

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 June 2026

Application Number: 243126

Location: Front Plot At Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB

Proposal: Full application for the proposed erection of 1 no. detached single storey building to form a members-only retail club (Use Class Sui Generis) with associated parking and access following demolition of the existing building.

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 (Location Plan), (731-03 RevB), (731-01 RevJ), (731-03 RevF), (731-02 RevF), received by the local planning authority on 11/12/2024, 20/12/2024 & 23/12/2024. 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.

3. Construction Phase Emergency Plan - No works shall commence on site until an Construction Phase Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The Construction Phase Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include (where applicable):

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for residents, customers, visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the duration of the construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

4. End User Emergency Plan - Prior to occupation, a revised End User Emergency Plan(s) for the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The End User Emergency Plan(s) shall include (where applicable): - Triggers for activation of the plan;

- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for construction workers, customers, visitors and staff whilst in sheltering conditions;
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

5. Arboricultural Method Statement -

a) No development or other operations 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.

6. Drainage System Details - No development shall take place until full details of the drainage system for the site have been submitted to and approved in writing by the Local Planning Authority. The details shall include:

a) Calculations indicating the Greenfield runoff rate from the site; b) BRE 365 test results demonstrating whether infiltration is achievable or not;

c) Use of SuDS following the SuDS hierarchy, preferably infiltration; d) Full calculations demonstrating the performance of soakaways or capacity of attenuation features to cater for 1 in 100-year flood events with a 40% allowance for climate change and runoff controlled at Greenfield rates, or preferably better;

e) A description of how the proposed development will deal with surface water overland flows;

f) Groundwater data confirming seasonal high groundwater levels in the area;

g) 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; and

h) 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 use of the development and shall be maintained in the approved form for as long as the development remains on the site.

Reason: To prevent increased flood risk from surface water runoff. Relevant policy: NPPF 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.

7. Visibility Splays - Prior to commencement of the development, details of the proposed vehicular access on to Church Lane to include visibility splays of 2.4m by 105m shall be submitted to and approved in writing by the Local Planning Authority. The access shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.
Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 and CP6.

8. Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for: i) The parking of vehicles of site operatives and visitors;
ii) Loading and unloading of plant and materials;
iii) Storage of plant and materials used in constructing the development;
iv) The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
v) Wheel washing facilities;
vi) Measures to control the emission of dust and dirt during construction; and
vii) A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 and CP6.

9. Materials - Before the development hereby permitted is commenced above damp proof level, samples and details of the materials to be used in the construction of the external surfaces of the building shall have first been submitted to and approved in writing by the Local Planning Authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

10. Parking Spaces - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 and CP6 and Managing Development Delivery Local Plan policy CC07.

11. Cycle Parking - No building shall be occupied until secure and covered parking cycles has been provided in accordance with the approved details. The cycle parking/storage shall be permanently so retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy:

NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

12. Vehicle Access - No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded materials across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policies CP3 and CP6.

13. Gates - 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 gates or barriers shall be erected unless set back a distance of at least 10 metres from the carriageway edge and so as to open away from the highway.

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy: Core Strategy policies CP3 and CP6.

14. Preliminary Ecological Appraisal - The development hereby approved shall be implemented in accordance with the measures stated in section 4.28 of the supporting document 'Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment, Ecology Partnership, November 2024'.

Reason: To ensure that Great Crested Newts, a protected and priority species, are not negatively impacted by the development and in order to comply with Wokingham Borough Development Plan Policy TB23: Biodiversity and Development.

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.

2. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 08/06/2026, the obligations in which relate to this development.

3. 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.

4. The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and the Conditions above have been imposed to secure emergency plans to protect the wellbeing of construction workers, staff and the public in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Officer for Nuclear Regulation (ONR) and the 4 authority EP group are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 18/06/26

REMEMBER - The earliest date for a decision on this application is: **28 January 2025**