

PD DEMOLITION
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 January 2025

Application Number: 243191

Location: Walnut Tree Farm, Benham Lane, Riseley, Wokingham, RG7 1RY

Proposal: Prior approval submission for demolition of 1 no. open sided barn and 2 no. sheds.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale - The development hereby permitted shall be carried out within a period of 5 years from the date of this permission.

Reason: In pursuance of Schedule 2, Part 11, Class B of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

2. No [noisy] demolition shall take place outside the hours at 08:00 and 18:00 Monday to Friday; 08:00 and 13:00 Saturday and not at all on Sundays and Public Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the demolition period.

Informatives

1. This decision solely represents the determination of the Local Planning Authority under Schedule 2, Part 11, Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) as to whether it's Prior Approval is required in respect of demolition. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.

2. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed. All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

HMM

Recommendation and conditions/reasons agreed:

Date: 14 January 2025

REMEMBER - The earliest date for a decision on this application is: **10 January 2025**