

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 6 October 2025

Application Number: 251762

Location: Newlands Farm, New Bath Road, Twyford, RG10 9RY

Proposal: Full application for the proposed change of use of agricultural land for parking associated with adjacent commercial buildings in B2 and B8 use.

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:

Location Plan

P19-0392_11X Rev_1 - Block Plan

P19-0392_10 Rev_1 - Site Plan

Received 23rd July 2025

The development shall be implemented and maintained in accordance with these plans at all times.

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. Ancillary Use

The proposed hardstanding shall remain ancillary to the adjacent general industrial/storage uses on the site and shall not be used, sold, leased or disposed of separately.

Reason: In the interest of highway safety; to ensure acceptable access and parking in accordance with policies CC07 of the MDD and CP6 of the Core Strategy.

4. Landscaping

Within three months of the date of this planning permission, a scheme of landscaping showing the planting of native hedgerow species on the northern side of the existing fence to the north of the hardstanding hereby permitted shall be submitted to and approved in writing by the local planning authority. It shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained. Planting shall be carried out in accordance with the approved details in the next planting and seeding season. Any trees or

plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and CP11 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. No external lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site without prior written approval of the Local Planning Authority through a planning application made for that purpose.

Reason: In the interests of the surrounding countryside and landscape in accordance with policy CP11 of the Core Strategy and TB21 of the MDD.

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. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

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.

4. The site of the proposed development is in an area at risk from flooding, according to maps held by the Environment Agency. The Environment Agency's Indicative Floodplain Maps [IFM] provide a general overview of areas of land in natural floodplains and therefore potentially at risk of flooding from rivers. To find out more information about where your property lies within the floodplain, investigate the Agency's website: www.environment-agency.gov.uk. Alternatively, contact the Environment Agency's Floodline on 0845 9881188.

5. 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:

A handwritten signature in purple ink, appearing to be 'Aje'.

Date: 23/09/25

REMEMBER - The earliest date for a decision on this application is: **19 August 2025**