

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 30 May 2025

Application Number: 242543

Location: 79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU

Proposal: Full application for the proposed change of use of the dwelling to small Children's care home (Use Class C2).

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 - This permission is in respect of the submitted application plans and drawings numbered (TI-BCH001-001), (TI-BCH001- 002), (TI-BCH001.004), (TI-BCH001.005), (TI-BCH001.006), (TI-BCH001- 007), received by the local planning authority on 07/10/2024. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with 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. No development shall commence on site until an End User Emergency Plan has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan shall include the measures outlined within the 'Emergency Shelter in Place and Evacuation Plan', which was submitted on 13/05/2025 in support of this application, in addition to further information of the 'twinning arrangement' for a similar children's care home as mentioned in section 7.3 of this document.

Upon first occupation or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupant should there be an incident at AWE Burghfield in

accordance with MDD Local Plan Policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

4. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been 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. The development hereby approved shall be carried out in accordance with the approved 'Staffing Rotas, Numbers, and Parking Plan for C2 Category Change of use', received by the Local Planning Authority on 07/10/2024.

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.

6. There shall be no more than four children registered as residing at the property at any one time.

Reason: In the interests of highway safety, to ensure a sufficient level of staff parking.

7. External Lighting - No external lighting shall be installed on the site or affixed to any building on the site without the prior written approval of the local planning authority.

Reason: In the interests of neighbouring amenity and highway safety. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy Policies CP1, CP3 and Managing Development Delivery Local Plan policy 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.

2. 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.

3. The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and the Condition above has been imposed to secure emergency plans to protect the wellbeing of construction workers, staff and the public in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Office for Nuclear Regulation (ONR), AWE Emergency Planning

Group led by West Berkshire are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

Recommendation and conditions/reasons agreed:



Date: 30/05/25

REMEMBER - The earliest date for a decision on this application is: **8 November 2024**