

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260376
Site Address:	Land North and South of Cutbush Lane, Shinfield
Expiry Date:	12 March 2026
Proposal: Application for non-material amendment to planning consent 211841 to allow the proposed change in the roof colour of workshops, including additional modifications and alterations.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
Science and Innovation Park		
210387	Full application for the erection of Film studio stages and workshops (for a temporary period of 5 years). To include access to the site via Old House Lane / Cutbush Lane, car parking, ancillary buildings to support the use of the site and landscaping, with a workshop to be included on Gateway 4 plot at Thames Valley Science Park.	Approve 25/03/2021
211841	Full planning permission for the Science Park Creative Media Hub comprising the erection of film stages and associated workshops and office space; and ancillary uses including equipment stores, cafe. Formation of associated access, decked and surface parking, and landscaping at the Thames Valley Science Park (TVSP).	Approve 13/12/2021
221142	Application for non-material amendment to planning consent 211841 to allow alterations to the decked car park, office B (Sound Stage 4), office C (Sound Stage 8), workshop C/office E and workshops A, B, D and E; consolidation of ancillary plant, rotation of stage 10, modification to the extent of retaining walls and associated updates to site layout and cross sections to reflect these changes.	Approve 20/07/2022
222317	Application for non-material amendment to planning consent 211841 to allow alterations to Sound Studio 10, Studio 13 / Office D, Workshop D and addition of Workshop F and associated updates to site layout and cross sections.	Approve 09/11/2022

231188	Application for non-material amendment to planning consent 211841 to allow alterations to the Hub building and Sound Stage 14. Hub building changes are to include reduced height and adjusted footprint along with updated materials. Stage 14 is reduced in height, ancillary plant block adjusted, Elephant doors relocated, personnel doors re-located, Masonry plinth replaced with metal cladding. Plans provided to show the details of the electric substation (switch house).	15/08/2023
231387	Full planning application for the proposed erection of a new Gateway building containing offices for creative industries (including film, television and ancillary support uses) and ancillary café with associated landscaping. (Application is accompanied by an Environmental Impact Assessment and is a potential departure from the Local Plan)	Approve 12/07/2023
231561	Full application for the proposed relocation of Workshop T4 (to become Workshop G)	Approve 12/11/2024
240916	Application for non-material amendment to planning consent 211841 to allow repositioning of the tree protection fencing in order to undertake works for the ditch connection between the existing ditch within Pearmans Lane and the newly formed on-site ditch aligned parallel to Cutbush lane.	Approve 30/05/2024
241649	Application for non-material amendment to planning consent 211841 (and subsequent non-material amendment consents) to allow alterations to Sound Stages 1, 2, 3, 4, 5, 6/7, 8, 9, 11/12, Workshops B, C, E, Office B, C and E, updates to site layout and condition 33.	Approve 20/08/2024

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed non-material amendment relates to Workshops 1-3 on land north and south of Cutbush Lane which form part of Phase 1 of the Shinfield Studios application. Planning permission was previously approved under planning application ref. 211841.

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

Previous non-material amendments were previously made to 2021 (ref. 211841) approval under references 221142, 222317, 231188, 240919, and 241649. The current NMA seeks to allow the further following revisions to the approved drawings relating to three workshops (1-3), now referred to in the drawings as workshops H, I and J.

- Minor changes to the roof design and material, comprising an inflatable roof system in dark grey.
- Omission of roof glazing, substituted with windows.
- Nominal 100mm increase in roof pitch, with the eaves height reduced by 2.7m.
- Overall, external dimensions reduced by approximately 1m in both directions for all three works shops, resulting in a nominally smaller footprint for all three buildings.
- Amendments to the internal partitions; and door and roller locations reconfigured.
- Rainwater goods either added or identified on the submitted drawings.

Assessment

Drawings have been submitted alongside the application that visually illustrate where the proposals differ from the approved plans. These plans clearly show the specific areas of change and enable the submitted drawings to be compared to the approved drawings to identify the proposed alterations, ensuring transparency in how the revised design, roof form, elevations and materials correspond to the previously approved scheme.

The amendments proposed do not alter the fundamental purpose, or operational principles of the approved development. The changes relate solely to the detailed design of the relevant Workshops, and do not affect the wider layout, circulation, or functionality of the consented scheme. The approved access arrangements, internal movement patterns and servicing strategy for the studios remain entirely unchanged.

Whilst numerous, these changes are not considered to have material impact on the character and appearance of the development taken as a whole. The application would not have been assessed differently had these proposals formed part of the original application.

Notwithstanding what may be shown on the plans submitted under this NMA, the only aspects of the proposal which are being assessed and are therefore deemed acceptable as part of the NMA submission, are those set out table within the submitted Covering Letter (provided by Stantec) dated 28th January 2026 and received by the LPA on 17/02/2026.

Conclusion

The proposed changes maintain the essential qualities and design intentions of the original scheme are considered to be minor and non-material within the context of the 2021 approval. The amendments are considered to be acceptable and can therefore be accommodated within the scope of a Section 96A non-material amendment.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application, the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	11 March 2026

Recommendation agreed by: (Authorised Officer)	
Date:	11/03/26