

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 June 2026

Application Number: 260613

Location: Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY

Proposal: Full application for the change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution). (retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings titled or numbered Site Location Plan, Site Plan and 26/109/4, received by the local planning authority on 12/03/2026 and 07/04/2026. The development shall be retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is retained in accordance with the application form and associated details hereby approved.

2. Hours of use

The use hereby permitted shall not operate other than between the hours of 08:00 to 17:00 Monday to Friday and 08:00 to 13:30 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.

3. All plant, machinery and equipment operated on the site shall be maintained in accordance with the manufacturers specifications and shall not give rise to noise levels exceeding those assessed within the approved Noise Impact Assessment Enzygo (Ref

CRM.5011.002.NO.R.001 dated May 2026).

Reason: To ensure that the noise environment remains as assessed and does not give rise to unacceptable harm to residential amenity, in accordance with Policies CP3 and CC06.

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

and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Recommendation and conditions/reasons agreed:

HMM

Date: 11 June 2026

REMEMBER - The earliest date for a decision on this application is: **29 April 2026**