

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 29 September 2026

Application Number: 260738

Location: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Proposal: Full application for the installation of a temporary prefabricated construction site office and gravel parking area for a period of three years. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered: PCY-SGCH-XX-XX-DR-CON-003 T1 Location & Site Plan ;PCY-SGCH-XX-XX-DR-CON-005 T2 Elevations ;PCY- SGCH-XX-XX-DR-CON-004 T3 Floorplans & roof Plan received by the local planning authority on 22 May 2026. The development shall be carried out in accordance with the approved details.

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.

2. Temporary use period

The use hereby permitted shall be discontinued and the land restored to its former condition on or before 28 September 2029 [3 years from the date of this decision].

Reason: To allow the local planning authority an opportunity to assess the effect of the use hereby permitted on the [INSERT] of the surrounding properties.

Relevant policy: Core Strategy policies CP1 and CP3.

3. Restoration - The temporary construction office building, gravel parking area, and all associated development hereby permitted shall be removed from the site on or before the earlier of:

(a) three years from the date of this permission; or

(b) three months following the completion of the construction operations authorised under planning permissions ref. 213587; 213588; 213610 & 240847 (and subsequent amendments). No later than six months before the date for removal, a Restoration and Reinstatement Scheme shall be submitted to and approved in writing by the Local Planning Authority.

The approved scheme shall include:

- i. details of the dismantling and removal of all buildings, structures, plant, services and associated infrastructure;
- ii. details of the excavation and removal of all gravel, hardstanding, surfacing materials, geotextile membranes,

sub-base materials and other construction materials associated with the development;

iii. details of soil decompaction, remediation and ground preparation works;

iv. proposals for the restoration of land levels, drainage and landscaping;

v. details of the reinstatement of the site to an appropriate condition compatible with its location within the Registered Park and Garden and the wider estate landscape; and

vi. a timetable for the implementation of the restoration works.

The restoration and reinstatement works shall be carried out in full accordance with the approved Restoration and Reinstatement Scheme within three months of the removal of the temporary development.

Reason: Reason: The development is justified solely as a temporary facility associated with the implementation of the approved construction works. The site lies within the Green Belt and the Registered Park and Garden where the permanent retention of the development would cause unacceptable harm to openness, landscape character and heritage significance. The condition is necessary to secure the timely removal of the temporary development and the restoration of the land in the interests of the Green Belt, the Registered Park and Garden and the character of the countryside. Relevant Policies: CP3, CP12, TB01, TB21, TB24.

4. The building hereby permitted shall be used solely as a temporary construction office, meeting facility and welfare accommodation in connection with the implementation of the approved development on the wider Strowdes Estate and shall not be occupied for residential purposes, overnight accommodation, sleeping accommodation or as a place of habitation at any time.

Reason: Reason: To ensure that the building remains ancillary to the approved construction operations and does not give rise to an unauthorised residential use within the Green Belt and Registered Park and Garden, in the interests of protecting the character and appearance of the countryside, the openness of the Green Belt and the significance of the designated heritage asset. Relevant Policies: CP3, CP12, TB01, TB21, TB24.

5. Within three months of the date of this permission, details of one bird nesting box and one bat roosting feature to be installed on the building hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The approved features shall be installed within three months of the approval of those details and thereafter retained for the lifetime of the development.

Reason: Reason: To secure biodiversity enhancements in accordance with the objectives of the NPPF and Policy TB23 of the Managing Development Delivery Local Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), or any Order revoking and re-enacting that Order with or without modification, no external lighting shall be installed, erected or affixed to the building, parking area or elsewhere within the application site unless details have first been submitted to and approved in writing by the Local Planning Authority. Any lighting approved pursuant to this condition shall thereafter be installed and operated only in accordance with the approved details.

Reason: To preserve the rural character of the area, safeguard the

openness of the Green Belt, conserve the significance of the Registered Park and Garden and minimise impacts on biodiversity and protected species. Relevant Policies: CP3, CP7, CP12, TB21, TB23 and TB24.

BJC

Recommendation and conditions/reasons agreed:

Date: 29.09.26

REMEMBER - The earliest date for a decision on this application is: **19 June 2026**