

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 27 March 2026

Application Number: 252547

Location: Fairview, Forest Road, Binfield, Wokingham, RG40 5SA

Proposal: Full application for the proposed erection of 1no. detached barn plus 1no. 4 stable block including tack room plus the demolition of the existing stables.

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:

MLP/05B - Plans and elevation of proposed stable

MLP/02B - Site plan

Received 18th February 2026

MLP/01A - Location plan

Received 20 January 2026

MLP/06 - Proposed barn & store elevation and floor plan

Received 20 October 2025

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 development hereby permitted shall be carried out in accordance with the materials as specified on the application form/ plans.

Reason: In the interest of the appearance of the surrounding area, in accordance with policy CP3.

4. Personal use

The development hereby permitted shall be used only by the occupiers of Fairview Farm and in connection with agricultural/ personal recreation use. The barn and stables shall not be let, sold or disposed of separately.

5. Lighting plan

Prior to first use of the development hereby permitted, a 'lighting design strategy for biodiversity' for buildings, features or areas to be lit shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a. identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b. show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. Under no circumstances should any other external lighting be installed without prior consent from the local planning authority

Reason: To ensure policy compliance with national legislation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017, policy CP7 of the Wokingham Core Strategy and policy TB23 of the MDD.

6. Protection of Breeding Birds During Construction

No pruning of hedgerows and trees shall take place between 1st March and 31st August inclusive, unless a competent ecologist has undertaken a careful, detailed check of vegetation for active birds' nests immediately before the vegetation is cleared and provided written confirmation that no birds will be harmed and/or that there are appropriate measures in place to protect nesting bird interest on site. Any such written confirmation should be submitted to the local planning authority.

Reason: To ensure policy compliance with national legislation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017, policy CP7 of the Wokingham Core Strategy and policy TB23 of the MDD.

7. Species Compensation and Enhancement

No development (excluding demolition) shall commence until a scheme for ecological permeability and biodiversity compensation and enhancement, such as the incorporation of two permanent bat roosting feature(s) and access points for hedgehog to gardens, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:

a) Description, design or specification of the type of feature(s) or measure(s) to be undertaken;

b) Materials and construction to ensure long lifespan of the feature/measure

c) A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken. d) When the features or measures will be installed within the construction, occupation, or phase of the development.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

8. The development hereby permitted shall be carried out in accordance with the submitted document titled 'Non-licensed Avoidance Measures for Great Crested Newts Development of stables and a Barn Fairview Farm, Forest Road, Wokingham RG40 5SA' at all times.

Reason: To ensure the development is policy compliant with regards to Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

9. Demolition of existing stable

Within 3 months of the first use of the stables hereby permitted, the existing stables shown as being demolished (on the approved site plan) shall be removed from the site and the area tided.

Reason: To ensure there is not a proliferation of buildings on the site in the interests of maintaining the quality of the environment, in accordance with policy CP11 of the Core Strategy.

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. This development has the potential to impact Great crested newts, a European protected species, as there are ponds and suitable habitat within 500m of the development. If Great crested newts are discovered during development, all works must cease until advice has been sought from Natural England, as failure to do so could result in prosecutable offences being committed.

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: 03/03/26

REMEMBER - The earliest date for a decision on this application is: **2 March 2026**