

Condition 13 Discharge 260373



6th May 2026

Site Address:

Land Opposite 130-144 Wargrave Road, Wargrave Road, Twyford, RG10 9PN

Applicant:

Mr J Smith

Proposal:

Application to remove conditions 1 and 2 of planning consent 230310 (allowed under appeal ref APP/X0360/W/23/3320780) for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 relates to named occupiers and condition 2 to cessation of the use, and the application is to remove these requirements.

Description of Original Permitted Development; 230310:

Full application for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate.

Date of Decision (Ref: 260373):

11th March 2026

The purpose of this document is to provide the necessary information, drawings, and supporting evidence to enable the Local Planning Authority to assess compliance with the requirements of the relevant planning condition (13).

This submission seeks the formal discharge of the following condition:

13. Landscaping

Newly inserted Condition 13 reads:

Landscaping - Within four months of the date of this permission, a detailed landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of species, planting sizes, spacing and numbers of trees and shrubs to be planted, together with details of any existing trees or shrubs to be retained. The landscaping scheme shall include a detailed planting schedule reflecting the details set out in the Landscape Strategy drawing.

The scheme shall also include details for the tidying, preparation and enhancement of the existing boundary planting identified as G2. This shall comprise a palette of native species (with a minimum of five species), including at least one climbing plant, together with a planting specification and method statement demonstrating that a sufficient number of plants will be provided to adequately cover the area. All enhancement planting shall be carried out sensitively in relation to existing trees, ensuring that root systems are protected. Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

**This condition is sought to be formally discharged with the files, named:
“C13 20 year Landscape Management Plan”, “C13 Planning Notes CWLDWP2511202”,
“C13 Proposed Landscape Scheme CWLDWP2511201”.**

Regards,

White Planning Team