

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 April 2025

Application Number: 243193

Location: Dun Elms, Nelsons Lane, Hurst, Wokingham, RG10 0RR

Proposal: Full application for the proposed change of use of land for the stationing of mobile homes to form 5 no. additional Gypsy and Traveller pitches, the erection of 3 no. day rooms and 1 no. building to form a stable following demolition of the existing stables, and associated changes in site layout and hard and soft landscaping.

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. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1: Glossary of Planning Policy for Traveller Sites (or its equivalent in replacement national policy).

Reason: To ensure continuing provision for the needs of the Gypsy population. Relevant policy: Planning Policy for Traveller Sites as updated 12 December 2024, Core Strategy policy CP2 and Managing Development Delivery Local Plan policy TB10.

3. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- 200 Rev A (received 19/12/2024)
- 400 Revision A (received 19/12/2024)
- 501 Rev G (received 19/12/2024)
- 501a (received 31/03/2025)
- 1050 Revision A (received 26/02/2025)
- Arboricultural Statement - LandArb Solutions - Ref LAS 754 A - 28/11/2024 (received 19/12/2024)
- Ecological Appraisal - Cherryfield Ecology - 09/04/2024 (received 19/12/2024)

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.

4. External materials - The materials to be used in the construction of the day rooms hereby permitted are to be as specified on the approved drawings and application form.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1, CP3 and CP11.

5. Prior to the commencement of development, full details of the drainage system for the site have been submitted to and approved in writing by the LPA. The details shall include:

1. Calculations indicating the existing runoff rate from the site. 2. BRE 365 test results demonstrating whether infiltration is achievable or not.

3. Use of SuDS following the SuDS hierarchy, preferably infiltration. 4. Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood event with a 40% allowance for climate change and runoff controlled at existing rates, or preferably better.

5. Details of a scheme to dispose of foul water from the site. If connection to an existing surface water sewer is proposed, we need to understand why other methods of the SuDS hierarchy cannot be implemented and see confirmation from the utilities supplier that their system has got capacity and the connection is acceptable. 6. Groundwater monitoring confirming seasonal high groundwater levels in the area.

7. A drainage strategy plan indicating the location and sizing of SuDS features, with the base of any SuDS features located at least 1m above the seasonal high water table level.

8. Details demonstrating how any SuDS for this development would be managed throughout the lifespan of the development and who will be responsible for maintenance.

The approved scheme shall be implemented prior to the first occupation of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Landscaping - Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas and hard surfacing materials.

Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority.

Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Prior to the occupation of the development, details of on-site biodiversity enhancements such as bug hotels, bird/bat boxes, tiles or bricks and native and wildlife friendly landscaping shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved.

Reason: To incorporate biodiversity in and around developments in accordance with the National Planning Policy Framework.

8. Prior to the occupation of the stable building hereby permitted, details of the horse manure storage is to be submitted and approved in writing by the local planning authority. Details shall include the location of the manure storage area, details of its removal from site. The waste storage shall be permanently so-retained and used for no purpose other than the temporary storage of manure.

Reason: To ensure no detrimental smells, odours or other environment health impacts occur as a result of the development.

9. There shall be no more than 10 pitches on the site and on each of the 10 pitches hereby approved no more than 2 caravans shall be stationed at any time, of which only 1 caravan shall be a static caravan.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

10. The day rooms hereby permitted shall be used as incidental accommodation to the main caravans and shall not be used, sold or sub-let as separate dwellings.

Reason: A separate unit of accommodation of this nature may not be acceptable in this location in the interests of the amenities, character of the area and highway safety in accordance with Core Strategy Policies CP1, CP3, CP6, CP11 and Managing Development Delivery Local Plan Policies CC01, CC03, CC07 and TB21.

11. No commercial activities shall take place on the site, including the storage of materials.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

12. The stables and associated paddocks hereby approved shall only be used by the occupiers of the application site and their dependants and at no time shall the stables and/or land be used for commercial purposes; or segregated, sold, leased, rented or used separately from Dun Elms by any other persons.

Reason: To ensure that there is sufficient on site accommodation to care for and maintain the stables and horses. To ensure there is no impact on highway safety by reason of increased traffic.

13. Protection of trees - a) No development or other operations shall take place except in complete accordance with the Arboricultural Statement – LandArb Solutions – Ref: LAS 754 A (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.

14. Retention of trees and shrubs - No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped

other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed,

uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its 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.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings or structures on the site without the prior written approval of the local planning authority.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

16. Notwithstanding the approved details or the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order), no fences, gates or walls shall be erected without the prior written approval of the local planning authority.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

17. 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. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

3. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

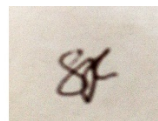
4. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

5. The applicant is reminded that it is their responsibility to acquire a licence from the Council for the stationing of the caravans on site following approval of this application. For further information, please see <https://www.wokingham.gov.uk/business-and-licensing/apply-licence>.

6. 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:

- amended plans being submitted by the applicant to overcome concerns relating to highway safety and parking.

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.

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 10.4.25

REMEMBER - The earliest date for a decision on this application is: **13 February 2025**