

PLANNING REF : 260487
PROPERTY ADDRESS : School Green Centre
: School, Shinfield, Berkshire
: RG2 9EH
SUBMITTED BY : Shinfield Parish Council Shinfield Parish Council
DATE SUBMITTED : 26/03/2026

COMMENTS:

SPC wish to object to the application seeking the variation of Conditions 2, 4 and 6 attached to planning permission ref. 251855 (Units 7 & 8, Heron Industrial Estate, Spencers Wood). While presented as a minor amendment, the proposal would materially alter the basis on which the original permission was granted by removing the temporary 3-year trial period from the approved land uses and subdivision of the units, limiting it solely to the extended operating hours.

1. Prematurity and Lack of Evidence

The original permission was granted in October 2025, with occupation only commencing in January 2026. As such, there has been no meaningful period over which the impacts of the development either in terms of use, intensity, or operational characteristics can be properly assessed.

The temporary condition was clearly imposed to allow the Local Planning Authority to monitor real-world impacts. The applicant has provided no substantive evidence to demonstrate that the current controls are unnecessary or unreasonable. The proposal is therefore premature and undermines the purpose of the original condition.

2. Loss of Planning Control and Conflict with Policy CP3

Core Strategy Policy CP3 seeks to ensure that development is appropriate in scale, form, and function, and does not result in adverse impacts on the character of the area or the amenity of neighbouring uses.

By removing the temporary control over the use classes and subdivision, the Council would lose the ability to reassess whether the intensity and nature of the use remain appropriate in this location. The flexibility introduced through Use Classes E(g)(iii), B2 and B8, combined with subdivision, has the potential to

significantly intensify activity on the site.

Retaining only a temporary control over hours fails to address the broader impacts arising from the type and intensity of use, which are central to Policy CP3 considerations.

3. Residential Amenity and Conflict with Policy CP15

Policy CP15 requires that development protects the amenities of neighbouring properties, including in relation to noise, disturbance, and general activity.

The impacts of this development are not limited to evening hours.

They also arise from:

The nature of industrial processes undertaken

The number of occupiers resulting from subdivision

Vehicle movements, deliveries, and yard activity throughout the day
Restricting the trial period solely to evening hours fails to account for these wider amenity impacts. The original condition appropriately recognised this uncertainty, and it remains justified until sufficient evidence is available.

4. Intensification of Use

The combination of flexible use classes and subdivision introduces the clear potential for intensification, including increased numbers of tenants, deliveries, and general activity.

The temporary condition provides an essential safeguard, allowing the Council to assess whether this intensification gives rise to unacceptable impacts. Its removal would prematurely fix a potentially higher-impact form of development without adequate scrutiny.

5. Undermining the Original Planning Balance

The temporary nature of the permission formed a key part of the planning balance when permission was granted. It allowed potentially acceptable development to proceed on a precautionary basis, subject to review.

This application seeks to remove that safeguard without any material change in circumstances or supporting evidence. Doing so would undermine the integrity of the original decision and the rationale for the imposed conditions.

6. Precedent

Approval of this application could set an undesirable precedent for similar industrial sites, encouraging the incremental removal of safeguards designed to protect residential amenity.

Conclusion

The temporary permission was clearly imposed to enable the Local Planning Authority to assess the full impacts of the development as a whole. This application seeks to remove that safeguard before any meaningful evidence has been gathered.

To make the use and subdivision permanent at this early stage would be premature and would undermine the Council's ability to manage potential harm to residential amenity. The precautionary approach originally taken remains justified, and the conditions should remain unchanged until the trial period has been properly completed and robustly assessed.

Submitted by Deputy Clerk to Shinfield Parish Council