

FULL PLANNING APPROVAL

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 18 April 2025

Application Number: 250120

Location: Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH

Proposal: Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered:

- 2203-P191 Rev P4 (received 31/01/2025)
- 2203-P193 Rev P3 (received 21/01/2025)
- 2203-P194 Rev P1 (received 21/01/2025)
- 2203-P195 Rev P2 (received 31/01/2025)
- 2203-P196 Rev P1 (received 31/01/2025)

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.

2. Within 3 months of the date of this permission, the shipping containers on site (described as 'Block 2 Unit' on plan 2203-P123 Rev P1 received on 31/01/2025) shall be removed from the site and the land restored for vehicle parking purposes as per the approved plans.

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.

3. Notwithstanding the Town and Country Planning [Use Classes] Order 2015 (as amended) or in any subsequent provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification], the 'Old

'Farm Shop' (as outlined on plans 2203-P194 Rev P1 & 2203-P195 Rev P2) shall be limited to Class E g) ii) use only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, that being the development's location outside settlement limits and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 & CP11.

4. Notwithstanding the Town and Country Planning [Use Classes] Order 2015 (as amended) or in any subsequent provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification], the 'New Farm Shop' (as outlined on plan 2203-P193 Rev P3) shall be limited to Class E a) use only unless otherwise agreed in writing by the Local Planning Authority.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, that being the development's location outside settlement limits and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 & CP11.

5. The hereby approved 'New Farm Shop' shall be limited to a maximum of 79 square metres of shop customer floorspace (as outlined on plan 2203-P193 Rev P3) unless otherwise agreed to in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and highway safety. Relevant policy: Core Strategy policies CP3, CP6, CP11 and Managing Development Delivery Local Plan policies CC03, CC07 and TB21.

6. New Farm Shop Hours of use - The 'New Farm Shop' use hereby permitted shall not operate other than between the hours of 09:00am - 18:00pm Mondays to Saturdays, 10:00am - 16:00pm on Sundays and shall not operate at all on Bank or National Holidays.

Reason: To safeguard the Countryside and residential amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy CC06.

7. Old Farm Shop Hours of use - The 'Old Farm Shop' use hereby permitted shall not operate other than between the hours of 09:00am - 18:00pm Mondays to Saturdays and shall not operate at all on Sundays or Bank or National Holidays.

Reason: To safeguard the Countryside and residential amenities. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy CC06.

8. Parking and turning space - The vehicle parking and turning space shall be retained and maintained in accordance with the approved details and the parking space shall remain available for the parking of vehicles at all times and the turning space shall not be used for any other purpose other than vehicle turning.

Reason: To provide adequate off-street vehicle parking and turning space and to allow vehicles to enter and leave the site in a forward gear in the interests of road safety and convenience and providing a functional, accessible and safe development and in the interests of amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

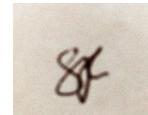
9. Cycle parking details required - Within 3 months of the date of this permission, details of secure and covered bicycle storage/parking facilities for the occupants of [and visitors to] the development shall be submitted to and approved in writing by the local planning authority. The cycle storage/ parking shall be implemented in accordance with such details as may be approved before occupation of the development hereby permitted, and shall be permanently retained in the approved form for the parking of bicycles and used for no other purpose.

Reason: In order to ensure that secure weather-proof bicycle parking facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

Informatics

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.

Recommendation and conditions/reasons agreed:



Date: 4.4.25

REMEMBER - The earliest date for a decision on this application is: **21 February 2025**