

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250617
Site Address:	Building 1040, Eskdale Road, Winnersh Triangle, Winnersh, RG41 5TS
Expiry Date:	3 June 2025
Site Visit Date:	2 June 2025
Proposal: Full application for the proposed installation of 4 no. EV charging upstands with associated transformer, meter enclosure and cable laying.	

PLANNING CONSTRAINTS/STATUS

Overhead cables 15m buffer
Bat Roost Habitat Suitability
Core Employment Areas
Scale and Location of Development Proposals – Major Development Locations (Winnersh)
Flood Zones 2 and 3

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP9 – Scale and Location of Development Proposals
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
21726	Change of use from warehouse to industrial including additional office space windows and door; also relaxation of condition 51 of consent	Approved 29/06/1984

	dated 26 th October 1979 (limitation of working hours)	
29746	Addition of 8 car parking spaces.	Approved
44645	Erection of three internally illuminated fascia signs.	Approved 07/08/1995
972057	Application For Reserved Matters on Approvals 38677 And 44844 For Construction Of Buildings For Office industrial and storage use	Approved 09/05/1997
061150	Application for a scoping opinion for the redevelopment of Winnersh Triangle	Replied 03/05/2006
062485	Outline planning application with all matters reserved except details of means of access to the site for development providing up to 191,100 sq m gross external area of built floorspace (in total) for Class B1 (a), (b) and (c) (including data centre use); Class D1; Class D2; Class C1; Class A1, A2, A3, A4, A5. Such development to include: Highways and public transport facilities; Pedestrian, cyclist and vehicular ways; Pedestrian footbridge; Vehicle parking; Laying out open space; Landscaping; Ground works; Drainage works; Provision and/or upgrade of services and related media and apparatus; Miscellaneous ancillary development (including security office, bin stores and cycle stores) and associated engineering and other operations.	Approved 02/08/2007
072456	Reserved matters application on outline consent O/2006/9071 comprising details of layout, scale, appearance, access within the site and landscaping for phase 1 of the redevelopment of Winnersh Triangle for offices (use classes B1 (A,B,C), C1 (with associated leisure (D2) and conferencing (D1) facilities), A1 - A5 and associated parking and infrastructure.	Approved 30/11/2007
081298	Application for submission of details to comply with conditions 7, 15 & 22 of planning consent O/2006/9071. Conditions are as follows: 7. Highways, 15. Highways and 22. Drainage.	Split Decision 20/06/2008
090552	Application for submission of details to comply with the following conditions of planning consent O/2006/9071: 16. Landscaping scheme.	Approved 21/08/2009
090556	Application for submission of details to comply with the following condition of planning consent RM/2007/2428: 4. Landscaping scheme.	Approved 21/08/2009

091881	Application for submission of details to comply with the following condition of planning consent RM/2007/2428: 3. Implementation of Travel Plan.	Approved 08/10/2009
092092	Application for submission of details to comply with the following condition of planning consent O/2006/9071. 20. Construction method statement.	Replied 17/07/2009
092361	Application for submission of details to comply with the following conditions of outline consent O/2006/9071: 24. Schedule of materials and finishes	Split Decision 24/02/2009
092395	Application for submission of details to comply with the following conditions of planning consent O/2006/9071: 13c. Appearance.	Replied 17/07/2009
100303	Application for submission of details to comply with the following conditions of planning consent O/2006/9071: 23. External lighting 5. Mix of land uses 26. Vehicle and cycle parking	Approved 29/03/2010
100912	Application for submission of details to comply with the following condition of planning consent O/2006/9071: 6. Vehicle parking and turning.	Approved 03/08/2011
132329	Application for submission of details to comply with condition 20 of planning consent O/2006/9071. 20. Code of construction management.	Replied 24/01/2014
142022	Application for submission of details to comply with the following condition of planning consent O/2006/9071: 35 Details of the existing and proposed finished floor levels.	Replied 17/04/2015
151908	Application for submission of details to comply with condition 23 of planning consent O/2006/9071. 23. External Lighting.	Replied 01/05/2015
160234	Application for submission of details to comply with the following conditions of planning applications:- O/2006/9071 (2/8/2007) - condition 16. Scheme for hard and soft landscaping. RM/2007/2428 (30/11/2007) - condition 4. Details of hard and soft landscaping.	Approved 24/03/2016
162308	Application to vary condition 7 of planning consent O/2006/9071 (as varied by condition 2 of VAR/2009/0943) for development (with all matters reserved except details of means of access to the site) providing up to 191,100 sqm gross external area of built floorspace (in total) for Class B1 (a), (b) and (c) (including data centre	Approved 09/01/2017

	use); Class D1; Class D2; Class C1; Class A1, A2, A3, A4, A5. Such development to include: Highways and public transport facilities; Pedestrian, cyclist and vehicular ways; Pedestrian footbridge; vehicle parking; Laying out open space; Landscaping; Ground works; Drainage works; Provision and/or upgrade of services and related media and apparatus; miscellaneous ancillary development (including security office, bin stores and cycle stores) and associated engineering and other operations.	
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CONSULTATION RESPONSES

Internal

WBC Drainage – No objection
WBC Highways – No objection
WBC Landscape and Trees – Request further information prior to determination.
Officer comments: This will be discussed within the main report.
WBC Sustainability – No objection

External

SSE Power Distribution – No comments received

REPRESENTATIONS

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

APPRAISAL

Site Description:

The application site is positioned on the northern side of Eskdale Road, within the Winnersh Triangle Business Park. The application site measures approximately 200 sqm, and it comprises a gas box, an area of former soft landscaping at the southern end, and 10 car parking spaces forming the northern end. The site is bounded to the east by a low-lying hedge, and there is an area of denser vegetation to the north of the car parking spaces.

Description of Development:

This application seeks permission for the proposed installation of 4 no. EV charging upstands, 1 no. transformer, 1 no. electric meter and associated cable laying to connect the proposed plant. As part of the proposed works, the existing 10 car parking spaces will be re-laid and re-marked as 8 new EV bay, thus resulting in a loss of 2 parking spaces.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The

Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

Character of the Area:

The wider site is a Business Park where EV charging points would not be out of place in a car park. Therefore, it is not deemed that the proposed works would adversely harm the appearance or character of the area.

Neighbouring Amenity:

The proposed works would have no impact on neighbouring amenity.

Highway Access and Parking Provision:

Given that the 8 no. parking bays are unallocated and not affecting the approved allocated parking of the site, the Council's Highways officer has no objection in principle to this proposal.

Landscape and Trees:

The Council's Landscape and Trees officer has identified that the proposal requires subterranean works in the anticipated rooting area of at least 1 of the remaining trees on site. Therefore, the Landscape and Trees officer requested that a tree survey was submitted as part of the application.

Given that none of the trees on site are TPO trees or veteran trees, it was considered unreasonable and unnecessary to request a tree survey as part of the application. However, following these comments, the applicant did provide foundation details of the proposed charging points, and this demonstrated that there would be minimal impact on the anticipated rooting area of the tree. Therefore, the tree survey was not requested.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

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:	Approve
Date:	3 June 2025
Earliest date for decision:	2 May 2025

Recommendation agreed by: (Authorised Officer)	
Date:	03/06/25