

Date: 22 October 2024
Application: 242193



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Tony White,

PRIOR NOTIFICATION RESPONSE

Application Number: 242193

Site Address: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Proposal: Prior approval submission for proposed conversion of 2 no. agricultural buildings (Buildings A and B) to form 10 no. dwellings with associated works including partial demolition.

Wokingham Borough Council hereby confirm that **prior approval is required and is given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, subject to the following conditions and/or informatives:

Conditions and/or Informatives

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 The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class Q, Condition Q.2(3)

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered GP/02/24; GP/04/24 received by the local planning authority on 28 August 2024 and GP/07/24 Rev F and Location Plan received by the local planning authority on 22 October 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. A preliminary risk assessment must be conducted in line with the Land contamination risk management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works. The preliminary report must be presented to the local authority and any risk or remediation measures agreed prior to commencement of development. Any necessary mitigation measures must be installed prior to occupation of the development and are to be maintained in perpetuity.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core

Strategy policies CP1 & CP3.

4. If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval. Any remediation must be installed prior to occupation of the development and maintained in perpetuity.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

5. A full asbestos survey and removal plan, following the latest HSE guidelines for the removal of asbestos shall be submitted to the local authority for approval in writing, this should show the amount, type and specific removal and disposal procedure and what companies are to be involved. All waste must be removed from the site by appropriately registered waste contractors and receipts kept for up to 3 years should they be required for inspection by the local authority, no burning of waste as part of this development will be permitted. The approved asbestos removal plan shall be implemented in full prior to commencement of development.

Reason: To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

6. The dwelling hereby permitted shall not be occupied until measures for the physical separation of the dwelling's curtilage and farmland beyond (annotated on plan GP/07/24 Rev F - open land beyond the curtilage-)by way of native hedge planting and/or post and rail fencing no more than 1.2m in height has been submitted to and approved

in writing by the Local Planning Authority. The approved boundary treatments shall be maintained at all times thereafter.

Reason: To ensure compliance with the General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 3, Class Q, Condition

Q.2(3)and to protect the character and appearance of the Countryside. trees)Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CP1, CP3, CP11 and TB21.

Informatives

1. It is a condition of the consent given by the General Permitted Development Order that any development which is likely to have a significant effect upon a Special Protection Area cannot proceed unless the Local Planning Authority (the Council) has given written approval under the Habitats Regulations 2010. This Prior Approval Notice does NOT constitute approval under the Habitats Regulations. The Council and Natural England are of the view that any residential development between 400 metres and 5 kilometres of the boundary of the Thames Basin Heaths Special Protection Area or residential development of 50 or more dwellings between 5 kilometres and 7 kilometres of such boundary cannot be approved under the Habitats Regulations unless an agreement is entered into under Section 106 of the Town & Country Planning Act 1990/S111 of the Local Government Act 1974 to ensure that the development has no adverse impact upon the Special Protection Area. Your development falls within one of the two types of development referred to above. Accordingly, before you can proceed with the development it will be necessary for a. The owners of the land to enter into Section 106/Section 111 agreements in a form approved by the Council; and, b. To obtain the approval of the Council under the Habitats Regulations

This decision solely represents the determination of the Local Planning Authority under Class Q of the Town and Country Planning (General Permitted Development) (as amended) Order 2015 as to whether it's Prior Approval is required in respect of the change of use. The applicant is advised to investigate whether consents or permissions under any other regulatory regimes, including building control, are required.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf](#) (planningportal.co.uk) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Appeals

If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within six months of the date of this letter. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals

service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth