

PN CLASS Q AGRI TO RESI
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 13 February 2026

Application Number: 253094

Location: Glasspool Farm, Part Lane, Riseley, Wokingham, RG7 1RU

Proposal: Prior approval submission for proposed conversion of an agricultural building to create 5 no. dwellings, with associated building operations.

Recommendation: Prior Approval Approval

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 5389-001, 5389-003 and 5389- 007 received by the local planning authority on 18/12/2025. 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. 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.

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 refurbishment and demolition 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 dwellings hereby permitted shall not be occupied until measures for the physical separation of the dwelling's curtilage and farm yard beyond the curtilage shown in plan no. 5386 - 003 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.

Recommendation and conditions/reasons agreed:



Date: 30/01/26

REMEMBER - The earliest date for a decision on this application is: **12 January 2026**