

**Application 260049 - Land adjacent to Pound Lane Cottage, Pound Lane, Hurst, RG10 0RS**

**Draft Conditions**

**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:

- 25-P107-02 – Location Plan (received 08/01/2026)
- 25-P107-02 – Proposed Entrance Gates to Agricultural Area (received 08/01/2026)
- BS:5837 Arboricultural Report [Duckworths Architecture, December 2025, ref: AIA/AMS 06901/2025] (received 08/01/2026)
- TPP 06901 2025 – Tree Protection Plan (received 08/01/2026)
- Biodiversity Net Gain Assessment [Darwin Ecology, January 2026] (received 08/01/2026)
- Ecological Impact Assessment [Darwin Ecology, December 2025] (received 08/01/2026)
- Statutory Biodiversity Metric, 5<sup>th</sup> January 2026, V1 (received 08/01/2026)
- 25-P107-03 Rev.A – Equipment store, proposed floor plan & elevations (received 30/01/2026)
- 25-P107-04 Rev.A – Goat store, proposed floor plan & elevations (received 30/01/2026)
- 25-P107-01 Rev.B – Proposed Site Layout (received 23/02/2026)
- 25-P107-06 Rev.A – Proposed entrance gates to builder/contractor area (received 23/02/2026)
- 26.15-001 – 7.5T Box Van swept path (received 23/02/2026)
- Drainage Strategy [Lanmor Consulting, January 2026, ref: 262073/DS/IR/KL/01 Rev.A] (received 19/03/2026)

The development shall be carried out in accordance with the approved details.

*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. Materials**

The materials to be used in the construction of the proposals are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by the local planning authority.

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

#### **4. Landscaping**

Prior to the occupation 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 date of this permission.

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 policies CP3, CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.*

#### **5. Parking and Turning Space to be provided**

The development shall not be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

*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 & CP6 and Managing Development Delivery Local Plan policy CC07.*

#### **6. Ecological Mitigation Compliance**

The development hereby permitted shall be carried out in strict accordance with the avoidance and mitigation measures detailed in section 6.38. of the Ecological Impact Assessment prepared by Darwin Ecology Ltd. (2025).

*Reason: To ensure the protection of Great Crested Newts and their habitat during the construction phase, in accordance with policy CP7 of the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document 2010, the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2017.*

## **7. Hours of Use**

The use hereby permitted shall not operate other than between the hours of 07:00–18:00 Mondays to Saturdays, 10:00-16:00 Sundays and shall not operate at all on Bank or National Holidays.

*Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.*

## **8. Storage Height**

All storage associated with the hereby permitted use shall be limited to a maximum height of 2.5 metres.

*Reason: In the interests of visual and neighbouring amenities. Relevant Policy: Core Strategy Policies CP1, CP3, CP11 and Managing Development Delivery Local Plan Policy CC06.*

## **9. Lighting**

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 structures or buildings.

*Reason: In the interests of visual amenities and ecological safeguarding. Relevant Policies: Core Strategy Policies CP1, CP3, CP7 & CP11 and MDD Local Plan Policies CC03, TB21 & TB23.*