

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



**WOKINGHAM  
BOROUGH COUNCIL**

**Expiry Date:** 11 July 2025

**Application Number:** 250839

**Location:** Woodlands House, The Burrow Site, Wargrave Road, Remenham, Wokingham, RG9 2LT

**Proposal:** Full application for subterranean ground strengthening works adjacent to the access track and installation of permeable hardstanding and 1no. lean-to store for woodland management/forestry use (Retrospective).

**Recommendation:** Approve

**Conditions and/or Reasons**

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- PL.10 (received 01/04/2025)
- PL.13 Rev.A (received 16/06/2025)
- PL.17 Rev.A (received 16/06/2025)

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.*

2. The lean-to store hereby permitted shall be used for no purpose other than forestry/woodland management unless otherwise agreed in writing with the Local Planning Authority.

*Reason: In the interests of safeguarding the openness of the Green Belt, plus visual and historic amenities. Relevant policy: Core Strategy policies CP3, CP11, CP12 and Managing Development Delivery Local Plan policies CC03, TB21 & TB24.*

3. The area of ground strengthening works hereby permitted (described as 'Bodpave 85 with grass inlay' on plan number PL.13 Rev.A) shall be used for no other purpose than landscaped amenity land unless otherwise agreed in writing with the Local Planning Authority.

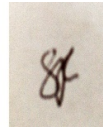
*Reason: In the interests of safeguarding the openness of the Green Belt, plus visual and historic amenities. Relevant policy: Core Strategy policies CP3, CP11, CP12 and Managing Development Delivery Local Plan policies CC03, TB21 & TB24.*

## 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to flood risk.

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.

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Recommendation and conditions/reasons agreed:

Date: 24.6.25

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