to the occupation or use of the development, the vehicle parking and turning space for the application site and for 78 Reading Road shall be provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

13. Visibility splays - Prior to the occupation or use of the development, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 028.0055.001 REV E. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

14. Hours of use - The uses, internal and external, hereby permitted shall not operate other than between the hours of 7:30am-6pm Mondays to Fridays and 8am-2pm on Saturdays and shall not operate at all on Sundays or Bank or National Holidays. This includes, but is not limited to, the operation of machinery, deliveries and vehicle movements.

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

15. External storage - Materials, goods, containers, plant and/or equipment, whether associated with the Class B8 use hereby approved or not, shall not be stacked or deposited externally to a height exceeding 2.0m above the level of the ground at the location where they are stacked.

Reason: In order to safeguard the visual amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

16. Use Restriction Class E - The buildings and land use hereby permitted shall be used only for purposes falling within Class E(g) of the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), and by any subsequent amendment, re-enactment or replacement of that Order, and for no other purpose within Class E or any other use class.

Reason: To ensure that the use of the site remains compatible with the surrounding area and does not give rise to unacceptable impacts on residential amenity, having regard to the flexibility of Class E and the relevant policies of the Development Plan and the National Planning Policy Framework.

17. External operations - No operations associated with the Class B1 use hereby approved shall be undertaken other than inside buildings and no Class B1 operations other than parking, manoeuvring, loading or unloading, shall be undertaken outside buildings.

Reason: In order to safeguard the amenities of the area. Relevant policy: Core Strategy policies CP1 and CP3.

18. Changes of use restriction - The external areas of the site shall be used solely for purposes that are ancillary to the Class E(g) use of the buildings and for no other use, including any other use falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, or any equivalent use under any statutory instrument that revokes or re-enacts that Order, with or without modification.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the lawful uses of the site and in the context of the surrounding countryside and residential neighbours and wishes to have the opportunity of exercising control over any subsequent alternative use in the

interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

19. External lighting and amplification - Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting or amplified music shall be installed on the site or affixed to any buildings on the site without details first being submitted to and approved in writing by the local planning authority.

Reason: In the interests of neighbour amenity, countryside and ecology. Relevant policy: NPPF Section 15, Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies TB21 and TB23.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

5. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

6. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

7. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

Recommendation and conditions/reasons agreed: *MC*

Date: 02.03.2026

REMEMBER - The earliest date for a decision on this application is: **9 October 2025**