

Statement of Community Involvement

28.07.26

The Jolly Farmer Inn, Davis Street, Hurst, Wokingham, RG10 0TH

Introduction

This Statement of Community Involvement accompanies the planning application for the extension of the existing public house car park together with timber post and rail fencing and associated landscaping works.

The proposal represents a resubmission of planning permission previously approved by Wokingham Borough Council under application reference 231002. The earlier permission has since lapsed through the passage of time, however the proposed development remains materially unchanged.

Previous Consultation

The previous planning application was subject to the statutory consultation undertaken by Wokingham Borough Council, allowing local residents, consultees and interested parties the opportunity to comment on the proposal prior to determination.

Following consideration of all material planning matters, planning permission was granted by Wokingham Borough Council on 13th July 2023.

Community Engagement

Given that the current proposal is materially identical to the previously approved scheme, no formal pre-application public consultation has been undertaken.

The applicant considers that further consultation prior to submission would not be proportionate, as:

- the principle of the development has already been accepted by the Local Planning Authority;
- no material changes have been made to the approved proposal;
- the application does not introduce any new operational use or intensification of use;
- the development remains ancillary to the existing public house.

Ongoing Engagement

The applicant remains committed to engaging positively with Wokingham Borough Council throughout the determination process and will respond promptly to any requests for further information.

Any comments received during the Council's statutory consultation period will be carefully considered and, where appropriate, addressed.

Conclusion

This application seeks to renew a previously approved planning permission that has lapsed solely through the passage of time.

As the proposal is materially unchanged from that previously approved, the applicant considers that the level of community engagement undertaken is proportionate to the scale and nature of the development.

The applicant respectfully requests that the application be determined on its planning merits, taking into account the previous approval and the absence of any material changes in planning circumstances.