

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 November 2025

Application Number: 251855

Location: Heron Industrial Estate, Unit 7 & 8, Basingstoke Road, Spencers Wood, Wokingham, RG7 1PJ

Proposal: Full application for the proposed change of use of Unit 7/8 to Use Classes E.(g)(iii), B2 and B8, plus the subdivision of the units and an associated extension to operating hours.

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. Temporary Period

The development hereby permitted shall be discontinued three (3) years from the date that the details related to part a) of condition 4 are approved in writing by the Local Planning Authority.

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the amenities of the surrounding properties. Relevant policy: Core Strategy policies CP1 and CP3 and MDDL Policy CC06.

3. Approved details

This permission is in respect of the submitted application plans and drawings numbered:

- 6138_P01 rev C (received 01/08/2025)
- 6138_P03 rev C (received 01/08/2025)

The development shall be carried out in accordance with the approved details.

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.

4. Noise Management

a) Prior to the commencement of development, a noise impact assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall specify the provisions to be made for the control of noise emanating from within Units 7-8, including the yard, between 18:00-23:00, with specific consideration given to the dwellinghouses that adjoin the site. The provisions approved shall be implemented prior to the occupation of the development.

b) Within 3 months of occupation, a post-implementation report shall be submitted to and approved in writing by the Local Planning Authority. This report will assess the effectiveness of the provisions approved in association with the noise impact assessment, and the subsequent impacts on the dwellinghouses that adjoin the site. The details approved shall be implemented and maintained for the lifetime of the development.

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. 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.

5. End user emergency plan

a) No works shall commence on site until an End User Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios. The End User Emergency Plan(s) shall include (where applicable):

- i) Triggers for activation of the plan;
- ii) Means and location of sheltering for a period of no less than 72 hours;
- iii) Means of support for customers, visitors and staff whilst in sheltering conditions;
- iv) Means of evacuation and recovery;
- v) Method of and frequency of review.

b) Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development.

c) Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

6. Delivery and Servicing Plan

Prior to the occupation of the development, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

- i. Management details of proposed delivery activities between the hours of 18:00-23:00 (Trained banksmen to be used)
- ii. Including HGV booking system (such as Fulcrum or similar).
- iii. Anticipated daily HGV nos. expected between the hours of 18:00- 23:00
- iv. Routing plan for HGVs between the hours of 18:00-23:00 (avoiding any schools and weight/height restrictions on the surrounding road network);
- v. Accreditation Schemes in use (E.g. FORS and CLOCS)
- vi. Parking and Turning areas for HGVs. Turning areas to be demonstrated by swept path analysis of the largest vehicle.

The management of all delivery activities shall be in accordance with the approved details thereafter.

Reason: In the interests of highway safety and protecting the amenities of adjoining dwellinghouses. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and MDDL Policy CC06.

7. Hours of Use

The use hereby permitted shall not operate other than between the hours of 07:00 – 23:00 Mondays to Fridays, 07:00-12:00 on Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

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

8. Lighting

No external lighting shall be installed on Units 7-8 unless approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the Countryside and the amenities of adjoining dwellinghouses. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC06, CC07 and TB21.

Informatives

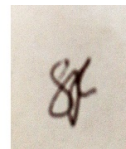
1. The applicant is reminded that this permission is for temporary use only. Condition 4 must be discharged and the approved details implemented prior to the first operational use of the Units.

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 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity, in particular noise.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.



Recommendation and conditions/reasons agreed:

Date: 17.10.25

REMEMBER - The earliest date for a decision on this application is: **2 September 2025**