

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 September 2024

Application Number: 242002

Location: The Greyhound Inn, High Street, Wargrave, Wokingham, RG10 8BU

Proposal: Application to vary condition 2 of planning consent 223795 for the proposed change of use of the existing building to a flexible use within Classes E, C1 and sui generis (drinking establishment) with changes to fenestration, demolition of a single storey structure and provision of an awning, plus partial demolition and conversion of the existing outbuilding including erection of a part two storey part first floor extension to create a two storey outbuilding for a flexible use within Classes E, F1 and F2; associated landscaping, addition of 2 no. Air Source Heat Pumps, parking alterations, removal of old access and provision of new access off School Lane with a dropped kerb. Condition 2 refers to the approved details and the variation is to amend the front and rear rooflights in the outbuilding.

Recommendation: Approve

Conditions and/or Reasons

Condition 2 now reads:

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 0011 P05
- 0012 P03
- 0013 P04
- 0014 P01
- 0015 P04
- 0016 P01
- 0017 P01
- 0018 P01
- 0019 P01

received by the local planning authority on 21/12/2022, 21/02/2023, 25/05/2023 & 04/08/2024. 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.

All other conditions of planning permission 223795 apply to this planning permission, viz:

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of the original 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).

3. External materials - The materials to be used in the construction of the development hereby permitted are to be as specified on the approved drawings and application form, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan Policy TB24.

4. Prior to the occupation of the development, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes and spacing of shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03, TB21 and TB24.

5. Obscure glazing - The rooflights in the northern elevation of the outbuilding hereby permitted shall be fitted with obscured glass and shall be permanently so-retained. The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the finished floor level of the room in which the window is installed and shall be permanently so-retained.

Reason: To safeguard the residential amenities of neighbouring properties. Relevant policy: Core Strategy policy CP3.

6. Prior to the installation of the Air Source Heat Pumps, a Noise Impact Assessment shall be submitted to and approved in writing by the local planning authority. The report shall specify all nearby noise sensitive receptors and the provisions to be made for the control of noise emanating from the plant to be installed as part of the development. The approved scheme shall then be fully implemented prior to the occupation of the building(s).

Reason: To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

7. Hours of work - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason: To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

8. Prior to the occupation of the development, the details of the hours of operation of the premises shall be submitted and approved in writing by the Local Planning Authority. This shall include details of the operating hours for the Use Classes hereby permitted (Use Classes C1, E, F1, F2 & Sui Generis) and the buildings/land that they relate to. The development shall be operated in accordance with the approved details, unless minor variations are approved in writing by the Local Planning Authority.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

9. Protection of trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement by PJC Consultancy Ltd dated 7th February 2023 and associated Tree Protection Plan (PJC/6236/23/C) (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (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 site 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. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

10. Parking and turning space to be provided - The development hereby permitted shall be occupied or used until the vehicle parking and turning space has been provided in accordance with the approved plans. The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the

parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

11. Visibility splay provision - Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 0014 received by the Local Planning Authority on 06/06/2023. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

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

12. Access surfacing - The development shall not be occupied until the vehicular access hereby permitted has been surfaced with a permeable and bonded material across the entire width of the access. Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

13. Cycle parking to be provided - The development shall not be occupied until secure and covered parking for cycles has been provided in accordance with the approved drawing(s)/details. The cycle parking/ storage shall be permanently so-retained for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

14. Access to be stopped up - The existing vehicular access to the site shall be stopped up and abandoned, and the footway and/or verge crossings shall be re-instated within one month of the completion of the new access(es) in accordance with details to be submitted to and approved in writing by the local planning authority.

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

Recommendation and conditions/reasons agreed: *MC*

Date: 18.09.2024

REMEMBER - The earliest date for a decision on this application is: **5 September 2024**