



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Bound Oak Industrial Estate
Address Line 1	Wokingham Lane
Address Line 2	
Address Line 3	Wokingham
Town/city	Arborfield
Postcode	RG2 9PN

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
475917	165737

Description

Applicant Details

Name/Company

Title

First name

Surname

Musketeers Properties Ltd

Company Name

Address

Address line 1

c/o agent

Address line 2

-

Address line 3

-

Town/City

-

County

-

Country

-

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Andy

Surname

Riley

Company Name

PRC Architecture & Planning Ltd

Address

Address line 1

12 Warren Yard,

Address line 2

Warren Park

Address line 3

-

Town/City

Milton Keynes

County

Country

United Kingdom

Postcode

MK12 5NW

Contact Details

Primary number

[REDACTED]

Secondary number

Fax number

Email address

[REDACTED]

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the erection of 4No buildings for B1c,B2 and B8 industrial and commercial use with the addition of a sui generis Energy Centre comprising a Combined Heat and Power facility and a Lithium Ion Battery store in Unit 1 to include landscaping and access works, following demolition of the existing buildings (and as amended under consent 241658)

Reference number

201573

Date of decision (date must be pre-application submission)

28/05/2021

Please state the condition number(s) to which this application relates

Condition number(s)

15 (mix of uses)
31 (energy strategy)

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

22/05/2024

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

refer to cover letter

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 31 ~~of planning permission 210570 reads:~~ of planning permission 201573 reads:

'The development hereby approved shall be carried out in accordance with the energy scheme details as agreed in 'Bound Oak Development - Energy Strategy Overview' dated June 2020. The scheme shall be implemented in full in accordance with the approved plans and for the lifetime of the development unless otherwise agreed in writing by the local planning authority.'

The proposed submission seeks to vary the wording of this condition, so it reads:

'Energy Statement: The development hereby approved shall be carried out in accordance with the energy scheme details as agreed in 'Boundoak Works, Arborfield: Energy and Sustainability Statement REV: 002 dated 20-09-24 (Doc.No. 6792-CBC-HR-RP-S-001-P02). The scheme shall be implemented in full in accordance with the approved plans and for the lifetime of the development unless otherwise agreed in writing by the local planning authority.'

Condition 15:
The current condition reads:
'Mix of Uses: The sui generis Energy Centre hereby permitted shall be contained within Unit 1 (as identified on the approved plans) only. The B1(c) use hereby permitted shall be limited to not more than 50% of the floorspace contained within Units 2 – 11 (as identified on the approved plans).'

The wording should be amended to read:

'Mix of Uses: The sui generis Energy Centre hereby permitted shall be contained within Unit 1 (as identified on the approved plans) only. The B1(c) use hereby permitted shall be limited to not more than 50% of the floorspace contained within Units 2 – 9 (as identified on the approved plans).'

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
- ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
- ☐ The applicant
- ☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
- ☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☒ Yes
☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
☒ The Agent

Title

First Name

Andy

Surname

Riley

Declaration Date

03/12/2024

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

PRCGROUP PRCGROUP

Date

03/12/2024