

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 27 October 2025

Application Number: 250703

Location: B P Garage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1BA

Proposal: Application to vary condition 3 of planning consent 222416 for the proposed erection of 1no jet wash bay, modification to existing jet wash bays, erection of 1no single storey plant room, and new jet wash covered enclosures following demolition of existing jet wash dividing screens. Condition 3 refers to hours of operation and the variation is to allow extended operating hours for the jet wash bays (retrospective).

Recommendation: Approve

Conditions and/or Reasons

Condition 3 now reads:

Hours of operation - The jet washers hereby permitted shall not operate other than between the hours of 7:00am to 22:00pm Mondays to Saturdays and 08:00am to 22:00pm on Sundays and Bank Holidays and shall not operate at any other time unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise. Relevant Policy: Core Strategy Policies CP1 & CP3 and MDD Local Plan Policy CC06.

Condition 1 now reads:

Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of permission ref: 222416.

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).

Newly inserted Condition 7 reads:

Retention of acoustic mitigation - All acoustic enclosures, screening and plant room attenuation measures shall be retained and maintained in effective working order.

Reason: To ensure satisfactory noise attenuation measures are maintained in order to protect the occupants of nearby residential properties from noise. Relevant policy:

NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

All other conditions of planning permission 222416 apply to this planning permission, viz:

1. See above

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 7012-SLP(B); 7012-BLP(B); 7012-JW-P02A & 7012-JW-P04A received by the local planning authority on 06/08/2022, and 7012-JW-P02B received by the local planning authority on 05/01/2023. 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. See above

4. Retention of trees and shrubs - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Works are to be carried out in full accordance with section 4.2 - Possible impacts of proposed work and recommendations - of the Ecological Appraisal Report (Cotswold Wildlife Surveys ref 4067-CWS- 01, dated 7 June 2021).

Reason: To ensure that birds, protected and priority species are not adversely affected by the proposals. Relevant policy: NPPF section 15: Conserving and enhancing the natural environment.

6. The acoustic fence is to be permanently maintained in accordance with the approved Fencing Detail and Dwg no.7012-JW-P02 as discharged under planning application 230503.

Reason: To protect the occupiers of neighbouring properties from noise and to protect the existing trees. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC03, CC06 and TB21.

7. See above

Recommendation and conditions/reasons agreed: *MC*

Date: 17.10.2025

REMEMBER - The earliest date for a decision on this application is: **15 April 2025**