

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 2 June 2025

Application Number: 250504

Location: Manor Farm, Eu Plants, Longwater Road,
Finchampstead, Wokingham, RG40 3TS

Proposal: Full application for the proposed erection of 32no.
polytunnels (retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered (RAC//10540/3) (RAC/10540/4)(RAC/10540/5) received by the local planning authority on 03/03/2025. The development shall be retained 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 retained in accordance with the application form and associated details hereby approved.

2. Landscaping

A scheme of landscaping (which includes species, planting sizes, spacing and numbers of trees/shrubs to be planted shall be submitted to and approved in writing by the local planning authority within three months from the date of this planning permission. This shall include screening along the northern boundary with Jubilee Road and The Ridges and native hedge (including evergreens) between the northern end of the polytunnels and the upper reaches of the slope.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the date the submitted details are approved in writing by the local planning authority.

Any trees or plants which, within a period of five years from the date of the planting (or within a period of 5 years of the date of this planning permission) 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 and to protect the character and public views of the countryside. Relevant policy: NPPF Section 15 and Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

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.

Recommendation and conditions/reasons agreed:

JMM

Date: 30 May 2025

REMEMBER - The earliest date for a decision on this application is: **3 April 2025**