

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 6 January 2025

Application Number: 242554

Location: Newlands Farm, New Bath Road, Twyford, RG10 9RY

Proposal: Application to vary conditions 4 and 8 of planning consent 191788 (allowed on appeal APP/X0360/W/20/3252447) for the change of use of buildings and land from agricultural use to general industrial use plus erection of two additional buildings. Condition 4 refers to parking and turn space and condition 8 refers to restrictions on storage of materials. The variation is to allow for additional ancillary storage areas and amendments to the parking.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the following plans:

Unnumbered and undated Site Location Plan

P19-0392_02 Rev A

P19-0392_03 Rev A

Received by the Local Planning Authority on 3 September 2019

P19-0392_01 Rev A, dated 12 August 2019

Received on 10 September 2019.

P19-0392 Figure 6 Rev C – Proposed Internal Site Layout

Received on 3 December 2024

The development shall be carried out in accordance with the above approved plans.
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. Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment, reference 48087/4001, prepared by Stantec and dated May 2020 and

drawing 48087/4001/002, Newland Farm Floodplain Storage Analysis, dated 12 May 2020. The mitigation measures outlined shall be retained and maintained throughout the lifetime of the development.

Reason: To prevent the increased risk of flooding, and to protect water quality.

Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policy CC09.

3. Cycle Parking

The development shall be carried out in accordance with P19-0392 Figure 6 Rev C and Eco Cycle Shelter USP/ES6/3HR. The cycle details and shall be permanently retained in the approved form 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.

4. Parking and Turning

The parking and turning space shall be provided in accordance with the approved plans numbered P19-0392 Figure 6 Rev C. The vehicle parking and turning space, as shown on approved plans numbered shall be retained and maintained in accordance with the approved details and 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.

5. Visibility Splays

The visibility splays shown on the approved drawing number P19-0392, Figures 2 and 3, dated 20 April 2020 shall be maintained cleared of any obstruction exceeding 0.6m in height at all times.

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

6. Planting

All planting shall be carried out in accordance with approved plan P19-0392 Figure 6 Rev C and planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the granting 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 policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Bin Storage

Bin and storage facilities shall be implemented in accordance approved plan P19-0392 Figure 6 Rev C and maintained for the lifetime of the development. The bin storage shall be permanently so-retained and used for no purpose other than the temporary storage of refuse and recyclable materials.

Reason: To ensure the efficient collection of waste materials whilst avoiding highway obstruction and loss of visual amenity, in the interests of a functional development, the character of the area and highway safety & convenience. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

8. External Storage

No materials, plant, machinery, containers of equipment shall be stored on the site outside buildings except where specified on approved plan P19-0392 Figure 6 Rev C for the lifetime of the development. These external storage areas shall be used for ancillary storage for the commercial buildings on site at all times and for no other purpose.

Reason: To avoid a loss of visual amenity, in the interests of a functional development, the character of the area and highway safety & convenience. Relevant policy: Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC04.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. 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.

3. 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.

Recommendation and conditions/reasons agreed:



Date: 03/12/24

REMEMBER - The earliest date for a decision on this application is: **7 November 2024**