



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Mr Arron Twamley

Caversham Bridge House
Waterman Place
Reading
RG1 8DN

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 181196
Applicant Name: The Great House at Sonning Ltd
Site Address: Cedar Cottage, Thames Street, Sonning, RG4 6UR
Proposal: Full planning application for the proposed change of use of land from residential garden to car parking, ancillary to the Great House at Sonning.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and 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;

17-3157 - landscape masterplan

42538_5501_002 - layout and site plan

The proposed floodplain compensation strategy, prepared by Peter Brett Associates, reference 42538/4001/002, revision G, dated 16 November 2018.

The proposed cut & fill drawing, prepared by Peter Brett Associates, reference 42538/4001/004, dated 16 November 2018.

The email correspondence between Mr John Pulsford and Ms Katie Bradford, prepared by Peter Brett Associates, dated 16 November 2018. The email correspondence from Ms Katherine Dowdall, prepared by Peter Brett Associates, dated 22 November 2018.

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. Prior to the commencement of development details of the proposed hedge, shrub and tree planting between the proposed car park and the footpath shall be submitted to and approved by the LPA.

Such approved details shall be retained throughout the lifetime of the development. If any part of the approved details becomes severely damaged or seriously diseased it shall be replaced with one of similar size and species unless the local planning authority gives written consent to any variation.

Reason: In order to mitigate the impact of the development upon the valued landscape and Heritage Assets.

4. Landscaping

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

5. Retention of trees and shrubs

No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Protection of trees

a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to

and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Materials

The materials to be used in the surfacing of the car park shall be that (Cellweb) as set out in the approved plans and in reports 180716-1.0-CC-TOR-MS and the approved FRA, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: In the interest of the character of the area.

Relevant policy: Core Strategy policies CP1 and CP3.

8. Prior to the first use of the development hereby approved, details of a 'Flood Risk Management Plan' shall first be submitted to, approved by the LPA and in place.

Such Flood Risk Management Plan shall include;

Mechanism for receiving and protocol for responding to EA flood warnings.

details of the barrier and its operation to stop vehicles and persons from entering the car park during times of flood risk

details of appropriate evacuation and flood response procedures

Such 'Flood Risk Management Plan' shall be in operation for the lifetime of the development.

Reason: In the interest of managing reducing flood risk.

9. Prior to the first use of the development hereby approved, the noise mitigation barrier as set out within report RF Environmental Car Park Expansion Noise Assessment and Mitigation Scheme Addendum Report dated April 2018 (as per plan 'Fence Elevation') shall first be erected. Such noise mitigation shall be retained for the lifetime of the development.

Reason: To protect the amenity of local residents.

10. Before the use hereby permitted commences the applicant shall submit to the local planning authority, for written approval, a noise management plan that sets out how noise from the use of the car parks will be controlled and minimised. The noise mitigation measures identified in the approved noise management plan will be retained for the duration of the permitted development.

Reason: To protect the amenity of local residents.

11. The avoidance, mitigation, compensation, and enhancement measures given in Sections 4 and 5 and shown in Appendices A and H of the submitted Ecological Assessment Report (Peter Brett Associates, reference 42538 V3, April 2018) shall be implemented in full in accordance with the approved plans unless otherwise agreed in writing by the local planning authority.

Reason: In order to comply with Core Strategy policy CP7 and secure biodiversity net gain as per the NPPF.

12. Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy 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. This planning application

has been the subject of positive and proactive discussions with the applicant in terms of:

- a full pre-application process was undertaken by the applicant; - planning issues relating to ecology;
- addressing concerns relating to flood risk;
- amended documents being submitted by the applicant to overcome concerns relating to neighbour 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.

Signed

A handwritten signature in black ink, reading "Clare Lawrence". The signature is written in a cursive style and is underlined with a single horizontal line.

Clare Lawrence
Assistant Director - Place
Date: 23/01/2019

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:
Being the refusal of an application for development of an existing building or part

of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service: <https://www.gov.uk/government/organisations/planning-inspectorate> which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or online at <https://acp.planninginspectorate.gov.uk/>. Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal at: http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf.

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Building Regulations: Building regulations approval may be required for the proposed development; please see the Council's website regarding this <http://www.wokingham.gov.uk/building-control/>.

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local

Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.