

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 6 March 2026

**Application Number:** 252190

**Location:** St Crispins School, London Road, Wokingham, RG40 1SS

**Proposal:** Full application for the proposed installation of solar panels.

**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 P25431-BA-A1-DR-A-3000P02, P25431-BA-A1-DR-A-3005P02, P25431-BA-A1-DR-A-3010P02 and P25431-BA-A1-DR-A-3100P02 received by the local planning authority on 23/02/2026. The development shall be carried out 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 carried out in accordance with the application form and associated details hereby approved.*

3. Prior to the commencement of development hereby approved, a plan detailing the location of any junction boxes and cable runs required to facilitate the installation of the solar panels shall be submitted to and approved in writing by the local planning authority. The scheme shall be implemented in accordance with the approved plan(s) and shall be maintained in the approved form for as long as the development remains on site.

*Reason: To help ensure the satisfactory control of work around the listed building in order to safeguard its special architectural or historic interest.*

*Relevant policy: National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB24.*

## **Informatives**

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

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.

3. 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.

4. 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:

- Agreed extensions of time to allow time for the applicant to consider most appropriate location of solar panels.

- Revised plans submitted and accepted.

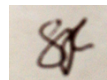
- Joint site visit with applicant, WBC built heritage officer and

WBC planning officer.

- Conditions agreed.

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.

Recommendation and conditions/reasons agreed:



Date: 5.3.26

**REMEMBER** - The earliest date for a decision on this application is: **6 March 2026**