

# **FULL PLANNING APPROVAL** **DRAFT DECISION NOTICE**



**WOKINGHAM**  
**BOROUGH COUNCIL**

**Expiry Date:** 11 October 2024

**Application Number:** 242029

**Location:** Victoria Gardens, 31 Barkham Ride, Wokingham, RG40 4EX

**Proposal:** Full application for the change of use of land for the stationing of a caravan for mixed use purposes for 1) office to manage the Victoria Gardens caravan site and 2) office in connection with property services business (retrospective)

**Recommendation:** Approve

## **Conditions and/or Reasons**

### **1. Approved Plans**

The development hereby approved shall be carried out in accordance with the following plans:

06 A – Site Plan

Received 11th September 2024

04 – Plans and Elevations

Received 6th August 2024

*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. Use of the office**

The office hereby permitted shall only be used for the maintenance of Victoria Gardens mobile home park (Victoria Gardens, 31 Barkham Ride, Wokingham, RG40 4EX) and for a property servicing business which is operated by the applicant (Mr Thomas Roberts).

*Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case, being the relationship between the use of the office and the applicant and in the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP11.*

### **3. Connection to Victoria Gardens**

For the lifetime of the development, the office, at all times, has to be used, at least in equal part, in connection with management of Victoria Gardens mobile home park, 31 Barkham Ride, Wokingham, RG40 4EX.

*Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case, being the relationship between the use of the office and the applicant and in the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 and CP11.*

#### 4. Drainage Scheme

Within 3 months of the date of this decision a drainage scheme for the development shall have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with the approved details, if it has not already been done so, within 2 months thereafter.

*Reason: Due to insufficient detail being contained within the submission and to ensure the development is equipped with sufficient drainage provision in accordance with CC10 of the MDD.*

#### 5. Ecological Enhancements

Within 3 months of the date of this decision an ecological enhancement plan, including bat and bird boxes affixed to the office for the development shall have been submitted to and approved in writing by the local planning authority. The scheme as approved shall be implemented in accordance with the approved details within 2 months thereafter.

*Reason: Due to insufficient detail being contained within the application and to ensure the development will support and encourage biodiversity on site in accordance with CP7 of the Core Strategy and TB23 of the MDD.*

#### 6. Non-compliance with details

If no scheme in accordance with conditions 4 and 5 above is approved within 3 months of the date of this decision, the use of the office in its entirety shall cease until such time as a scheme approved in writing by the local planning authority is implemented.

*Reason: As this is a retrospective permission and to ensure the development is equipped with sufficient drainage and biodiversity enhancements in light of policies CC10 and TB23 of the MDD and CP7 of the Core Strategy.*

### **Informatives**

1. Whilst it would appear from the application that the proposed development is to be entirely within the curtilage of the application site, the granting of planning permission does not authorise you to gain access or carry out any works on, over or under your neighbour's land or property without first obtaining their consent, and does not obviate the need for compliance with the requirements of the Party Wall etc. Act 1996.

2. This permission does not convey or imply any approval or consent that may be required for the display of advertisements on the site for which a separate Advertisement Consent application may be required. You should be aware that the display of advertisements without the necessary consent is a criminal offence liable to criminal prosecution proceedings through the courts.

3. Great Crested Newts are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). This site is wholly within a red risk zone according to modelling undertaken to inform a Borough wide licence issued by Natural England. Red zones contain suitable habitat and most important areas for

Great Crested Newts. The permission granted does not provide authorisation for development to proceed under the Wokingham Borough Council District Licence for Great Crested Newts. Should any Great Crested Newts or evidence of Great Crested Newts be found prior to or during the development, all works must stop immediately and an ecological consultant contacted for further advice before works can proceed.

All contractors working on site should be made aware of the advice and provided with the contact details of a relevant ecological consultant.

4. This permission does not convey or imply any approval or consent required under the Wildlife and Countryside Act 1981 for protected species. The applicant is advised to contact Natural England with regard to any protected species that may be found on the site.

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:



Date: 25/09/24

**REMEMBER** - The earliest date for a decision on this application is: **24 September 2024**