



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

**TOWN AND COUNTRY
PLANNING (ENGLAND) 1990**

Toby Goodger
Goodger Design
Associates
75a Saint Leonards Road
Windsor
SL43BZ

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 213927
Applicant Name: Mrs Katy Dagnall
Site Address: Grass Verge, north of The Village (B3348) and East of Finchampstead Recreation Ground Car Park, Finchampstead, Wokingham, RG40 4JN
Proposal: Full application for the proposed erection of war memorial, plinth and steps, creation of a footpath, installation of culvert and power supply.

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 as stated in 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 titled 'Proposed South Elevation Visualisation', 'Proposed Planting Plan', 'Proposed North Elevation Visualisation', 'Proposed Elevation and Sections', 'Block Plan' & 'Planting Schedule received by the local planning authority on 30/11/2021. 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.

3. Landscaping - The hereby approved planting scheme shall be carried out in accordance with the approved details in the first planting and seeding seasons. The plants which, within a period of 5 years from the date of the planting 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.

Reason: To ensure adequate planting 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).

4. Prior to the commencement of development a Method Statement, including scaled drawings where necessary, and a timetable for the works, shall be submitted to and agreed in writing with the Local Planning Authority. The Method Statement shall include details of how the War Memorial is to be dismantled, how and where it is to be stored temporarily, (if necessary), how it is to be transported to its storage area or its new location at Finchampstead Memorial Park, details of any proposed renovation, and how it is to be re-erected on site. 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: To protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

5. Prior to the commencement of development, details of the lime mortar specifications to be used in the construction of the memorial 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 protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

6. Prior to installation of the memorial, it shall be cleaned in accordance with a scheme to be 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 protect the character and architectural interest of the Listed Building in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

7. Protection of Trees

a) No development or other operations shall take place except in complete accordance with the Arboricultural Method Statement by Goodger Design Associates dated November 2021 and associated Tree Protection Plan (Goodger Design Associates, received by the Local Planning Authority on 30/11/2021) (hereinafter referred to as the Approved Scheme).

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8. An application for listing of the war memorial shall be made to Historic England within one month of substantial completion, and the process shall be pursued to its completion and a listing decision is reached.

Reason: To ensure that the war memorial is re-listed in a timely manner in its new location in accordance with Wokingham Borough Core Strategy Development Plan Document (2010) Policy CP3 and Wokingham Borough Managing Development Delivery Document Local Plan (2014) Policy TB24.

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.

2. Condition 4 of Listed Building Consent 213903 states that the war memorial shall not be removed from its current location until a copy of a contract has been submitted to and approved in writing by the Local Planning Authority which ensures that the memorial can be re-erected at the Memorial Park. The details submitted shall include the provision for access to maintain the memorial in the new location (and including the ability to carry out future tree works should they be required for example due to falling branches, sap and leaves; bird droppings or the growth of algae).

3. Consideration should be given to the provision of a bench seating.

Signed

MHead

Marcia Head
Service Manager - Place & Growth
Date: 10 February 2022

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



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Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

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 which 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.

Appeals to the Secretary of State: 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). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above 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 from the decision date above 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 from the decision date above 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 from the decision date above 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.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

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](http://www.planningportal.gov.uk).

Street Naming and Numbering for 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.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://www.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

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.