

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260655
Site Address:	Land rear of, 78 Reading Road, Eversley, RG40 4RA
Expiry Date:	12 May 2026
Site Visit Date:	See 251862
Proposal: Application to vary condition 16, 17, 18 of planning consent 251862 for the 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. Condition 16 refers to Use Class Restriction and the variation is to amend the condition wording. Condition 17 refers to External Operations and the variation is to amend the condition wording. Condition 18 refers to Changes of Use Restriction (External Areas) and the variation is to amend the condition wording.	

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB11 – Core Employment Areas TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB23 – Biodiversity and Development
Joint Minerals and Waste Plan	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

(JMWP)	
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS5 – Development in the countryside CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER2 – Employment uses outside of Core Employment Areas ER3 Supporting the rural economy FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH2 – Safeguarding amenity HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water HC10 – Odor, fumes and dust
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List

PLANNING HISTORY (more relevant approvals are highlighted)		
The subject site historically comprised an agricultural use.		
This site adjoins to the south (to the rear of 78 Reading Road) forms part of the wider landholding. It historically comprised a horticultural use, which has since discontinued with no applications since 1993. It does not form part of this application.		
Rear of 80 Reading Road		
App Number	Proposal	Decision
BR6192	Agricultural building	Approved 14 March 1977
BR18222	13 livestock pens	Approved 14 April 1977
20124	Turkey rearing building	Approved 18 March 1982
40308	Use of agricultural buildings for Class B1 electrical contractors depot and office	Refused 21 December 1992

40307	Use of farm buildings for Class B8 use	Refused 11 January 1993
40783	Use of main building for Class B8 use	Approved 18 May 1993
A/93/230988	Appeal against conditions in F/1993/40783	Part upheld 23 March 1994
41836	Use of three farm buildings for Class B1 use and demolition of other buildings	Refused 29 November 1993
A/93/231396	Appeal against refusal of 41386	Dismissed 23 March 1994
F/1999/69461	Erection of building, use of existing buildings and open storage for preparation, storage and distribution of meat products	Refused 8 July 1999
F/1999/69922	CoU for open storage of building materials	Refused 6 October 1999
F/1999/69946	CoU of Building A for storage and offices	Refused 6 October 1999
F/1999/69947	CoU of Building C from Class B1 to B8	Refused 6 October 1999
F/2002/6868	Two detached dwellings	Refused 8 August 2002
A/03/1110174	Appeal against refusal of F/2002/6868	Dismissed 9 October 2003
F/2003/9350	CoU from agricultural to waste transfer station	Refused 3 December 2003
A/04/1149917	Appeal against refusal of F/2003/9350	Dismissed 8 February 2005
F/2008/2064	CoU from Class B1 to B8 for the storage of eight minibuses (retrospective)	Approved 10 November 2008
VAR/2008/2674	Variation of Condition 7 of F/2008/2064 to allow an increase in buses from 8 to 40	Refused 3 February 2009
F/2014/217	Retention of replacement building and retention of use of all buildings and hard-standing for Class B2 use (retrospective)	Refused 22 January 2015
193059	Full application for proposed change of use to provide light industrial (Use Class B1) and internal and external storage and distribution (Use Class B8) on the site with associated parking.	Approved, 11 March 2020
251862	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.	Approved, 2 March 2026

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objections.
WBC Drainage – No objections.
WBC Highways – Further clarification requested.
WBC Growth & Delivery (Planning Policy) – No comments received.
WBC Landscape and Trees – No comments received.
WBC CIL – No comments received.
WBC Ecology – No comments received.
WBC Cleaner and Greener – No comments received.

External

Thames Water Utilities Ltd – No comments received.
South East Water – No comments received.

REPRESENTATIONS

Parish/Town Council	Finchampstead Parish Council – No objections.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site occupies a backland area behind a row of modest detached dwellings set within an irregular pattern of development on the eastern side of Reading Road. On the wider site are two modestly sized industrial buildings concentrated at the northern western portion of the site (that forms the application site) with gravel and remediated landscaping forming the surrounding wider curtilage.

Planning permission was granted for a 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 in March 2026.

This Section 73 application seeks to amend conditions 16, 17 and 18 to read as follows:

16. Use Class Restriction

The buildings and land hereby permitted shall be used only for purposes falling within Class E(g) and Class B8 of the Schedule to 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 E(g) use hereby approved shall be undertaken other than inside buildings. No activities associated with the Class E(g) 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 (External Areas)

The external areas of the site (excluding access and parking) shall be used only for storage and for no other purpose, including any other purpose in Class E(g) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended by the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020), or in any provision equivalent to those Classes in any statutory instrument revoking and re-enacting 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.

Appraisal

The Section 73 application seeks to amend Conditions 16, 17 and 18 to better reflect the scope of the original planning permission granted under application 251862 and to ensure that the approved Class B8 storage and distribution use can operate as originally intended.

The original permission approved a mixed-use comprising light industrial purposes (Use Class E(g)) together with internal and external storage and distribution (Use Class B8). However, the wording of the original conditions, whilst intended to prevent unrestricted movement between the various flexible subclasses within Use Class E and to retain Local Planning Authority control over any future changes of use, inadvertently restricted the lawful operation of the approved B8 use, particularly in relation to external storage and associated site activities.

The proposed revised wording remedies this inconsistency by allowing both Class E(g) and Class B8 uses as originally approved, whilst still maintaining appropriate controls over external operations and preventing unrestricted changes to other Class E uses without further planning consideration. The amendments do not alter the nature or intensity of the approved development but instead provide clarity and ensure that the permission functions as originally intended.

It is therefore considered that the proposed amendments are reasonable, necessary, and would continue to safeguard the amenities of the surrounding area in accordance

with relevant development plan policies.

Principle of Development:

As the proposed amendments relate solely to the variation of conditions and do not involve any physical alterations to the approved development, they would not alter the nature, scale, or intensity of the scheme as previously permitted. The development would continue to operate in substantially the same manner as originally approved. As such, there is no material change that would warrant a different planning conclusion in relation to this matter.

Character of the Area:

As the proposed amendments relate solely to the variation of conditions and do not involve any physical alterations to the approved development, they would not alter the nature, scale, or intensity of the scheme as previously permitted. The development would continue to operate in substantially the same manner as originally approved. As such, there is no material change that would warrant a different planning conclusion in relation to this matter.

Neighbouring Amenity:

As the proposed amendments relate solely to the variation of conditions and do not involve any physical alterations to the approved development, they would not alter the nature, scale, or intensity of the scheme as previously permitted. The development would continue to operate in substantially the same manner as originally approved. As such, there is no material change that would warrant a different planning conclusion in relation to this matter.

Highways:

The Council's Highways Officer has reviewed the application and raised concerns that the proposed variation to Condition 18 could remove the requirement for the external storage areas to remain ancillary to the approved use, potentially allowing the land to be used for unrelated storage purposes.

However, the revised wording of Condition 18 continues to limit the use of the external areas to storage purposes only, excluding access and parking areas, and does not permit unrestricted alternative uses across the wider site. Furthermore, the lawful use of the site would remain controlled by the revised wording of condition 16, restricting the site to Class E(g) and Class B8 uses only, ensuring that any storage remains associated with the approved use of the site rather than forming an unrelated standalone use.

Flooding and Drainage:

The Council's Drainage Officer has reviewed this application and has raised no objections to the proposed rewording of conditions 16, 17 and 18.

Environmental Health:

The Councils Drainage Officer has reviewed this application and has raised no objections to the proposed rewording of conditions 16, 17 and 18.

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 reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. 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:	Approval
Date:	28 April 2026
Earliest date for decision:	15 April 2026

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	01.05.2026