

Date: 15 September 2026
Application: 261707



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213610**

Application Number: 261707

Applicant Name: Imperium Trust Company

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Proposal: Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 7 Protection of Trees. Condition 9 Visibility Splays.

This application relates to the discharge of conditions 7 and 9 of planning permission 213610 dated 15 September 2023. The permission was for “*Full application for the erection of a 2 storey Estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn*”

Condition 7 states:

Protection of Trees a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme). b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on- site c) No excavations for

services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme. d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

Condition 9 states:

Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing:

- a) Plans showing appropriate site lines on either side of the site entrance(s).*
- b) A scheme showing demonstrating the removal of undergrowth within the site lines and the continued maintenance of the site lines. The scheme (b) shall be implemented prior to commencement of development and continued in perpetuity. Reason: To ensure the safety of highway users.*

The submitted documents received by the local planning authority on 21 July 2026 comprise:

- Application form dated 21 July 2026
- Tree protection plan maps 1 to 8 Conway_Park_Rev2.0 dated 8 April 2025
- PC-BHS-ZZ-XX-DR-L-020 B Wider Site Roads
- PCY-EWD-ZZ-03-DR-H-0300 S2 P02 Entrance visibility splays
- PCY-EWD-ZZ-05-DR-H-0300 S2 P03 Exit visibility splays
- Tree Report P090.100 V3A dated 9 April 2025
- Cover Letter Discharge of condition dated 17 July 2026

Consultations were undertaken with the Council's Landscape and Highways officers. Both consultees advise that additional information is required and that the submitted details do not demonstrate compliance with the requirements of conditions 7 and 9.

Planning permission 213610 expires on 15 September 2026 unless it has been lawfully commenced. Conditions 7 and 9 require the submission and written approval of details prior to the commencement of development. As the information submitted has not demonstrated compliance with these conditions, they remain undischarged. No evidence has been provided as part of this application to demonstrate that development has lawfully commenced pursuant to permission 213610. Accordingly, this decision does not establish that the permission remains capable of implementation following its expiry date.

Yours sincerely,
Development Management & Compliance

Authorised by: 