

APPLICATION NO: 25/01587/FUL		OFFICER: Michelle Payne
DATE REGISTERED: 23rd October 2025		DATE OF EXPIRY: 18th December 2025 (extension of time agreed 20th March 2026)
DATE VALIDATED: 23rd October 2025		DATE OF SITE VISIT:
WARD: Charlton Kings		PARISH: Charlton Kings
APPLICANT:	Dunkertons Cider	
AGENT:	SF Planning Limited	
LOCATION:	Dowdeswell Park London Road Charlton Kings	
PROPOSAL:	Change of use of agricultural building to a Padel Centre (Use Class E(d)) with associated alterations, pedestrian access and footbridge.	

UPDATE TO OFFICER REPORT

1.1 Members are advised that paragraph 7.1 of the main report should read as follows:

7.1 With all of the above in mind, officers are satisfied that the application is one that should be supported and the recommendation is to grant planning permission subject to the schedule of conditions below and a section 106 legal agreement to secure the delivery, management and maintenance of any off-site biodiversity gains for 30 years, and the monitoring fee for any on-site gains. Agreement has been sought in respect of the pre-commencement conditions as required by The Town and Country Planning (Pre-commencement Conditions) Regulations 2018.

1.2 Members will note that the s106 is required in relation to biodiversity gains.

1.3 The following additional informative is also suggested:

3 In addition to obtaining planning permission any works, in, over or under, or within 8 metres of the top of the bank of any Main River may require a Flood Risk Activity Permit (FRAP) from the Environment Agency (EA) under the Environmental Permitting (England and Wales) Regulations 2016. For pre-application discussions, it is recommended that the applicant contact the EA's area Partnerships & Strategic Overview (PSO) team at: pso.midswest@environment-agency.gov.uk to discuss this further.

To apply for a FRAP please email the EA's National team at: flood.permitting@environment-agency.gov.uk.

For further advice please see: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Please note the riparian owner is responsible for the maintenance of their length of bank, as appropriate.

1.4 There are no further updates and the officer recommendation remains to grant permission subject to the conditions set out within the main report and the s106 legal agreement.