

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 April 2025

Application Number: 243180

Location: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY

Proposal: Full application for the proposed temporary siting of marquee and use of paddock for temporary event parking from 15th March to 15th August in any calendar year.

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:

- 2313.01 PL01 Rev.A (received 31/03/2025)
- 2313.01 PL02 Rev.A (received 31/03/2025)
- 2313.01 PL03 Rev.C (received 31/03/2025)
- 2313.01 PL04 Rev.C (received 31/03/2025)

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.

3. The development hereby permitted shall only be used by Just Around The Corner (JAC) Ltd and relates solely to the hosting of community events run by Just Around The Corner (JAC) Ltd, and there shall be no commercial activity or trading carried out on the site.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case, being the community benefit arising from the use proposed and the particular needs of the charity for suitable operating premises, and in the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 & CP3 & CP11 and Managing Development Delivery Plan Policies CC01, CC03 and TB21.

4. Within the following month in any calendar year of the expiry of the period hereby approved, the paddock (as shown on plans numbered 2313.01 PL01 Rev.A &

2313.01 PL02 Rev.A) shall be restored to its former condition and use for equestrian purposes.

Reason: To safeguard the Countryside. Relevant policy: Core Strategy policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan policies CC03 & TB21.

5. The use of the marquee and parking area hereby approved shall not operate other than between the hours of 09:00 – 22:00 Mondays to Sundays and shall not operate at all on or Bank or National Holidays. Vehicles parked on site associated with the marquee's use shall depart the site no later than 23:00.

Reason: To safeguard the Countryside and residential amenities. Relevant policy: Core Strategy policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan policies CC03, CC06 & TB21.

Informatives

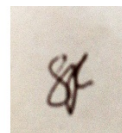
1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

2. 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 neighbour amenity;

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.



Recommendation and conditions/reasons agreed:

Date: 17.4.25

REMEMBER - The earliest date for a decision on this application is: **14 April 2025**