

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 19 September 2025

Application Number: 251040

Location: Willow Marina, Val Wyatt Marina Ltd, Willow Lane, Wargrave, Wokingham, RG10 8LH

Proposal: Full application for proposed works at Willow Marina including installation of PV panels and replacement uPVC fenestration, re-cladding of existing buildings and replacement of wall and roof sheeting, plus resurfacing of existing hardstanding and installation of a filtration system.

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 (Location Plan), (24/105/PE/102 REV02), (24/105/PE/103 REV02), (24/105/PE/104 REV02), (24/146/PE/102 REV03), (24/146/PE/103 REV04), (24/147/PE/102 REV01), (24/147/PE/103 REV01), (37226-1-1 RevC), (37226-1-2 RevC), (37226-1-5 RevC), (37226-1-6 RevC), (37226-1-7 RevC), received by the local planning authority on 02/06/2025, and (Site Plan), received by the local planning authority on 29/07/2025, and (24/105/PE/101 REV02), (24/146/PE/101 REV03), (24/147/PE/101 REV01), received by the local planning authority on 09/09/2025, and (Filtabund System Operation), received by the local planning authority on 16/09/2025. 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 - Except where stated otherwise on the approved drawings or application form, the materials to be used in the construction of the external surfaces of the extension hereby permitted shall be of similar appearance to those used in the existing building, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

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

4. Development shall take place in accordance with the submitted Construction Environmental Management Plan (CEMP) received by the local planning authority on 22/08/2025.

Reason: To ensure the protection of wildlife and supporting habitats, in line with paragraphs 187 and 193 of the NPPF.

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 and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

3. Bats are a protected species under the Conservation of Habitats and Species Regulations 2017 (as amended). Should any bats or evidence of bats 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. The applicant is reminded that the application site lies within Wargrave Conservation Area and therefore the trees have a certain level of protection. Should works need to be done, such as raising crowns, then a Tree Works Application will need to be submitted.

5. The Environmental Permitting (England and Wales) Regulations 2016 require a permit to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal)
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal)
- on or within 16 metres of a sea defence
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert
- in the floodplain of a main river if the activity could affect flood flow or storage and potential impacts are not controlled by a planning permission

For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits> or contact the Environment Agency's National Customer

Contact Centre on 03708 506 506. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and they are advised to consult with the EA at the earliest opportunity.

HMM

Recommendation and conditions/reasons agreed:

Date: 18 September 2025

REMEMBER - The earliest date for a decision on this application is: **18 September 2025**