

Subject: RE: Investigation Reference Number RFS/2021/086501 Planning Application 211368
Date: Monday, 28 June 2021 at 16:38:29 British Summer Time
From: Marcus Watts
To: John Osborne
CC: Andrew .

Dear Mr Osborne and Mr Wilson,

Thank you for contacting myself and the Planning Enforcement team regarding the works at Land Adjacent, Grange Farm, Islandstone Lane, Hurst, RG10 0RJ.

The approval of Application ref 211368 does not relate to the drainage of the site or what has now been installed. I visited the site on Tuesday 22nd June and identified that a small sewage (package) treatment plant in connection with the development, rather than a septic tank, was being installed. This treatment plant requires the benefit of planning permission, and as this has not been included in any of the approved planning permissions for the site represents unauthorised development. A separate planning application has been requested regarding this matter, and once live this will provide an opportunity to comment on the drainage ditch and the installation of the plant. The relevant bodies will also be formally consulted.

It is my understanding that the installation works have now been completed. It was advised that installation works cease until the matter is resolved, however they are fully aware that any unauthorised works already undertaken are at the landowner's own risk and expense and may be liable to change. In regard to Planning Enforcement's role, I will monitor the determination of the application once live and if refused further action will be taken to enforce the removal of the offending treatment plant.

I hope this has answered your immediate concerns, if you have any further questions please do not hesitate to contact me.

Kind regards,

Marcus Watts BSc (Hons), MA
Planning Officer – Development Management & Compliance (Specialist)
Place & Growth|Development Management and Regulatory Services|Wokingham Borough Council|Shute End|
Wokingham| Berkshire|RG40 1BN
marcus.watts@wokingham.gov.uk

*Please submit your application electronically via the Planning Portal website at: <https://www.planningportal.co.uk/>
In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date..*

We have provided a [frequently asked questions](#) page to help with understanding the planning process.

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Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

From: John Osborne <wj.osborne@btinternet.com>
Sent: 25 June 2021 17:29
To: Marcus Watts <Marcus.Watts@wokingham.gov.uk>
Cc: Andrew . <tfatman@hotmail.co.uk>
Subject: Investigation Reference Number RFS/2021/086501 Planning Application 211368

External Email

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Dear Mr Watts,

Hurst Village Society (HVS) when approached by one of its members raised its concern to Development Control regarding the installation of a septic tank, such works not having been included on the planning application (No; 211368) which when the work commenced had not been approved (although it subsequently has been). I am aware that you are now investigating this matter and we are grateful for that, but have attached, for the completeness of your records, a copy of our letter to your colleagues in Development Control.

Yours sincerely,

John Osborne on behalf of Hurst Village Society

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