

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250308
Site Address:	Black Swan Lake, Dinton Pastures Country, Davis Street, Hurst, Wokingham
Expiry Date:	28 April 2025
Site Visit Date:	24/04/2025
Proposal: Application for a certificate of lawfulness for the proposed installation of hard surfacing to formalise the existing overflow car park.	

PLANNING HISTORY

The planning history surrounding the wider park is extensive; the most relevant applications are listed below.

202809	Application for advertisement consent for 2 no. non-illuminated freestanding sign boards.	Approved, 26/11/2020
250592	Application for a certificate of lawfulness for the proposed installation of a series of art and sculpture installations on the south side of the park as part of the Wokingham Borough Forest of Imagination Project.	Approved, 21/03/2025
250625	Application for a certificate of lawfulness for the proposed erection of a single storey outdoor classroom building.	Awaiting decision.

APPRAISAL

Site Description:

Dinton Pastures Country Park is a publicly accessible green space managed by Wokingham Borough Council.

Proposal Development:

This application seeks a Certificate of Lawfulness for the proposed installation of hard surfacing to formalise and expand an existing overflow car park serving Dinton Pastures Country Park.

Legislation:

The proposal is assessed against the Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), specifically Schedule 2, Part 12, Class A.

Under Schedule 2, Part 12, Class A of the GPDO, permitted development includes:

- (a) any small ancillary building, works or equipment on land belonging to or maintained by them required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- (b) lamp standards, information kiosks, passenger shelters, public shelters and seats, telephone boxes, fire alarms, public drinking fountains, horse troughs, refuse bins or baskets, barriers for the control of people waiting to enter public service vehicles, electric vehicle charging points and any associated infrastructure, and similar structures or works required in connection with the operation of any public service administered by them.

Condition A.2 states the reference in Class A to any small ancillary building, works or equipment is a reference to any ancillary building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity.

Assessment:

The works are being carried out by Wokingham Borough Council, satisfying the requirement for development by a local authority.

The proposed installation of hard surfacing would remain within the permitted development limits, not exceeding 4 metres in height or 200 cubic metres in volume. It would serve an ancillary function by enhancing access and promoting the recreational use of the country park.

Conclusion

The proposed installation of hard surfacing falls within the scope of permitted development under Schedule 2, Part 12, Class A of the GPDO. The works are being undertaken by Wokingham Borough Council, are ancillary to the existing use of the land, and meet the necessary criteria regarding scale and impact.

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:	Approval
Date:	3 April 2025

Earliest date for decision:	24 March 2025
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Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	04.04.2025