

PN CLASS Q AGRI TO RESI **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 16 May 2025

Application Number: 250404

Location: Manor Farm, Longwater Road, Finchampstead, Berkshire

Proposal: Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).

Recommendation: Prior Approval Approval

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

This permission is in respect of the submitted application plans and drawings numbered 2411055-TK01, 2411055-TK02, 2411055-TK03, 2411055-TK04, 2411055-TK05, 2411055-TK06, 2411055-TK07, 2411055-TK08, 2411055-01, 2411055-02, 001A, 007A, 008A, 009A, 010A, 011A, 012A, 013B and 014A received by the local planning authority on 20/02/2025, 13/03/2025, 01/04/2025 and 08/05/2025. 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. The development shall be carried out in accordance with the recommendations set out in the GeoSmart Phase 1 Contaminated Land Assessment (Ref: 83754R1) dated January 2025. The Phase 2 and asbestos surveys must be carried out prior to commencement of development. If land contamination is found at any time during site clearance, groundwork and construction, the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

4. Prior to the commencement of the development hereby permitted, details of secure and covered bicycle storage for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be implemented in accordance with the approved details before occupation of the development hereby permitted, and shall be permanently retained and used for no other purpose.

Reason: 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.

5. Prior to commencement, details of the foul drainage system shall be submitted and approved in writing by the Local Planning Authority. The drainage system shall be implemented prior to the occupation of the development and so retained.

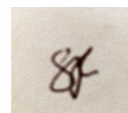
Reason: To ensure satisfactory provision is made for foul drainage. Relevant policy: NPPF Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Technical Guidance on the NPPF (Flood Risk), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

Informatives

1. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless an agreement is entered into under Section 106 of the Town & Country Planning Act 1990/S111 of the Local Government Act 1974 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to above. Accordingly, before you can proceed with the development it will be necessary for a. The owners of the land to enter into Section 106/Section 111 agreements in a form approved by the Council; and, b. To obtain the approval of the Council under the Habitats Regulations.

This decision solely represents the determination of the Local Planning Authority under Class Q of the Town and Country Planning (General Permitted Development) (as amended) Order 2015 as to whether it's Prior Approval is required in respect of the change of use. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.

Recommendation and conditions/reasons agreed:

A small, square, light-colored stamp or piece of paper with a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 15.5.25

REMEMBER - The earliest date for a decision on this application is: **7 April 2025**