

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 20 October 2025

Application Number: 250785

Location: Newlands, Mole Road, Sindlesham

Proposal: Full application for the change of use of land and 3no. buildings to equestrian, erection of 1no. stable building and creation of a riding arena with associated engineering works. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

This permission is in respect of the submitted application plans and drawings numbered/titled:

- 24/11/01 Rev.A – Site Plan & Sections (received 23/05/2025)
- 24/11/02 Rev.B – Block Plan (received 03/10/2025)
- 24/10/03 – Proposed Stables (received 23/05/2025)
- C25133-ATP-DR-TP-001-P02 (received 11/09/2025)
- C25133-ATP-DR-TP-002-P01 (received 30/09/2025)

The development shall be carried out in accordance with the approved details.

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. Limitation on Use

The riding arena and stables shall not be used for DIY or half livery, riding school lessons nor hosting any competitions or events unless approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the Countryside and Highway Safety. Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

3. Delivery and Servicing Plan

Within 3 months of the date of this permission, a Delivery and Servicing Plan shall be submitted to and approved in writing by the local planning authority. The submitted Delivery and Servicing Plan shall include the following details:

1. Management details of proposed delivery activities, including a booking system.
2. Anticipated daily HGV nos. expected,
3. Routing plan for HGVs (avoiding any schools and weight/height restrictions on the surrounding road network);
4. Accreditation Schemes in use (E.g. FORS and CLOCS)

The management of the deliveries onto and within the site shall be in accordance with the approved details thereafter.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

4. Landscaping

Within 3 months of the date of this permission, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.

Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the date of this permission.

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

5. Hours of Use

The development and associated use hereby permitted shall not operate other than between the hours of 07:00-18:00 Mondays to Sundays and shall not operate at all on Bank or National Holidays.

In the event of international competitions, vehicles and users may enter and exit the site between the hours of 04:00-07:00 for a maximum of six (6) times per calendar year unless otherwise approved in writing by the Local Planning Authority.

Reason: To safeguard residential amenities and the openness of the Countryside. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy CC06 and TB21.

6. Lighting

No external lighting shall be installed on the site or affixed to any buildings or structures on the site unless approved in writing by the Local Planning Authority.

Reason: In the interests of safeguarding the Countryside and Highway Safety.

Relevant Policies: Core Strategy Policies CP1, CP3, CP6 & CP11 and Managing Development Delivery Policies CC03, CC07 and TB21.

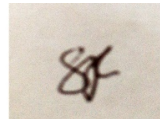
Informatives

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:

- amended plans being submitted by the applicant to overcome concerns relating to the Countryside and Highway safety.

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.

Recommendation and conditions/reasons agreed:

A small, square, light-colored box containing a handwritten signature in dark ink. The signature appears to be 'SF' or similar initials.

Date: 17.10.25

REMEMBER - The earliest date for a decision on this application is: **17 June 2025**