

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 August 2025

Application Number: 251312

Location: Finchampstead Sports Club, The Village, Finchampstead, Wokingham, RG40 4JU

Proposal: Full application for the proposed installation of an artificial wicket.

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 labelled Location Plan, Block Plan and total-play: Guide Proposal, Specification & Indicative Costs ECB Approved Non-Turf Cricket Match Pitch received by the local

planning authority on 03/06/25 & 17/06/25. 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. The materials to be used in the construction hereby permitted shall be in accordance with the total-play Guide Proposal, Specification & Indicative Costs ECB Approved Non-Turf Cricket Match Pitch report. Proposal No: AB5421123.

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 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.

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.

JMM

Recommendation and conditions/reasons agreed:

Date: 7 August 2025

REMEMBER - The earliest date for a decision on this application is: **8 July 2025**