

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 17 October 2025

Application Number: 242598

Location: Recreation Ground, Millworth Lane, Shinfield, Wokingham, RG2 9EN

Proposal: Full application for proposed works to modify the existing recreational facilities to provide an outdoor fitness zone, including the erection of a covered canopy, 2no. storage boxes, hard surfacing and boundary treatment.

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 named and numbered 'Location and Existing Site Plan 6890001A', '6890-002F Proposed site plan - Interim Phase' and '6890-201B Plans elevations' received by the local planning authority on 14/10/2024, 18/06/2025 and 03/09/2025. 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. External materials - Before the development hereby permitted is commenced, details of the materials to be used in the construction of the external surfaces of the 2no. stores and covering fabric shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3.

4. Details of boundary walls and fences - Before the development hereby permitted is commenced details of the palisades boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety.

Relevant policy: Core Strategy policies CP1, CP3 and CP6.

5. The development hereby approved shall be carried out in accordance with BDS flood risk assessment report TCG 6890-FRA dated 24/06/2024.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024).

6. No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording 2. The programme for post investigation assessment

3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the

site investigation

5. Provision to be made for archive deposition of the analysis and records of the site investigation

6. Nomination of a competent person or persons/organisation to undertake the works set out

within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

7. Landscaping - Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority a scheme of hard landscaping, which shall specify the

type, colour and material of all surfacing proposed within the fitness zone.

Reason: In the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan.

8. Lighting - Details of external lighting shall be submitted to and approved in writing by the local planning authority before the development is first used. The details shall include location, height, type and direction of light sources and intensity of illumination for all external lighting strategies including details of lighting for all highways, cycleways, footpaths and public areas buildings. No further external lighting shall be installed without the written approval of the local planning authority.

Reason: To safeguard amenity and protected species in accordance with NPPF and Wokingham Borough Core Strategy Policy CP1, CP3 and CP7 as well as TB23 of the MDD Local Plan.

9. The development hereby approved shall be carried out in strict accordance with the mitigation measures outlined within Section 10 of the submitted Preliminary Ecological Appraisal referenced R2468_PEA_c dated August 2024.

*Reason: In the interests of protecting foraging and mating bats, a protected species.
Relevant policy: NPPF (2024), CP7 of the Core Strategy and TB23 of the MDD Local Plan.*

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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- Reduction in the scale of the proposal to address Sport England objection.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

2. Please note that this permission has been granted subject to the statutory condition ('the biodiversity gain condition') that development may not begin unless: (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. Failure to submit a Biodiversity Gain Plan prior to the commencement of development is a breach of planning consent and may lead to formal enforcement action being taken that will require all development on site to cease. You should ensure that works do not commence until Biodiversity Gain Plan has been submitted to and approved in writing by the council and 'the biodiversity gain condition' has been discharged.

Recommendation and conditions/reasons agreed: *MC*

Date: 17.10.2025

REMEMBER - The earliest date for a decision on this application is: **12 September 2025**