

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251040
Site Address:	Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH
Expiry Date:	29 July 2025
Site Visit Date:	3 June 2025
Proposal: Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re- cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a filtration system.	

PLANNING CONSTRAINTS/STATUS

Conservation Area
Bat Roost Habitat Suitability
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone – Amber
Green Belt
Ground Water Zones
Radon Affected Area
Within 8m of River Thames
Landscape Character Assessment
Complete PRow
SSSI Impact Risk Zones
Main Rivers DRN Consultation Zone
Historic Flooding Points Consultation Zone
Flood Zone 3

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP12 – Green Belt
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk

	CC10 – Sustainable Drainage TB01 – Development within the Green Belt TB21 – Landscape Character TB22 – Sites of Urban Landscape Value TB23 – Biodiversity and Development TB24 – Designated Heritage Assets
Joint Minerals and Waste Plan (JMWP)	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM6 - Green Belt DM7 - Conserving the Historic Environment DM10 - Flood Risk DM11 - Water Resources DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS5 – Development in the countryside SS6 – Development in the Green Belt CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage FD3 – River corridors and watercourses NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design NE6 – Valued landscapes NE7 – Sites of Urban Landscape Value DH1 – Place making and quality design DH5 – The historic environment HC5 – Environmental protection HC9 – Contaminated land and water
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Wargrave Parish Design Statement

PLANNING HISTORY

Application No.	Description	Decision & Date
07107	Storage and repairs... repair to existing roof and walls replacing corrugated iron wall with brick	Approved 11/11/1977
130005	Proposed excavation of 123m x 9.15m area and installation of new fixed jetties to create 17 additional moorings	Approved 15/01/2014

181450	Full application for the proposed change of use of ground and first floor marina building along with outdoor seating and parking areas to a mixed use as marina and cafe.	Approved 11/09/2018
190430	Application for submission of details to comply with the following conditions of planning consent 181450 (Dated 11/09/2018) 3. Accessibility details 4. Cycle parking details 5. Waste storage details	Approved 19/03/2019
191092	Advertisement consent application for 1no. non-illuminated fascia sign, 1no. non-illuminated projecting sign, and 2no. non-illuminated oak framed blackboard A-boards.	Approved 12/07/2019
210538	Full application for the proposed erection of a marquee on a temporary basis for 6 months each year (1st October to 31st March) for storage and repair of boats. (Retrospective)	Approved 27/04/2021

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection
WBC Drainage – Request further information prior to determination. *Officer comments: This will be discussed within the main report.*
WBC Landscape and Trees – No objection subject to informative.
WBC Public Rights Of Way – No comments received
WBC Built Heritage Officer – No objection
WBC Ecology – No objection

External

South Oxfordshire District Council – No comments received
The Environment Agency – No objection

REPRESENTATIONS

Parish/Town Council	No objections
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is located adjacent to the River Thames, in close proximity to the settlement of Wargrave, which is located just to the south of the site. To the east of the site is Hennerton Backwater, and to the north-west of the site is Lower Shiplake. The site is located within the Wargrave Conservation Area and within land designated as Countryside.

Description of Development:

This application seeks permission for various improvement works at Willow Marina, this includes the installation of solar panels; resurfacing of existing hardstanding; external re-cladding of existing buildings; replacement of wall and roof sheeting; and installation of new uPVC and aluminium windows and doors. Plus, the installation of a filtration system.

The sewage treatment plant no longer forms part of the works proposed under this application.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Development within the Green Belt and Countryside:

The application site is located within designated Green Belt and outside of settlement limits in the open Countryside. The government attaches great importance to Green Belts with national policies for the protection of Green Belt land covered by Chapter 13 of the NPPF. Paragraph 142 of the NPPF states that, "The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence". Paragraph 143 of the NPPF states that the Green Belt serves 5 purposes, the one most relevant to this proposal is, "(c) to assist in safeguarding the countryside from encroachment".

Paragraph 153 of the NPPF states that, "Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances." When considering any planning application, LPAs must ensure that substantial weight is given to any harm to the Green Belt, including harm to its openness. Paragraph 153 further states that, "Very special circumstances will not exist unless the potential harm to the Green Belt by reason of its inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations."

Paragraph 154 of the NPPF states that development in the Green Belt is inappropriate unless one of eight exceptions applies. In this case, the most relevant exception is "c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building".

This application is seeking permission to repair and upgrade the existing buildings on site. There would be no additions to the buildings that would increase their size. Therefore, the proposal demonstrates that it complies with exception 'c)' of Paragraph 154 of the NPPF and this means that the development can be considered as not inappropriate. Additionally, the proposal would not limit the Green Belt's ability to serve the 5 purposes laid out within Paragraph 143 of the NPPF, and in particular there would be no risk to the countryside from encroachment.

Overall, the application poses no harm to the countryside setting and the proposal therefore complies with Policy CP11 of the Core Strategy.

Character of the Area:

This proposal is merely upgrading and repairing the existing buildings on site. The proposed re-cladding, replacement walls and roofs, and new windows and doors will improve the existing quality of buildings on site, and this will be of benefit to the character of the area. The installation of solar panels would not detrimentally impact upon the character of the conservation area. Additionally, the proposed re-surfacing poses no harm to the character of the area. Lastly, it is noted that the proposed filtration system is located inside Shed 2, and therefore the filtration system poses no harm to the character of the area.

Neighbouring Amenity:

The proposed works are not increasing the size or significantly altering the elevations of any of the buildings on site and therefore there are no concerns on neighbouring amenity grounds relating to overlooking, overbearing or loss of light concerns.

Flooding and Drainage:

The Council's Flood Risk & Drainage Officer requested further information on whether the new sewage treatment plant would add discharge into the watercourse. However, this element of the proposal has since been removed from this application, and it is not deemed necessary to pursue this information. With regards to the rest of the works proposed, the Flood Risk & Drainage Officer has stated that they have no objection to the principle of the renovation works and they have no objection to the resurfacing.

Landscape and Trees:

The Council's Landscape and Trees Officer has commented on this application and requested further information with regards to the resurfacing works. It was confirmed that the resurfacing works would be atop the existing, with no excavation works required, and that no gravel areas (including specifically North of Shed 1) would be affected. This satisfied the Landscape and Trees Officer, hence they have just requested an informative be attached to the decision reminding the applicant that the trees are in a Conservation Area and therefore they have a certain degree of protection.

Ecology:

The Council's Ecology Officer is satisfied that the application has been supported by a sufficient ecological survey allowing the LPA to consider the impact of the proposal on protected species. The Ecology Officer has confirmed that the proposed development is unlikely to cause harm to protected species or habitats.

Conclusion:

For the reasons stated above, the proposal is acceptable in local plan policy terms and therefore is recommended for approval.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences,

issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approve
Date:	17 September 2025
Earliest date for decision:	29 July 2025

Recommendation agreed by: (Authorised Officer)	
Date:	18 September 2025

PLANNING CONSTRAINTS/STATUS

Insert where relevant