

Date: 11 August 2026
Application: 261708



WOKINGHAM
BOROUGH COUNCIL

WBC Ecology

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Ecology,

Full Planning Approval Consultation

Application Number: 261708

Applicant: Ms Kate Malhoney

Site Address: New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA

Parish: Finchampstead

Grid Reference: Easting - 476303, Northing - 162783

Type of Development: Minor All other developments

Proposal: Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261708. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **1 September 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Cath Holwill		
Service	WBC Ecology	App No:	261708
Address:	New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA.		
Proposal:	Full application for a temporary change of use of land for the erection of a tent/marquee to facilitate commercial use for 6 months annually. (Part retrospective)		
Type of Development:	Minor All other developments		
Site Visit Made:	/No		

Summary Of Recommendations

- ☐ No comment
Yes No objection
☐ No objection subject to conditions (and reasons) **stated below**
☐ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The application site is located within the grounds of the New Mill restaurant (currently closed) and is located close to the River Long.

This application is for temporary erection of a marquee tent to be in place for 6 months a year. The marquee will be used as part of a well being home holistic healing business (yoga crystal workshops etc). The covering letter states that the marquee will be used for evening and weekend use up until 10pm and the venue will not be used for events such as weddings and that there are no services i.e. water, electric on site. Furthermore, it will be used “normally for groups no larger than 20 people”

This application is part retrospective given that photos in the report show a tent already in place.

Biodiversity Net Gain (BNG)

The application form states the proposals would be exempt from mandatory BNG as they are de minimis and as being a “Temporary non-intensive development “. As the application is part retrospective under Section 73A then mandatory BNG does not apply and therefore no further BNG information is required

Conditions & Reasons (if required)

Date:	8/9/2026	Signed:	C HOLWILL
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