

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 June 2025

Application Number: 250376

Location: Unit 7, Millars Business Park, Fishponds Lane, Wokingham, RG41 2TZ

Proposal: Full application for the proposed installation of a mezzanine platform and 2 no. external Heat Pump Inverter units.

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. Approved details - This permission is in respect of the submitted application plans and drawings numbered 15/02/01 received by the local planning authority on 18 February 2025 numbered 25/02/02 Rev.A received on 26 February 2025 and numbered 25/01/01 received on 28 February 2025. 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. Restriction of use - The mezzanine platform hereby permitted shall be used for B2 and B8 uses or uses ancillary to the B2 and B8 use of the unit only.

Reason: To prevent a loss of B2 & B8 floorspace and the adverse intensification of the use of the unit, and to ensure adequate parking provision for the site. Relevant policy: Core strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

4. Public access - No part of the premises shall be used for retail sales to or collection by members of the public. Any business visitors shall be by prior appointment only.

Reason: To prevent an adverse intensification of the use of the unit and to ensure adequate parking provision for the site. Relevant policy: Core strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatives

1. 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:

- addressing concerns relating to noise impact and neighbouring amenity.

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.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.



Recommendation and conditions/reasons agreed:

Date: 5 June 2025

REMEMBER - The earliest date for a decision on this application is: **21 March 2025**