

Date:
Application: 250947



WOKINGHAM
BOROUGH COUNCIL

Mr David Williams
Avison Young
St Catherines Court
Berkley Place
Clifton, Bristol
BS81BQ

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240847**

Application Number: 250947

Applicant Name: Outland

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Proposal: Application for submission of details to comply with the following condition of planning consent 240847 dated 13/09/2024. Condition 3. Visibility Splays. 4. Construction Method Statement. 7. Protection of Trees.

This application relates to the discharge of conditions 3, 4 and 7 of planning Permission 240847 dated 15 September 2025.

Condition 3 states:

Visibility Splays - Prior to commencement of the development, details of the proposed vehicular accesses on to Kentons Lane to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority. The accesses shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience in accordance with Core Strategy policies CP3 & CP6.

Condition 4 states:

Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement

shall be adhered to throughout the construction period. The Statement shall provide for: i) the parking of vehicles of site operatives and visitors, ii) loading and unloading of plant and materials, iii) storage of plant and materials used in constructing the development, iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate, v) wheel washing facilities, vi) measures to control the emission of dust and dirt during construction, vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

*Reason: In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.*

Condition 7 states:

Protection of trees in relation to wall- a) No development shall commence in relation to the garden wall (including conservation or repair works) until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site (in relation to works to the garden wall) in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place with regards the garden wall shall be carried out except in complete accordance with the updated details as so-approved (hereinafter referred to as the Approved Scheme). b) No operations shall commence on site in connection with the garden wall (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site. c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the garden wall which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence . This is because the submitted tree protection plan is inadequate in terms of its protection of trees surrounding the garden wall.

The submitted documents comprise:

- Application Form
- Cover Letter dated 11 April 2025
- Drawing 2240267-EWP-08-EX-DR-H-1100 P01 Proposed Kerbs & Visibility Splays
- Tree Protection Plan Conway_Park_Rev2.0 08 April 2025 x8

- Construction Management Plan by Beau Bespoke P.04 31.03.25 Minor amendments.
- Tree report P 080.100 v3a Conway Park Consolidated tree report date 9 April 2025 by Jonathan Hazell

Consultations have been undertaken with WBC Highways, WBC Trees & Landscape and The Gardens Trust. Objections were raised and/or additional information was requested by all.

- The Landscape Officer comments were sent to the Agent on 15.5.2025
- The Gardens Trust comments were sent to the Agent on 5.6.2025
- The Highways comments were not sent to the Agent as they repeat the the CMS comments on applications across the wider site which the Agent received on 13.5.2025 and the landscape comments on visibility splays.

No revised documents have been received to date.

Conditions 3, 4 and 7 are not discharged in accordance with the submitted details.

Yours sincerely,
Development Management & Compliance

Authorised by: 