

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



Expiry Date: 18 December 2024

Application Number: 242092

Location: Heathlands Farm, The New Farm House, Honey Hill, Crowthorne, Wokingham, RG40 3BG

Proposal: Application to vary condition 9 of planning consent 231524 for the full application for the proposed installation of no. 1,762 Solar Photovoltaic Panels, each panel mounted on no. 4 concrete footings. Condition 9 refers to foundation design and the variation is to vary the foundation design.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered P101 and P110 received by the local planning authority on 21 July 2023 and the document titled 'Heathlands Farm PV, Honey Hill, Wokingham - Foundation detail' received on 14 August 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.

Condition 4 now reads:

4. Boundary fence - This information was submitted and approved under application ref 2420240. Prior to the first operation of the development, a boundary fence shall be erected in accordance with these approved details: plan titled 'detailed planting plan', numbered 1034-LA-P-01. The boundary fence shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of neighbour amenity. Relevant policy: Core Strategy policies CP1 & CP3.

Condition 5 now reads:

5. Landscaping - This information was submitted and approved under application ref 2420240. In the first planting and seeding seasons following the installation of the solar panels, planting shall be carried out in accordance with these approved details: plan titled 'detailed planting plan', numbered 1034-LA-P-01.

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 operation of the development 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 and biodiversity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB23.

Condition 6 now reads:

6. Construction Traffic Management Plan - This information was submitted and approved under application ref 2420240. All works associated with the development shall be carried out in accordance with these approved details: plan titled 'CTMP', numbered CTMP01_B.

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

Condition 7 now reads:

7. Construction Method Statement - This information was submitted and approved under application ref 2420240. All works associated with the development shall be carried out in accordance with these approved details: plan titled 'CMS', numbered CMS01_B.

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

Condition 8 now reads:

8. Drainage strategy - This information was submitted and approved under application ref 2420240. Prior to the first operation of the development, the drainage strategy shall be implemented in accordance with these approved details: report titled 'Surface Water Drainage Strategy', ref: GDB/6139/SWDS.2, 31st July 2024, Bellamy Roberts. The strategy 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 run-off. Relevant policy: Section 14 of the NPPF (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Condition 9 now reads:

9. Archaeological mitigation -

(A) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved in writing by the local planning authority. The WSI shall include an assessment of significance and research questions, and:

- 1) The programme and methodology of site investigation and recording
- 2) The programme for post investigation assessment
- 3) Provision to be made for analysis of the site investigation and recording

4) Provision to be made for publication and dissemination of the analysis and records of the site investigation

5) Provision to be made for archive deposition of the analysis and records of the site investigation

6) Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

(B) The Development shall take place in accordance with the WSI approved under condition 9(A).

Prior to the first use of the development, the site investigation and post investigation assessment shall be completed in accordance with the programme set out in the approved WSI, and the provision made for analysis, publication and dissemination of results and archive deposition shall be secured in accordance with the approved WSI.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work.

All other conditions of planning permission 231524 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission 231524.

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. As above.

Reason: As above.

3. Post-operation - If the use of the development for the generation of electricity ceases, the solar panels and all ancillary infrastructure shall be removed from the site in their entirety.

Reason: To safeguard the landscape and its visual amenity. Relevant policy: Core Strategy policies CP3, CP11 and MDD Local Plan policy TB21.

4. As above.

Reason: As above.

5. As above.

Reason: As above.

6. As above.

Reason: As above.

7. As above.

Reason: As above.

8. As above.

Reason: As above.

9. As above.

Reason: As above.

Informatives

1. 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.

2. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts 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 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 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:

- addressing concerns relating to archaeological mitigation.

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: 16/12/24

REMEMBER - The earliest date for a decision on this application is: **19 September 2024**