

PLANNING REF : 261573
PROPERTY ADDRESS : School Green Centre
:
: RG2 9EH
SUBMITTED BY : Mr Bruce Winton
DATE SUBMITTED : 10/08/2026

COMMENTS:

261573 - Shinfield Parish Council objects to Planning Application 261573 for the reasons set out below.

1. Development within the AWE Detailed Emergency Planning Zone (DEPZ) The application site lies within the Detailed Emergency Planning Zone (DEPZ) associated with AWE Burghfield.

The Parish Council is concerned that the submitted Design and Access Statement make no reference whatsoever to this significant planning constraint and contains no assessment of the implications of introducing additional permanent commercial development within the DEPZ.

Whilst the proposal is for a storage building rather than residential accommodation, it nevertheless represents additional permanent built development and a further intensification of commercial activity within an area that is subject to emergency planning controls.

The Parish Council considers that all applications within the DEPZ should demonstrate why further development is appropriate in such a sensitive location and should clearly address any relevant emergency planning considerations. This application fails to do so.

The Local Planning Authority should therefore satisfy itself that the proposal is compatible with the objectives of development control within the Detailed Emergency Planning Zone before determining the application.

2. Inappropriate Commercial Development within the Countryside

The application site lies within the open countryside where development should be carefully controlled in order to protect the rural landscape and prevent the gradual urbanisation of the area.

The proposed building measures approximately 24 metres in length, 12 metres in width with a ridge height of approximately 5.7 metres, representing a substantial permanent commercial structure.

Although the applicant describes the proposal as a simple rural storage building, it represents additional permanent built form and further consolidation of commercial activity within a countryside location.

The Design and Access Statement places considerable reliance upon the fact that an existing concrete slab will be reused. However, the existence of a concrete slab is not, in itself, a planning justification for constructing a substantial permanent building.

Planning permission is sought for the erection of a new building, not simply for the continued use of existing hardstanding.

The visual, environmental and landscape impacts of introducing a permanent building are materially different from those associated with an open concrete slab. The proposal therefore reduces the openness of the site and contributes to the continuing urbanisation of this rural location.

The Parish Council considers that the applicant has failed to demonstrate why this further commercial development is justified within the countryside.

3. Surface Water Drainage and Localised Flooding

The Parish Council is aware that this section of Church Lane experiences regular surface water flooding following periods of prolonged or heavy rainfall. Standing water frequently accumulates on the highway and adjoining land, indicating that the local drainage network is already under pressure.

Although the proposed building is to be constructed on an existing concrete slab, the proposal includes changes to the operational layout of the site, including revised vehicle manoeuvring arrangements.

The application does not include sufficient information to demonstrate that the development will not adversely affect existing surface water drainage or increase runoff either within the site or onto the surrounding highway.

Given the known drainage issues affecting Church Lane, the Parish Council considers that the Local Planning Authority should require the applicant to demonstrate, through an appropriate drainage assessment, that the proposal will not increase flood risk and, where possible, will improve the management of surface water on the site.

4. Impact on Trees Protected by Tree Preservation Order 1577/2017

The site is surrounded by mature oak trees protected by Tree Preservation Order 1577/2017.

The trees directly affected by this proposal are:

- TPO Tree T12 (identified as Tree T1 within the submitted Arboricultural Impact Assessment);
- TPO Tree T11 (identified as Tree T2 within the Arboricultural Impact Assessment); and
- TPO Tree T10 (identified as Tree T3 within the Arboricultural Impact Assessment).

These protected trees make a significant contribution to the character of Church Lane, provide valuable screening of the commercial yard and form an important part of the local landscape.

The applicant's own Arboricultural Impact Assessment confirms that:

- the proposed building lies within the Root Protection Area of TPO Tree T12 (Survey Tree T1);
- the proposed building extends beneath the canopies of TPO Trees T11 and T10 (Survey Trees T2 and T3);
- pruning of protected trees is required before construction can commence; and
- protective fencing, construction exclusion zones, ground protection measures and arbouricultural supervision will all be required throughout construction.

Whilst the applicant concludes that these impacts can be mitigated, the Parish Council considers that the proposal is fundamentally constrained by the presence of these protected trees.

The principal concern is not simply the protection of the trees during construction, but the long-term relationship between a permanent commercial building and protected mature trees.

Experience demonstrates that buildings located in such close proximity to protected trees frequently give rise to future requests for additional pruning, crown reduction or removal due to shading, branch conflict, maintenance requirements or operational pressures. Planning decisions should seek to secure the long-term retention of protected trees throughout the lifetime of the development rather than merely protecting them during construction.

The Parish Council therefore requests that the Borough Council's Tree Officer carefully considers whether the proposal would create unacceptable long-term pressure on trees protected by Tree Preservation Order 1577/2017.

5. Special Protection Area Linear Mitigation Zone

The application site lies within the Policy CP8 Special Protection Area Linear Mitigation Zone.

Despite this, the Design and Access Statement contain no assessment of Policy CP8 and makes no reference to the site's location within the mitigation zone.

The application therefore fails to demonstrate compliance with the adopted Development Plan or explain how any necessary mitigation requirements will be achieved.

The Parish Council requests that the Local Planning Authority ensures that all requirements of Policy CP8 are fully addressed before determining the application.

6. Previous Planning History

The planning history of the site demonstrates a continuing pattern of applications seeking to expand commercial activity.

The applicant's own Design and Access Statement identify several previous refusals together with a single approval under application

172941.

Whilst the approved application forms part of the site's planning history, it should not be interpreted as establishing a general principle that further commercial development is automatically acceptable.

Each proposal must be assessed on its own merits against the current Development Plan and the planning circumstances that exist at the time the decision is made.

7. Incremental Intensification of Commercial Activity

The Parish Council considers that this proposal should not be viewed in isolation.

It forms part of a succession of planning applications that have gradually increased commercial activity on what was historically an agricultural site.

Whilst each individual proposal may appear relatively modest, the cumulative effect has been the gradual intensification of commercial development within the countryside.

The Parish Council considers that this cumulative impact should be afforded significant weight in determining the application.

8. Inadequate Planning Justification

The supporting Design and Access Statement is largely descriptive.

Whilst it explains what is proposed, it provides little assessment against the adopted Development Plan and fails to address several of the site's most significant planning constraints.

In particular, it omits any meaningful consideration of:

- the site's location within the AWE Detailed Emergency Planning Zone;
- Policy CP8 and the Special Protection Area Linear Mitigation Zone;
- the cumulative impact of continued commercial expansion;
- the long-term implications for protected trees;
- existing surface water drainage issues affecting Church Lane; and
- the planning justification for additional permanent commercial development within the countryside.

The Parish Council therefore considers that the application has failed to demonstrate that the proposal represents sustainable development or complies with the Development Plan.

Conclusion

For the reasons set out above, Shinfield Parish Council objects to Planning Application 261573.

The proposal represents further permanent commercial development within the open countryside, inside the AWE Detailed Emergency Planning Zone and within the Policy CP8 Special Protection Area Linear Mitigation Zone. It introduces a substantial permanent building into a site constrained by protected trees, fails to address known drainage concerns affecting Church Lane, and continues

the incremental expansion of commercial development within a sensitive rural location.

Taken together, these factors demonstrate that the applicant has failed to show that the proposal complies with the Development Plan or that it adequately addresses the environmental and planning constraints affecting the site.

Accordingly, Shinfield Parish Council respectfully requests that planning permission be refused.

Should the Local Planning Authority nevertheless be minded to grant planning permission, the Parish Council requests that, as a minimum, conditions are imposed requiring:

- confirmation from the Council's Tree Officer that the proposal will not prejudice the long-term retention of trees protected by Tree Preservation Order 1577/2017;
- full implementation of all arbouricultural protection measures contained within the submitted Arbouricultural Impact Assessment and Arbouricultural Method Statement;
- submission and approval of a detailed surface water drainage strategy demonstrating no increase in flood risk;
- compliance with all mitigation requirements associated with Policy CP8;
- restrictions preventing any future expansion or change of use of the building without further planning permission; and
- any additional conditions considered necessary to ensure that the development remains compatible with its location within the AWE Detailed Emergency Planning Zone.