



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

12-13

Address Line 1

Market Place

Address Line 2

Address Line 3

Wokingham

Town/city

Wokingham

Postcode

RG40 1AL

Description of site location must be completed if postcode is not known:

Easting (x)

481157

Northing (y)

168530

Description

Applicant Details

Name/Company

Title

Mr

First name

Terry

Surname

Murphy

Company Name

Address

Address line 1

12-13 Market Place

Address line 2

Address line 3

Town/City

Wokingham

County

Wokingham

Country

Postcode

RG40 1AL

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mrs

First name

Emily

Surname

Codrington

Company Name

Reynolds Design Ltd- Architect

Address

Address line 1

26 Sycamore Crescent

Address line 2

Church Crookham

Address line 3

Town/City

Fleet

County

Country

United Kingdom

Postcode

GU51 5NN

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Full application for the erection of a new bin store
and landscaping works along with new trees.
Following the removal of existing trees.

Reference number

242263

Date of decision (date must be pre-application submission)

12/11/2024

Please state the condition number(s) to which this application relates

Condition number(s)

No.2 and No.4

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

We wish to remove the proposed shrubs and change the chain link fence for a timber slatted fence for ease of future maintenance of the car park area.

We wish to swap approved drawing 23.13MP.P02 rev D for drawing 23.13MP.P02 rev E.

We wish to remove condition No.4, as the shrubs are being removed and the only new tree NT1: Whitebeam has already been agreed with the council's landscape architect. The remaining works to existing trees has already been approved in the arboricultural statement submitted.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition No.2 to state:

" Approved details - This permission is in respect of the submitted application plans and drawings numbered 23.13MP.P01 received by the local planning authority on 17/10/24, plan 23.13MP.P02 rev E and plans 23.13MP.P03 & 23.13MP.P04 received by the local planning authority on 04/09/24. 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."

Condition No.4 to be removed.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes

☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

☒ The agent

☐ The applicant

☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mrs

First Name

Emily

Surname

Codrington

Declaration Date

03/04/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Emily Codrington

Date

03/04/2025