
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Mr John Bateman
4 Brentside Executive Park
Great West Road
Brentford
Middlesex
TW8 9DR

Application Number: 162288

Parish: Remenham

Location: Malmesbury, Dairy Lane, Remenham Hill, Remenham, Henley-on-Thames, RG9 3BQ.

Proposal: Full application for the proposed creation of a polo facility for private use, comprising of a polo field, exercise track, stable block, all weather practice area, summer pavilion and widening of existing access onto A4130.

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 in accordance with 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. 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 16/1997-20 rev D, 16/1997-21 Rev C, 16/1997-22 Rev C, 16/1997-23 Rev A, 16/1997-P40, 16/1997-41, 16/1997-30 Rev B and 8160507/6101 received by the local planning authority on 2 August 2016 and drawing numbered 502-0012-001 received by the local planning authority on 24 October 2016 and drawing number 028-P100 Rev F received by the local planning authority on 23 November 2016. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by 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. Ground and building levels

No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished 'track' and roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy TB21.

4. External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To ensure that the external appearance of the building is satisfactory. Relevant policy: Core Strategy policies CP1 and CP3

5. Details of boundary walls and fences etc.

Before the development hereby permitted is commenced details of all boundary treatment(s) shall first be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented prior to the first occupation of the development or phased as agreed in writing by the local planning authority. The scheme shall be maintained in the approved form for so long as the development remains on the site.

Reason: In the interests of amenity and highway safety. Relevant policy: Core Strategy policies CP1, CP3 and CP6

6. Landscaping

Prior to the commencement of the development, full details of both hard and soft landscape proposals shall be submitted to and approved in writing by the local planning authority. These details shall include, as appropriate, proposed finished floor levels or contours, means of enclosure, car parking layouts, other vehicle and pedestrian access and circulation areas, hard surfacing materials and minor artefacts and structure (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, external services, etc). Soft landscaping details shall include planting plan, specification (including cultivation and other operations associated with plant and grass establishment), schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable.

All hard and soft landscape works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a timetable approved in writing by the local planning authority. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development).

7. The development hereby permitted shall not commence until details of a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter.

Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB21.

8. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

9. Parking details required

Prior to the commencement of the development there shall be submitted to and approved in writing by the local planning authority, details of off-street parking space within the site for 10 spaces. The spaces shall not be occupied until the parking spaces so-approved has been provided in full accordance with the approved details. The parking space shall thereafter be retained in accordance with the approved details and shall remain available for the parking of vehicles 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.

10. Visibility splay provision

Prior to the occupation of the development the proposed vehicular access shall have been formed and provided with visibility splays shown on the approved drawing number 8160507/6101. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

11. Access surfacing

No building shall be occupied until the vehicular access has been surfaced with a permeable and bonded material across the entire width of the access for a distance of 10 metres measured from the carriageway edge.

Reason: To avoid spillage of loose material onto the highway, in the interests of road safety. Relevant policy: Core Strategy policy CP6.

12. Access to be provided before development

No other development of the site as hereby approved shall take place until the access has been constructed in accordance with the approved plans.

Reason: To ensure adequate access into the site for vehicles, plant and deliveries associated with the development in the interests of highway safety and convenience.

Relevant policy: Core Strategy policies CP3 & CP6.

13. Gates

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no gates or barriers shall be erected unless set back a distance of at least 10 metres from the highway boundary and so as to open away from the highway

Reason: To ensure that vehicles do not obstruct the highway whilst waiting for gates or barriers to be opened or closed, in the interests of road safety. Relevant policy:

Core Strategy policies CP3 & CP6.

14. Construction method statement

No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors,
- ii) loading and unloading of plant and materials,
- iii) storage of plant and materials used in constructing the development,
- iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
- v) wheel washing facilities,
- vi) measures to control the emission of dust and dirt during construction,
- vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of highway safety & convenience and neighbour amenities.

Relevant policy: Core Strategy policies CP3 & CP6.

15. Accommodation of construction vehicles and deliveries etc.

No development shall commence until provision has been made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the local planning authority. The provision shall be maintained as so-approved and used for no other purposes until completion of the development or otherwise as provided for in the approved details

Reason: To prevent queuing and parking off site, in the interests of highway safety and convenience. Relevant policy: Core Strategy policy CP6

16. Traffic associated with development hereby permitted, including but not limited to, HGV's, Trailers and cars, shall not use Dairy Lane as a means of access to the site.

Reason: In the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03.

17. The development hereby permitted shall be used only as a private facility by the occupiers and guests of Park Place only. There shall be no public access and it shall not be used as a private club. No public events associated with the development hereby permitted shall take place at any time.

Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB21.

18. The number of polo matches taking place on the polo pitch hereby permitted shall be limited to a total of 40 matches per annum. A record of the number of matches, dates and times shall be recorded and be made available to view by the Local Planning Authority at all times.

Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB21.

19. There shall be no public address system or amplification on the polo field at any time.

Reason: In the interests of the amenities of the area. Relevant policy: NPPF Section 7 (Requiring Good Design), Core Strategy policies CP1 & CP3 and Managing Development Delivery Local Plan policy TB21.

20. No development, including groundworks, shall take place until a site specific great crested newt method statement of reasonable avoidance measures has been submitted to and approved in writing by the local planning authority. The measures contained within the method statement shall be implemented in accordance with the approved plan unless otherwise approved in writing by the local planning authority.

Reason: To ensure that Great Crested Newts, a European Protected Species, are not adversely impacted upon as a result of the development.

21. A landscape and ecological management plan (LEMP) shall be submitted to, and be approved in writing by the local planning authority to the occupation of the development. The content of the LEMP shall include the following:

- a) Description and evaluation of features to be managed.
- b) Ecological trends and constraints on site that might influence management
- c) Aims and objectives of management
- d) Appropriate management of options for achieving aims and objectives.
- e) Prescriptions for management actions
- f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five year period)
- g) Details of the body or organisation responsible for implementation of the plan
- h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall also set out how contingencies and/or remedial action will be identified, agreed and implemented so

that the development still delivers the fully function biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Reason: To protect wildlife and their habitats from damage and ensure the provision for protection and enhancement of landscape character and visual amenity are reflected in the site layout and that the resulting site works are sustained throughout the lifetime of the scheme. Relevant Policy: NPPF Section 11 (Conserving and enhancing the natural environment), Core Strategy Policy CP7 and Managing Development Delivery Local Plan policy TB23.

Informatives

1. The Head of Highways at the Council Offices, Shute End, Wokingham [0118 9746000] should be contacted for the approval of the access construction details before any work is carried out within the highway (including verges and footways). This planning permission does NOT authorise the construction of such an access or works.

2. Adequate precautions shall be taken during the construction period to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.

3. Any works/ events carried out by or on behalf of the developer affecting either a public highway or a prospectively maintainable highway (as defined under s.87 New Roads and Street Works Act 1991 (NRSWA)), shall be co-ordinated and licensed as required under NRSWA and the Traffic Management Act 2004 in order to minimise disruption to both pedestrian and vehicular users of the highway.

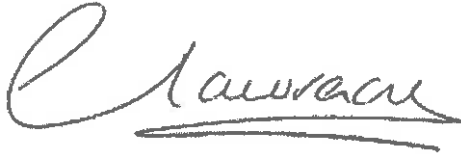
Any such works or events, and particularly those involving the connection of any utility to the site must be co-ordinated by the developer in liaison with the Borough's Street Works team (0118 974 6302). This must take place AT LEAST three months in advance of the intended works to ensure effective co-ordination with other works so as to minimise disruption.

4. 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:

- addressing the evolving planning policy context;
- planning issues relating to ecology;
- addressing concerns relating to highway safety;
- amended plans being submitted by the applicant to overcome concerns relating to neighbour amenity and Conservation issues.

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.

Signed



Clare Lawrence
Head of Development Management & Regulatory Services
Date: 08/12/2016

Further Information

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Daniel Ray on telephone number: 0118 974 6758 or by email at: Daniel.ray@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

The Town & Country Planning (Development Management Procedure) 2015 Article 35 – This decision has been made in accordance with the requirement to work with the applicant in a positive and proactive manner.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000.

APPEALS – If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government.

The Planning Inspectorate has an online appeals service:

<https://acp.planninginspectorate.gov.uk> which contains information and guides on the appeal process. The Inspectorate will publish details of your appeal on the internet which may include a copy of the application form and associated documents and the completed appeal documents. Please ensure that you only provide information, including personal details, that you are happy will be made available to

others in this way. If you supply personal information belonging to a third party please ensure that you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal through the above address. Alternatively, you can obtain a form from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN Tel: 0303 444 5000**

If you want to appeal, you must use the correct appeal form from the following list: Planning, Householder, Minor Commercial, Listed Building Consent or Certificate of Lawful Use or Development. The time limits for appeals vary according to the type of application submitted. The period after the date of the Borough Council's decision in which an appeal must be received by the Planning Inspectorate is as follows:

- **8 weeks** in the case of a refusal of 'advertisement consent'
- **12 weeks** in the case of a refusal of a 'householder' application:
 - Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
 - Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application
- **12 weeks** in the case of a refusal of a 'minor commercial' application:
 - Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.
- **6 months** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.
- **6 months** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.
- Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

NEW DWELLINGS – If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site, to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and

does not constitute approval under any other legislation including Building Regulations.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,

ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled

'Non – statutory guidance for site waste management plans'

(Defra - April 2008) which can be downloaded from the Defra web site at: <http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

PURCHASE NOTICES - If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.