

PN CLASS E TEMP FILM
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 14 February 2025

Application Number: 243097

Location: Land south of Oldhouse Farm Barn, Shinfield

Proposal: Prior approval submission for use of a backlot for external filming including temporary film sets (PN Class E) July 2025 until April 2026.

Recommendation: Approve

Conditions and/or Reasons

1. Any structure, works, plant or machinery provided under the permission must, as soon as practicable after the end of each filming period, be removed from the land.
Reason: To ensure the land within the application site returns to it's prior state, condition and use following 12 month filming period as stipulated within Class E (Part 4) of the GPDO as amended.

2. The land on which any development permitted by Class E has been carried out must, as soon as reasonably practicable after the end of the filming period, be reinstated to its condition before that development was carried out.
Reason: To ensure the land within the application site returns to it's prior state, condition and use following 12 month filming period as stipulated within Class E (Part 4) of the GPDO as amended.

3. *Construction and Remediation Plan - The construction and remediation of this site must follow the principles set out in the approved Construction Environmental Management Plan (CEMP) (Document Ref: Abley Letchford partnership Ltd, Reference A282-R015/F dated 23/01/2023) that was submitted with the application for the existing backlot (222906).*
Reason: To minimise the environmental impacts of construction and to protect residential amenity. Relevant policy CP1 and CP3.

4. *Within 1 month of the proposed operations at the site commencing, the applicant shall submit a statement to the Local Planning Authority confirming that the operations are being conducted in accordance with the principles set out in the Flood Risk Assessment (Document Ref: A282-R050 Rev A, dated 21st November 2024), including confirmation that ground levels have not been raised.*
Reason: Reason: To ensure the drainage system remains effective and does not increase flood risk during the temporary use of the site. This is in accordance with the National Planning Policy Framework (NPPF) and Wokingham Borough Council's Core Strategy Policy CP1.

5. The developer shall ensure that no built development or changes to ground levels occur within the 5% annual exceedance probability flood extent or the 1% annual exceedance probability flood extent plus 14% climate change allowance, as detailed in the approved Flood Risk Assessment (FRA). Any deviations from this condition must be approved in writing by the Local Planning Authority.

Reason: Reason: This condition is critical to ensure that the development does not exacerbate flood risk, either on-site or elsewhere, by adhering to the approved flood risk mitigation measures. It directly addresses the requirements of NPPF Paragraph 167 and Wokingham Borough Council's Core Strategy Policy CP1, which focus on reducing flood risk and ensuring that development does not increase the risk of flooding.

Informatives

1. The applicant / operator is advised that they should be mindful of neighbours for the use of the site and to keep noise to a minimum between 18:30 to 07:30. The applicant shall provide details of the site manager for the construction phase and the main point of contact for the use/operation of the site including their contact details.

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.

Recommendation and conditions/reasons agreed: Connor Corrigan

Date: 5th March 2025

REMEMBER - The earliest date for a decision on this application is: **4 January 2025**