



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY
PLANNING (ENGLAND) 1990

Mark Leedale
MLP
20 Hurlands Place
Farnham
Farnham
GU9 9HX

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 250055
Applicant Name: Mr E Smith
Site Address: Ocean Sports Therapy, The Old Sheephouse, Dunt Avenue, Hurst, Wokingham, RG10 0SY
Proposal: Application to vary condition 3 and 6 of planning consent 39571 for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6 (retrospective).
Date of Decision: 6 March 2025

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. [Condition 1 is removed]

2. [Condition 2 is removed]

3. [Condition 3 now reads]

The use of the building hereby permitted shall be limited to the use defined in Class E(e) and (g) (i), (ii) and (iii) as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended)

Reason: An alternative use of the building in this location may not be acceptable in the interests of the countryside, amenities, character of the area and highway safety.

Relevant Policies: Core Strategy Policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan Policies CC01 & CC07.

4. [Condition 4 is removed]

5. [Condition 5 remains the same]

6. [Condition 6 now reads]

The vehicle parking spaces as shown on drawing MLP/02 shall be retained for this purpose at all times.

Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy policies CP3 & CP6 and Managing Development Delivery Local Plan policy CC07.

All other conditions of planning permission 39571 apply to this planning permission, viz:

1. See above.

Reason: See above.

2. See above.

Reason: See above.

3. See above.

Reason: See above.

4. See above.

Reason: See above.

5. No external lighting of an type shall be provided without the prior written permission of the Local Planning Authority.

Reason: In the interests of amenity. Relevant Policies: CP1 & CP3 of the Core Strategy.

6. See above.

Reason: See above.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 6 March 2025

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW