

Location	Ref No	Proposal	Comments - FPC	Meeting date	Decision -WBC	Date
Barkham Farms, Barkham	211081	Full application for EIA development for the proposed installation of a new 52ha solar farm for a temporary period of 25 years including underground grid connection between site and Electricity Distribution Centre, laying of internal access road, the erection of substation building security fencing and associated landscaping with approximately 3.4ha of tree planning for carbon sequestration.	<p>The Council In principle support this application, especially as the Rights of Way are to be improved. We also support the decision to reduce the lifespan of the project from 40 to 25years, which will delay housing development in this area.</p> <p>However, there are some elements that we do not support. We cannot understand why some elements of the wildlife habitat report was redacted. Why was this?</p> <p>Our main concern is the screening and boundary on the south east corner where it backs onto California Country Park. The original plans did not have this approximately square block which has been added to the current plans. We would prefer instead to see the boundary coming south from Model Farm extended straight down until it reaches the southern boundary of the projected site. This with additional screening on the California Way greenway would serve to maintain the rural/woodland nature of the country park.</p> <p>As WBC owns the land, could an off-road pedestrian/cycling route be created, adjacent to the south side of Barkham Ride but appropriately distanced from the road itself. This would create a safe walking/cycling route parallel to Barkham Ride and it would not need to disrupt traffic flow during construction, as it is wholly off the carriageway. It would also move the unattractive solar panels maybe 5-10m further away from the road - so potentially less visible/intrusive.</p> <p>If incorporated it helps WBC, FBC and BPC meet their collective wish to encourage alternative safe non-car transport and to provide a meaningful community benefit to partially compensate for the loss of green fields.</p>	28.4.21	Approved. Please see Press Release from WBC dated 09/09/21 for details.	09/09/21

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Church Lane, Land at High Barn	211201	Full application for the change of use of agricultural paddock with proposed shed and part of private woodland to commercial land to be used for the provision of dog walking services, with access through private woodland from new parking area. (Retrospective)	The Council object to the change of use from agricultural to commercial use	26/05/21	Application withdrawn.	08/09/21
Nine Mile Ride, 227b	211432	Householder application for the proposed erection of a single storeyside/rear extension with the insertion of 3 no. rooflights, following demolition of existing garage, the erection of a single storey front extension to form a porch, the removal of existing chimneys, alterations to external elevations, plus changes to fenestrations.	The Council has no objections.	26/05/21	Approved.	23/08/21
Lower Sandhurst Road, Craigfoot	211962	Full application for the proposed erection of a detached 4 no. bedroom dwelling with attached triple garage, and demolition of existing dwelling.	The Council has no objections.	19/07/21	Approved.	26/08/21

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Longwater Road, The Greyhound	212059	Application for advertisement consent for 2no. externally illuminated fascia sign, 1no. non illuminated external projecting sign, 1no. externally illuminated double sided pictorial sign to the existing gibbet & post. 2no. non illuminated external REPLACEMENT ALUMINIUM PANELS TO EXSTING POSTS back to back signs. 1no. internally illuminated Soffit hung Brass Entrance lantern, 6no. internally illuminated lanterns, 2no. externally illumined wall mounted amenity signs, 2no. non illuminated wall mounted amenity sign, 2no. internally illuminated lantern. 1no. non illuminated signwriting sign, 1no.internally illuminated menu case sign and 1no. non illuminated external Back to back sign.	The Council has no objections.	19/07/21	Approved.	23/08/21
The Brambles, 22	212060	Householder application for the proposed the erection of a single storey side extension to form a garage and utility space and a first floor side extension, plus the conversion of existing garage into habitable space, facilitated by the insertion of 1 no. rooflight and changes to fenestration.	The Council has no objections.	19/07/21	Approved.	19/08/21

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Buchanan Drive, 14	212132	Householder application for the proposed conversion of existing garage to create habitable space, plus the addition of canopy roof to front, erection of part single, part two storey side extension and erection of single storey rear extension.	The Council has no objections.	19/07/21	Approved.	19/08/21
Ambler Drive, 6	212157	Householder application for the proposed erection of a single storey rear extension with 2 no. roof lights.	The Council has no objections.	18/08/21	Approved.	24/08/21
Quiller Avenue, 9	212162	Householder application for the erection of a proposed single storey rear infill extension.	The Council has no objections.	19/07/21	Approved.	27/08/21

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Nine Mile Ride, 177a	212246	Householder application for the proposed erection of a two-storey rear extension, plus alterations to the existing roof, 2no. front roof dormers and a two storey front extension to form porch, plus changes to fenestration.	The Council cannot determine this application because the description is at odds with the plans. The plans are calling for a replacement dwelling, but the description is not. This needs to be clarified before we can comment further.	18/08/21	Approved. The Council questions whether this proposal represents a demolition and a rebuild rather than an extension. The applicant should be aware of the importance of having the correct planning permission(s) in place before any demolition or construction works start on site. This specifically refers to serious implications for the applicant in respect of potential Community Infrastructure Levy (CIL) payments that may be due if the development does not have the correct planning permission. (For more information, please see the full Decision Notice on WBC's website).	27/08/21
Nine Mile Ride, 318	212247	Householder application for proposed erection of two storey rear/side extension, raising of roof & loft conversion to create habitable accommodation plus the insertion of 5no. roof light windows, internal alterations and changes to fenestration.	The Council has no objections.	19/07/21	Approved.	24/08/21
Lower Wokingham Road, Emerald House	212292	Householder application for proposed replacement of existing wooden gate with an electronically operated gate, plus widening of entrance.	The Council has no objections.	18/08/21	Approved.	24/08/21

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Nine Mile Ride, 245	212293	Householder application for the proposed erection of a single storey side extension, a single storey rear extension following demolition of existing conservatory with the insertion of 1 no. rooflight and the conversion of garage into habitable space plus changes to fenestration.	The Council has no objections.	18/08/21	Approved.	07/09/21
Nine Mile Ride, 3	212302	Householder application for the proposed rendering of the external walls of the dwelling house.	The Council has no objections.	19/07/21	Approved.	24/08/21
Gilbert Way, 8	212355	Householder application for the proposed part garage conversion to create habitable accommodation.	The Council has no objections.	18/08/21	Approved.	01/09/21
Nine Mile Ride, 121	212357	Householder application for the proposed erection of a single storey front extension, garage conversion to create habitable accommodation, plus the insertion of 1no. side dormer.	The Council has no objections.	19/07/21	Approved.	24/08/21
Wick Hill Lane, Lambda House	212418	Householder application for proposed single storey garage, installation of swimming pool and extension to existing outbuilding.	The Council has no objections.	18/08/21	Approved.	07/09/21
Barkham Ride, 55	212423	Householder application for the proposed erection of single storey front extension, first floor front/side extension facilitated by associated roof alterations, dormer extension to rear, insertion of 4 no. roof lights and 8 no. solar panels, plus removal of chimney.	The Council has no objections.	18/08/21	Approved.	24/08/21

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Mccarthy Way, 82	212424	Householder application for the proposed erection of a single storey rear extension with 4 no. roof lights.	The Council has no objections.	18/08/21	Approved.	24/08/21
Soldiers Rise, Dodwell	212482	Householder application for proposed erection of single storey front and rear extension, part first floor rear extension, insertion of three roof lights and one roof lantern.	The Council has no objections.	18/08/21	Approved.	24/08/21
Hollybush Ride, Wild Acre	212496	Householder application for the proposed single storey front extension and side dormers on the garage roof, part two storey pitch roof rear erection, part single storey flat roof rear erection with balcony.	The Council has no objection provided that the Borough's Arborist is satisfied there will be no detrimental effect to the trees.	18/08/21	Approved.	03/09/21

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Lower Sandhurst Road, The Stables	212522	Application for a certificate of existing lawful development for use of existing stable building as independent dwelling for a period in excess of four years.	<p>18.08.21: The Council object to this application. Original planning consent was given for 1 Gypsy and Traveller family only. We believe the applicant is illegally allowing a non-gypsy person to live there and is therefore breaking the terms of the planning consent. As this is a separate dwelling, we would also question whether the necessary Council Tax and utility bills have been paid if someone is indeed living there, and we would suggest this is followed up by the Borough. Google earth photos going back for a number of years would suggest no one has occupied the stables. (Google earth photos sent to WBC).</p> <p><u>History:</u> 18.2.14: Appeal Ref: APP/X0360/A/13/2201865 (planning ref 122353): The appeal was allowed and planning permission granted for use of land for the stationing of caravans for residential purposes for 1 no. gypsy pitch together with the formation of additional hard standing and utility/dayrooms ancillary to that use and erection of stables (retrospective). 22.8.17: Appeal dismissed Ref: APP/X0360/W/17/3169294 (planning ref 161888): For the proposed change of use of land for the stationing of 1 no. touring caravan, 1 no. mobile home together with the formation of hard standing and utility/dayrooms. 30.11.18: Refused Planning ref 182313: Application for variation of a condition 3 following grant of planning permission F/2012/2302 at appeal APP/X0360/A/13/2201865 (Proposed change of use of land for 1no. gypsy pitch together with the formation of additional hard standing and utility/ day rooms ancillary to that use with the retention of the existing stables) to allow 2 static caravans on the site. FPC Comments: Objection: This is a rehash of the previous application. Development in the countryside in an unsustainable location. Thames Basin Heath. We</p>	18/08/21	Refused. Based on all available evidence provided and the Local Planning Authority's own information, the applicant has failed to demonstrate that, on the balance of probabilities, the use of the stable building as a self-contained residential dwelling has been occurring for a consecutive period of 4 years preceding the date of this application.	10/09/21

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			understand there are adequate numbers of traveller sites in Wokingham Borough. This application attempts to circumvent the previous decision by making minor changes. Following the Appeal (F20122302) the inspector said 'To limit visual impact the number of caravans, the siting of the mobile home and the size of vehicles to be kept at the site should be restricted'.			
Gilbert Way, 3	212553	Householder application for the proposed erection of a single storey rear/side extension with roof light following demolition of existing conservatory, front extension/porch canopy and relocation of existing entrance door.	The Council has no objections.	18/08/21	Approved.	07/09/21
Wellingtonia Avenue, Orchard House	212694	Householder application for the proposed garage extension.	The Council has no objections.	18/08/21	Approved.	01/09/21