

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



Expiry Date: 4 March 2026

Application Number: 253078

Location: Donna's Paddock, Wargrave Road, Twyford, RG10 9PN

Proposal: Full planning application for the change of use of land for the stationing of a mobile home for residential purposes, together with the provision of associated dayroom accommodation, parking, hardstanding and landscaping ancillary to that use, following the demolition of existing stables.(Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings named Site Location Plan, Proposed Site Plan (Retrospective), Plans and Elevations and Landscaping Proposal received by the local planning authority on 17/12/2025 and 20/12/2025.

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.

2. Occupation restriction - The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning policy for traveller sites (2024) or any subsequent changes to definition within national policy and guidance.

Reason: To safeguard the provision of sites for Gypsy Romany Travellers within the Wokingham Borough.

3. Pitch Provision - There shall be no more than 1 pitch on the site and no more than 2 caravans shall be stationed at any one time, of which only 1 shall be a static caravan as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968.

Reason: In the interests of visual and residential amenity and infrastructure provision. Relevant Policy: Core Strategy Policies CP1, CP2, CP3 and CP4 and Managing Development Delivery Local Plan policy TB10.

4. Landscaping - The use hereby permitted shall cease and all built form, residential paraphernalia and caravans brought onto the land for the purposes of such use shall be removed within 3 months of the date of failure to meet any one of the requirements set out in i) to iv) below:

- i) Within 3 months of the date of this decision a scheme of soft landscaping shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
- ii) If within 6 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved landscaping specified in this condition, that landscaping shall thereafter be retained and maintained for a period of 10 years following consent.

Reason: To ensure adequate planting in the interests of visual amenity in accordance with Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

5. Drainage - The use hereby permitted shall cease and all built form, residential paraphernalia and caravans brought onto the land for the purposes of such use shall be removed within 3 months of the date of failure to meet any one of the requirements set out in i) to iv) below:

- i) Within 3 months of the date of this decision a scheme of surface water drainage shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.
- ii) If within 6 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved drainage strategy specified in this condition, that scheme shall thereafter be retained on site and maintained for the lifetime of the development.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2019) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

6. Biodiversity Enhancements - The use hereby permitted shall cease and all built form, residential paraphernalia and caravans brought onto the land for the purposes of such use shall be removed within 3 months of the date of failure to meet any one of the requirements set out in i) to iv) below:

- i) Within 3 months of the date of this decision a scheme of biodiversity enhancements shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

ii) If within 6 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.

iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.

iv) The approved scheme shall have been carried out and completed in accordance with the approved timetable.

Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be retained on site and maintained for the lifetime of the development.

Reason: To ensure that the proposal is in accordance with Section 41 NERC Act re. UK Biodiversity Action Plan Priority Species (Species of Principal Importance) and complies with Planning Policies for Wildlife including CP7 of the Wokingham Borough Core Strategy (2010) and TB23 of the MDD (2014), and the National Planning Policy Framework which requires consideration of the potential biodiversity gains that can be secured within developments.

7. Commercial Uses - No commercial activities shall take place on the land, including the storage of materials.

Reason: In the interests of residential amenity. Relevant policies: NPPF and Core Strategy policy CP3 and Managing Development Delivery Local Plan policy TB10.

8. Weight Limits - No vehicles over 3.5 tonnes shall be stationed, stored or parked on the site.

Reason: In the interests of residential amenity. Relevant policies: NPPF and Core Strategy policy CP3 and Managing Development Delivery Local Plan policy TB10.

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.

Recommendation and conditions/reasons agreed: *MC*

Date: 03.03.2026

REMEMBER - The earliest date for a decision on this application is: **11 February 2026**