

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**Expiry Date:** 19 May 2026

**Application Number:** 260394

**Location:** Billingbear Park Golf Course, The Straight Mile, Wokingham, RG40 5SJ

**Proposal:** Full application for phased leisure development comprising the erection of padel tennis courts and pickleball courts, formation of an outdoor putting course, erection of a simulator building, and erection of an extension to the existing clubhouse following demolition of the existing marquee, with associated alterations to car parking, access/paths, external lighting, and hard and soft landscaping.

**Recommendation:** Approve

## **Conditions and/or Reasons**

### **1. Timescale**

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**

The development hereby permitted shall be carried out in accordance with the following approved plan, insofar as they relate to land within Wokingham Borough only:

This permission is in respect of the submitted Site Plan numbered PL 100 02 received by the local planning authority on 16th February 2026. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

*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. Construction Method Statement**

No development approved by the Royal Borough of Windsor and Maidenhead under planning permission ref. 26/00128 shall commence until a Construction Method Statement has been submitted to, and approved in writing by, Wokingham Borough Council insofar as it relates to construction traffic and associated impacts affecting land and the highway network within Wokingham Borough.

The approved Statement shall thereafter be adhered to throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works

*Reason: In the interests of highway safety & convenience and neighbour amenities.*

*Relevant policy: Core Strategy policies CP3 & CP6.*

Recommendation and conditions/reasons agreed:



Date: 12/05/26

**REMEMBER** - The earliest date for a decision on this application is: **2 April 2026**