

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2026

Application Number: 261060

Location: Pine Copse Boarding Kennels, Pineridge F, Nine Mile Ride, Wokingham, RG40 3LU

Proposal: Full application for the erection of stables, tack room, trap storage and hay store.(part-retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings titled/numbered (Location Plan), (004 A), (003 A) & (005 A), received by the local planning authority on 30/04/2026 & 21/05/2026. The development shall be carried out and retained in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out and retained in accordance with the application form and associated details hereby approved.

2. Species Compensation and Enhancement Condition

Prior to the first use of the building hereby permitted, a scheme for biodiversity compensation and enhancement shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the installation of no fewer than two bat boxes and two bird boxes and shall include:

- a) Details of the type and specification of the features to be installed;
- b) Details of the materials and method of installation;
- c) A plan identifying the location of the features; and
- d) A timetable for implementation.

The approved scheme shall be implemented in accordance with the approved timetable and thereafter retained and maintained for their intended purpose.

Reason: To ensure the development is policy compliant with Policy TB23: Biodiversity and Development of the Wokingham Borough Development Plan.

3. Lighting Design Strategy for Biodiversity Condition

Prior to the first use of the building hereby permitted, a Lighting Design Strategy for Biodiversity shall be submitted to and approved in writing by the Local Planning Authority.

The strategy shall:

- a) Identify those areas and features on and adjoining the site that are sensitive to artificial lighting, including habitats used by bats;

- b) Demonstrate how external lighting has been designed to avoid adverse impacts on commuting, foraging and roosting opportunities;
- c) Include details of the location, height, specification, luminance, spread and direction of all proposed lighting; and
- d) Include lighting contour plans where appropriate.

Any approved external lighting shall thereafter be installed and operated only in accordance with the approved strategy. No additional external lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To ensure policy compliance with national legalisation Wildlife and Countryside Act 1981, Conservation of Habitats and Species Regulations 2017, and Wokingham Core Strategy Policy CP7.

4. The stables, tack room, trap storage and hay store hereby approved shall be used solely for private equestrian purposes incidental to the equestrian use of the application site and shall not be used for any livery or commercial equestrian activity.

Reason: To ensure that the development remains proportionate to the private equestrian use assessed as part of this application, to prevent an intensification of activity that could adversely affect the character and appearance of the countryside, and to comply with Policies CP3 and CP11 of the Core Strategy.

5. No more than two horses shall be kept on the land within the application site, as shown edged red on the approved plans, at any one time.

Reason: To ensure that the scale of the equestrian use remains proportionate to the facilities and land available within the application site, to prevent an unacceptable intensification of the use, and to safeguard the character and appearance of the countryside in accordance with Policies CP3 and CP11 of the Core Strategy.

Informatives

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.

2. The applicant is reminded that, under the Conservation of Habitats and Species Regulations 2017 (as amended) and the Wildlife and Countryside Act 1981 (as amended), it is an offence to (amongst other things): deliberately capture, disturb, injure, or kill great crested newts; damage or destroy a breeding or resting place; intentionally or recklessly obstruct access to a resting or sheltering place. Planning permission for a development does not provide a defence against prosecution under this legislation. Should great crested newts be found at any stage of the development works, then all works should cease, and a professional and/or suitably qualified and experienced ecologist (or Natural England) should be contacted for advice on any special precautions before continuing, including the need for a licence.

3. The applicant is reminded that this consent does not authorised any unlawful development within the site that has not been specifically applied for.

HMM

Recommendation and conditions/reasons agreed:

Date: 8 October 2026

REMEMBER - The earliest date for a decision on this application is: **12 June 2026**