

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 October 2026

Application Number: 261708

Location: New Mill Restaurant, New Mill Lane, Eversley, Hampshire, RG27 0RA

Proposal: Full application for a temporary change of use of land to erect a tent for use as a well-being/holistic healing service from 1st April to 30th September in any calendar year (Part retrospective).

Recommendation: Approve

Conditions and/or Reasons

1. Approved details

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

- P01 Rev.A – Location and site block plans (received 21/07/2026)
- Flood Risk Assessment [Paul Basham Associates, June 2026, Document no: 020.51074/FRADS/1] (received 21/07/2026)
- Preliminary Ecological Appraisal Report [Wild Earth Ecology, June 2026, report ref: Newmill-26-223] (received 21/07/2026)
- P05 – Proposed Tent Plans and Elevations (received 10/08/2026)
- P03 Rev.A – Location and Site Block Plan with parking (received 28/09/2026)

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. Event Participants

At any one time, there shall be no more than twenty (20) participants in attendance for any events, activities or operations associated with the permitted development/use.

Reason: In the interests of Highway Safety and to ensure adequate parking provision for the site. Relevant Policy: Core Strategy Policy CP6.

3. Operating Hours

The development hereby permitted shall not operate other than between the hours of 07:00 -22:00 Mondays to Sundays and shall not operate at all on Bank or National Holidays.

Reason: To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

4. Restoration of Site

The tent hereby permitted and the use of the land for the well-being/holistic healing service shall only take place between 1 April and 30 September (inclusive) in any calendar year. Within 14 days of 30 September in each calendar year, the well-being/holistic healing use shall cease, the tent and all associated equipment shall be removed from the land, and the land shall be restored to its former condition.

Reason: To safeguard the Countryside. Relevant policy: Core Strategy policies CP1, CP3 & CP11 and Managing Development Delivery Local Plan policies CC03 & TB21.

5. Restriction on Use

The development hereby approved shall be used for well-being/holistic healing services only and for no other purpose, including any other purpose in Class E of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order [with or without modification].

Reason: In granting this permission the local planning authority has had regard to the special circumstances of this case, being the site's location in the designated Countryside, and wishes to have the opportunity of exercising control over any subsequent alternative use in the interests of the amenities of the area. Relevant policy: Core Strategy policies CP1, CP3 and CP11 and Managing Development Delivery Local Plan policy TB1.

Informatives

1. The applicant may require a Flood Risk Activity Permit (FRAP) to undertake the proposed works as the River Blackwater runs adjacent to the site. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted and are advised to consult with The Environment Agency at the earliest opportunity.

2. 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 parking provision 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:

JMM

Date: 7 October 2026

REMEMBER - The earliest date for a decision on this application is: **1 September 2026**