

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 January 2025
Application Number: 241905
Location: Rehoboth, Forest Road, Binfield, Wokingham, RG40 5QY
Proposal: Full application for the proposed siting of horse exerciser.
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 numbered:

- 2313.01 PL101 Revision A
- 2313.01 PL102 Revision A
- 2313.01 PL103 Revision A
- 2313.01 PL104
- 2313.01 PL105

received by the local planning authority on 23/07/2024. 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.

3. If the community uses associated with the horse exerciser hereby approved should cease, then the approved building shall be removed from the land, and the land shall be restored to its original condition before the development took place within one year of the date that the use ceased, in accordance with details to be first submitted to and approved by the local planning authority.

Reason: The building hereby approved would constitute inappropriate development in the countryside if they were not for the proposed equestrian use and in recognition of the special justification for the building for community use and in the interests of maintaining the landscape quality and rural character of the area and the availability of productive agricultural land. Relevant policies: Core Strategy Policies CP1, CP3 & CP11 and Managing Development Delivery Plan Policies CC01, CC03 and TB21.

4. The development hereby permitted shall only be used by Just Around The Corner Ltd and relates solely to community uses of the site and the operations of the Just Around The Corner Ltd, and there shall be no commercial activity or trading carried out on the site.

Reason: In granting this permission the local planning authority has had regard to the special circumstances of the case, being the community benefit arising from the use proposed and the particular needs of the charity for suitable operating premises, and in the interest of the amenity of the area. Relevant policy: Core Strategy policies CP1 & CP3 & CP11 and Managing Development Delivery Plan Policies CC01, CC03 and TB21.

Informatives

1. As of 2nd April 2024, a 10% Biodiversity net gain (BNG) for minor developments is required under a statutory framework introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under the statutory framework for biodiversity net gain, this planning permission is deemed to have been granted subject to the condition that the biodiversity gain objective is met (the biodiversity gain condition).

The biodiversity gain condition is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.

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 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: 10.01.25

REMEMBER - The earliest date for a decision on this application is: **18 December 2024**