

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



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 26 August 2026

Application Number: 261551

Location: St Bartholomews Church, Church Lane, Reading, RG2 9JA

Proposal: Application to vary Conditions 2 and 9 of planning permission 230594 dated 17/06/2024 for Full application for the formalisation of existing parking area to provide 24 parking bays in association with St Bartholomew's Church. The variation seeks to amend the approved plans and arboricultural information following the removal of two Poplar trees by the electricity board, including replacement of Proposed Site Layout Rev E with Rev F, replacement Tree Protection Plans and replacement Arboricultural Method Statement.

Recommendation: Approve

Conditions and/or Reasons

2. Approved Plans/ Details

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

23-P057-01 Rev F – Proposed Site Layout

Drawing: Tree Protection Plan Phase 1 Rev E

Drawing: Tree Protection Plan Phase 2 Rev E

Arboricultural Method Statement Rev C, prepared by Merewood Arboricultural Consultancy Services, dated 26/05/26

Received 1st July 2026

Drawing: Arboricultural Impact Assessment Rev D

Received 31st May 2024

Ecology Survey letter (AA Environmental Ltd ref 223378/ARB, dated 9 December 2022 Received 22nd February 2024

Technical Note: Tree Assessment (AA Environmental Ltd, Ref 223378, February 2024) Received 12th February 2024

24.17 – 001 – Swept Path Plots – Car

23-P057-06 – Proposed Cycle Store Floor Plan & Elevations

Received 15th March 2024

23-P057-05 – Proposed Entrance Gates

23-P057-03 – Proposed Street Scene

Received 22nd August 2023

23-P057-02 – Location Plan

Received 9th March 2023

Reason: To ensure the development complies with the details submitted.

9. Arboricultural Information

Protective measures, including fencing, ground protection, supervision and working procedures shall be carried out in accordance with the approved Arboricultural Report and Method Statement / Tree Protection Plan prepared Merewood Arboricultural Consultancy Services, dated 26/05/26. Any deviation from the works prescribed or methods agreed in the report will require prior written approval from the Local Planning Authority.

Reason: In order to ensure that reasonable measures are taken to safeguard trees in the interests of local amenity and the enhancement of the development itself in accordance with Policy CP3 of the Core Strategy and CC03 of the MDD.

All other conditions of planning permission 230594 apply to this planning permission, viz:

1. Time Limit

The development hereby permitted shall be begun before 17 June 2027.

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 Plans

See above.

Reason: See above.

3. Car Park Surfacing

No development shall commence until details of the proposed surfacing of the car park hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The proposed surfacing shall demonstrate permeability. The surfacing shall thereafter be installed and retained in accordance with the approved details.

Reason: To prevent surface water flooding and to ensure sensitive surfacing materials are selected for this countryside location in accordance with CP11 of the Core Strategy and CC10 of the MDD.

4. Vehicle Parking

Prior to first use of the development hereby permitted, the vehicle parking spaces shall be provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

5. Cycle Parking

Prior to first use of the development, the secure and covered parking for cycles shall have 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.

6. Visibility splays to be maintained

Prior to first use of the development hereby permitted, the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 23-P057-01 Rev E – Proposed Site Layout. 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.

7. Soft Landscaping

Prior to the commencement 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, spacing and numbers of trees/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 and TB21.

8. Retention of trees

No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the local planning authority. If within a period of five years from the date of the planting of any tree that tree, or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, another tree of the same species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

9. Arboricultural Information

See above.

Reason: See above.

10. Biodiversity Enhancements

The development shall be carried out in full accordance with the Conclusions and Recommendations and biodiversity enhancements given in pages 7 and 8 of the Ecology Survey letter (AA Environmental Ltd ref 223378/ARB 9 December 2022) and pages 3 and 4 of the Technical Note: Tree Assessment (AA Environmental Ltd,

Ref 223378, February 2024). A toolbox talk for reptiles, amphibians and bats should be given by a competent Ecologist prior to any clearance of vegetation, site set-up or commencement of works on site.

Reason: To ensure that biodiversity, protected and priority species are not adversely affected by the proposals. Relevant policy: Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

11. Bat and Bird Boxes

Prior to the first use of the development hereby permitted, specifications of biodiversity enhancements, to include bird and bat boxes on and around the trees which have previously been agreed by the Project Ecologist, shall be submitted to and approved in writing by the Council. The biodiversity enhancements shall thereafter be installed as approved and maintained for the lifetime of the development.

Reason: To incorporate biodiversity in and around developments in accordance with section 15 of the NPPF. Relevant Policy Core Strategy policies CP3 and CP7 and Managing Development Delivery Local Plan policy TB23.

12. External Lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re enacting that Order with or without modification), no external lighting shall be installed within the car park hereby approved without prior written approval of the Local Planning Authority through a planning application made for that purpose.

Reason: In the interests of neighbouring amenity and the surrounding countryside in accordance with CP3 and CP11 of the Core Strategy.

Informatives

1. The development accords with the policies contained within the adopted / development plan and there are no material considerations that warrant a different decision being taken.

2. The applicant is reminded that this approval is granted subject to conditions which must be complied with prior to the development starting on site. Commencement of the development without complying with the pre-commencement requirements may be outside the terms of this permission and liable to enforcement action. The information required should be formally submitted to the Council for consideration with the relevant fee. Once the details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

4. 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.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 04/08/26

REMEMBER - The earliest date for a decision on this application is: **27 July 2026**