

PLANNING STATEMENT

28.07.26

Full Planning Application

Extension to Existing Public House Car Park including Post and Rail Fencing and Landscaping Works

The Jolly Farmer Inn
Davis Street
Hurst
Wokingham
RG10 0TH

Prepared on behalf of Greene King Ltd

1. Introduction

This Planning Statement has been prepared in support of a Full Planning Application for the extension of the existing customer car park at The Jolly Farmer Inn, Davis Street, Hurst.

The proposal seeks planning permission for:

Extension of the existing public house car park together with the erection of timber post and rail fencing and associated landscaping works.

This application is effectively a resubmission of planning permission reference 231002, approved by Wokingham Borough Council on 13th July 2023, which has subsequently lapsed due to the expiry of the statutory three-year commencement period. The previously approved development comprised the same extension to the existing car park, timber post and rail fencing and landscaping works.

The current application does not seek any material alteration to the previously approved development and therefore provides the Local Planning Authority with the opportunity to renew a proposal that has already been accepted as being appropriate in planning terms.

2. Site Description

The application site forms part of The Jolly Farmer Public House, an established rural public house located on Davis Street within Hurst.

The public house occupies a generous plot with an existing customer car park positioned adjacent to the building. The surrounding area comprises open countryside interspersed with rural residential properties and agricultural land, reflecting the established rural character of this part of Wokingham Borough.

The application relates solely to land within the ownership of Greene King and immediately adjoining the existing parking area.

3. Planning History

The planning history is a significant material consideration.

Planning permission 231002 was granted by Wokingham Borough Council on 13th July 2023 for:

"Full application for the extension of the existing pub car park including the erection of post and rail fencing and landscaping works."

The permission was subject to four straightforward conditions covering:

- commencement within three years;
- approved drawings;
- timber post and rail fencing with natural finish; and
- restriction that the additional parking remains ancillary to the public house.

No technical objections prevented the grant of planning permission.

Unfortunately, owing to operational and commercial programming, the development was not commenced before the permission expired.

Accordingly, this application seeks to renew the previously approved development.

The principle of the development has therefore already been accepted by the Local Planning Authority.

4. Proposed Development

The proposal comprises:

- extension of the existing customer car park;
- timber post and rail boundary fencing;
- reinstatement of grass verges;
- removal of surplus stone chippings outside the revised parking area;
- regrading and rotavation of disturbed land;
- sowing of native wildflower seed; and
- associated landscaping works.

The submitted drawing illustrates that the proposal remains modest in scale and follows the approved layout, including the timber post and rail fencing and landscape reinstatement works.

The proposal remains entirely ancillary to the existing public house operation.

5. Planning Policy Context

National Planning Policy Framework (NPPF)

The current National Planning Policy Framework establishes a presumption in favour of sustainable development.

The proposal accords with the objectives of the Framework, particularly those relating to:

- supporting sustainable rural businesses;
- supporting the rural economy;
- making effective use of previously developed operational land;
- promoting good design;
- protecting landscape character whilst enabling appropriate rural development.

Paragraphs relating to rural economic growth recognise that planning decisions should enable the sustainable growth and expansion of existing rural businesses, including visitor and leisure uses such as public houses.

The Jolly Farmer is an established rural public house serving the surrounding community and visitors.

Providing adequate customer parking directly supports the continued viability of the business without altering its use or character.

Wokingham Borough Development Plan

The proposal is considered against the adopted Development Plan, including:

Core Strategy

- CP1 – Sustainable Development
- CP3 – General Principles for Development
- CP11 – Transport

Managing Development Delivery Local Plan

- CC01 – Sustainable Development
- CC03 – Green Infrastructure, Trees and Landscaping

These are the same principal policies referenced within the previous planning permission.

6. Planning Assessment

Principle of Development

The principle of extending the existing ancillary car park has already been accepted by Wokingham Borough Council through the previous grant of planning permission.

No material changes have occurred to either:

- the physical characteristics of the site;
- the surrounding land uses;
- the nature of the proposal; or
- planning policy,

that would lead to a different planning conclusion.

The proposal continues to represent sustainable development supporting an existing rural business.

Design and Character

The proposal has been carefully designed to remain sympathetic to its rural surroundings.

The extension follows the existing parking arrangement and introduces only a modest increase in hardstanding.

Importantly, the boundary treatment comprises traditional timber post and rail fencing finished naturally, which reflects rural agricultural boundary treatments and avoids introducing suburban features into the countryside.

The Council previously accepted this approach through the earlier planning permission.

The development therefore preserves the rural character of the locality.

Landscape Impact

Landscape impacts are minimal.

The proposal includes:

- reinstated grass verges;
- wildflower seeding;
- natural timber fencing;
- retention of existing landscape features wherever possible.

These measures soften the appearance of the parking extension and ensure it integrates successfully into the surrounding landscape.

The proposed wildflower reinstatement represents an enhancement over the existing disturbed areas.

Highway Considerations

The proposal does not create a new use.

Instead, it improves parking provision for an established public house.

Additional parking assists in:

- reducing informal parking;
- improving circulation;
- reducing pressure upon nearby verges;
- improving customer safety.

The proposal therefore provides operational improvements without materially increasing traffic generation.

Residential Amenity

No residential properties will experience unacceptable impacts.

The proposal does not introduce:

- new buildings;
- increased building height;
- overlooking;
- loss of privacy;
- overshadowing.

The use remains unchanged.

Consequently, neighbouring residential amenity will be preserved.

Trees, Ecology and Landscaping

The proposal has been designed to retain the site's landscape setting.

Boundary fencing is deliberately lightweight and visually permeable.

The landscape proposals include reinstatement of disturbed ground together with native wildflower seeding, providing ecological enhancement compared with the existing condition.

Overall the proposal delivers a positive landscape outcome.

Rural Economy

The NPPF places considerable emphasis upon supporting rural businesses.

Public houses remain important community assets and contribute significantly towards rural communities.

Providing sufficient customer parking enables the public house to continue operating effectively whilst reducing parking pressures elsewhere around the site.

The proposal therefore supports the continued viability of an established rural business in accordance with national planning objectives.

7. Material Planning Considerations

This application should be viewed in the context that:

- planning permission has already been granted for precisely the same form of development;
- the previous approval established that the proposal is acceptable in principle;
- the current proposal introduces no material increase in planning impacts;
- the proposal remains ancillary to the existing public house;
- the previously imposed planning conditions can readily be re-applied.

There have been no material planning changes that would justify reaching a different planning conclusion.

8. Planning Balance

The proposal provides a number of clear planning benefits, including:

- supporting an established rural public house;
- improving customer parking arrangements;
- reducing informal parking;
- enhancing operational efficiency;
- providing appropriate rural boundary treatment;
- reinstating grassed areas;
- introducing wildflower planting;
- supporting the rural economy.

Against these benefits there are no significant adverse planning impacts.

The proposal therefore represents sustainable development.

9. Conclusion

This application seeks permission for the extension of the existing customer car park together with timber post and rail fencing and associated landscaping works at The Jolly Farmer Inn.

The proposal is materially unchanged from that previously approved by Wokingham Borough Council under planning permission 231002, which has now lapsed through the passage of time.

The principle of development has therefore already been accepted.

The proposal:

- supports the ongoing operation of an established rural public house;
- preserves the character and appearance of the surrounding countryside;
- introduces appropriate rural boundary treatment;
- provides landscape enhancements;
- accords with the objectives of the National Planning Policy Framework;
- complies with Core Strategy Policies CP1, CP3 and CP11, together with Managing Development Delivery Policies CC01 and CC03.

For these reasons, it is respectfully concluded that the proposal constitutes sustainable development and planning permission is respectfully requested.