

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 April 2026

Application Number: 260418

Location: Berks County Sports Club, Sonning Lane, Sonning, Wokingham, RG4 6ST

Proposal: Full application for the proposed siting a pre-fabricated converted container on hardstanding to form a refreshment hut.

Recommendation: Approve

Conditions and/or Reasons

1. Time limit

The development hereby permitted shall be begun before the expiration of three years from the date of this 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).

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered/titled:

Location Plan

Proposed Site Plan (Drawing No.01)

Site and Container Plan (Drawing No.02)

Refreshment Hut Slab Elevations & Cross Sections (Drawing No.03)

Container Floor Plans & Elevations (Drawing No.04)

Refreshment Hut Soakaway Elevations (Drawing No.05)

received by the local planning authority on 17th February 2026.

The development shall be carried out in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External Material

The materials to be used in the construction of the external surfaces of the streetlights hereby permitted shall match those upon the approved plans, 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.*

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

BJC

Recommendation and conditions/reasons agreed:

Date: 27.03.26

REMEMBER - The earliest date for a decision on this application is: **13 March 2026**