

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 10 March 2025

Application Number: 250055

Location: Ocean Sports Therapy, The Old Sheephouse, Dunt Avenue, Hurst, Wokingham, RG10 0SY

Proposal: Application to vary condition 3 and 6 of planning consent 39571 for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6 (retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. [Condition 1 is removed]

2. [Condition 2 is removed]

3. [Condition 3 now reads]

The use of the building hereby permitted shall be limited to the use defined in Class E(e) and (g) (i), (ii) and (iii) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: An alternative use of the building in this location may not be acceptable in the interests of the countryside, amenities, character of the area and highway safety.

Relevant Policies: Core Strategy Policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan Policies CC01 & CC07.

4. [Condition 4 is removed]

5. [Condition 5 remains the same]

6. [Condition 6 now reads]

The vehicle parking spaces as shown on drawing MLP/02 shall be retained for this purpose at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

All other conditions of planning permission 39571 apply to this planning permission, viz:

1. See above.

Reason: See above.

2. See above.

Reason: See above.

3. See above.

Reason: See above.

4. See above.

Reason: See above.

5. No external lighting of an type shall be provided without the prior written permission of the Local Planning Authority.

Reason: In the interests of amenity. Relevant Policies: CP1 & CP3 of the Core Strategy.

6. See above.

Reason: See above.

BJC

Recommendation and conditions/reasons agreed:

Date: 06.03.25

REMEMBER - The earliest date for a decision on this application is: **5 February 2025**