

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	250065
Site Address:	Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY
Expiry Date:	11 February 2025
Site Visit Date:	7 January 2025
Proposal: Prior approval submission for the proposed erection of 1 no. agricultural building for storage of farm machinery, materials and products required for the maintenance of pasture areas.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Plan Update Submitted Sites

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
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Section 57	Planning permission is needed for all development of land.
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Section 187a	Enforcement for breach of conditions
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The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
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Article 3	In conjunction with Schedule 2, Part 6, Class A grants planning permission for agricultural developments on units of 5 hectares or more
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Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3
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PLANNING HISTORY

Application No.	Description	Decision & Date
070329	Application for proposed Change of Use from B1(c) and B8 to class B1(c), B8 and Waste Electrical and Electronic Equipment (WEEE) Storage, refurbishment, transfer and recycling (Sui Generis).	Approved: September 2008
070613	Change of use of Redundant Farm Buildings to Use for Purposes Within Classes B1(c)/B8	Approved: July 2007
050584	Proposed change of use of agricultural land to provide improved parking and servicing arrangements for employment site and re- routing of private way. Demolition of redundant poultry shed.	Approved: July 2006
052438	Proposed change of use of agricultural land to provide improved parking and servicing arrangements for the adjacent permitted employment use and rerouting of private way. Removal of redundant poultry shed.	Refused: July 2005
042239	Proposed change of use of redundant agricultural buildings to B1 use (industrial), use of building H for ancillary B8 (storage) use, associated alterations, extensions and site works.	Approved: December 2004
041629	Proposed change of use of redundant agricultural buildings to B1c (light industrial) and B8 (storage) use, new access from Basingstoke Road, visibility splay improvements to junction of The Street & Basingstoke Road, stopping up 2 existing accesses onto Basingstoke Road and new internal access track.	Approved: July 2004
040586	Proposed change of use of agricultural buildings to B1c/B8 use and new access from Basingstoke road, visibility splay improvements to junction of The Street & Basingstoke road, stopping up of 2 accesses onto Basingstoke road and new internal access track. Demolition of 2 farm buildings.	Approved: April 2004
010106	Renewal of temporary permission for parking on agricultural land.	Approved: February 2001
961561	Temporary Change Of Use Of Agricultural Land To Car Parking For Adjacent Office Premises	Approved: August 1996
31387	Erection of Farmhouse	Approved: September 1988

24812	O/L Detached Farmhouse	Refused: January 1986
24811	Refurbishment of existing house; erection of extension and glazed link; demolition of courtyard link.	Refused: January 1986
24809	CoU to Offices	Refused: January 1986 (Allowed at appeal)
21601	CoU part house to office	Refused: July 1984
21606	O/L Farmhouse	Refused: June 1984
21605	O/L Residential Courtyard Development	Refused: June 1984

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

PROPOSAL

This application relates to the proposed construction of an agricultural building at Wyvols Court Farm, measuring approximately 20 metres (depth) x 37 metres (width) x 10 metres (maximum ridge height).

The proposed agricultural building would provide for storage of farm machinery, materials and products required for the maintenance of the agricultural holding. The building would be constructed using composite wall and roof panels in olive green colour, alongside double skin galvanised steel roller shutter doors in moorland green colour.

PART A.1 APPRAISAL		
Town and Country Planning Act 1990 (as amended)	Yes	No

1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3(5)	Are the building operations involved in the construction of the original building/use lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Pt. 6	Does it consist of the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of: (a) works for the erection, extension or alteration of a building; (b) any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit?	✓	
7	A.1(a)	Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?		✓
8	A.1(b)	Would it consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins?		✓
9	A.1(c)	Would it consist of, or include, the erection, extension or alteration of a dwelling?		✓
10	A.1(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?		✓
11	A.1(e)	Would the ground area covered by: (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations exceed 1,000 square metres; (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres; calculated as described in paragraph D.1(2)(a) of this Part?		✓
12	A.1(f)	Would it be within 3 kilometres of the perimeter of an aerodrome and the height of any part of any building, structure or works exceed 3 metres?		✓
13	A.1(g)	Would it be not within 3 kilometres of the perimeter of an aerodrome and the height of any part of any building, structure or works exceed 12 metres?		✓
14	A.1(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?		✓
15	A.1(i)	Would it consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation		✓

		of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building?		
16	A.1(j)	Would it involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming?		✓
17	A.1(k)	Would any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system be: (i) used for storing waste not produced by that boiler or system or for storing fuel not produced within the unit (ii) within 400 metres of the curtilage of a protected building		✓
18	A.1(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?		✓

NOTES

Does it consist of the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

(a) works for the erection, extension or alteration of a building...which are reasonably necessary for the purposes of agriculture within that unit?

The applicant has stated:

'Wyvols Court Farm provides pasture for sheep grazing on a seasonal basis. The total pasture areas within the land holding extends to 33 ha (81 acres).'

A plan has been submitted indicating the pasture/agricultural holding. The site is an established farm for which buildings are required.

Sufficient information has been provided to date for the LPA to consider that the building is reasonably necessary for the purposes of agriculture.

Would the ground area covered by any building erected or extended or altered by virtue of Class A exceed 1500 square metres?

The building would measure approximately 730sqm.

The application must be accompanied by a written description of the proposed development and of the materials to be used and a plan indicating the site together with any fee required to be paid.

The application has been submitted with a site plan, written description of development and the applicant has paid the required fee.

PART A.2 APPRAISAL

Development under Class A is permitted subject to the following requirements under Part A.2:

- a) *where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;*

The proposed building would be located within 400m of the Listed Queens Anne Mead and Wyvols Court, however, the building would not be used for the accommodation of livestock, nor would it be used for the storage of slurry or sewage.

(2) *Subject to sub-paragraph (3), development consisting of the erection, extension or alteration of a building...the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the siting, design and external appearance of the building...*

Siting

The proposed agricultural building would be located near existing established development within the wider Wyvols Court Farm holding that includes other agricultural buildings. The siting of the new building utilises existing internal access arrangements within Wyvols Court Farm, by virtue of an existing track that runs from the main entrance of the farm to the buildings to the south of the proposed barn. This is set behind existing substantial hedgerow and tree planting which runs parallel to the Basingstoke Road and thus would have restricted views from the public realm. The use of the barn for the storage of agricultural machinery as well as materials and seeds would not be of detriment to amenity of the existing structures on site or the wider landscape.

Design and External Appearance

The building would be constructed using composite wall and roof panels in olive green colour, alongside double skin galvanised steel roller shutter doors in moorland green colour. This would match several existing buildings on the farm and would be in keeping with the rural character of the area.

On the basis of the above, prior approval is not required.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership,

pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

The proposed agricultural building constitutes development and thus requires planning permission. Prior approval is available under Article 3 in Schedule 2, Part 6, Class A of the Town and Country Planning (General Permitted Development) Order 2015. Prior approval is not required.

Recommendation:	Prior approval not required
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Date:	6 February 2025
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Earliest date for decision:	5 February 2025
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Recommendation agreed by: (Authorised Officer)	
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BJC

Date:	07.02.25
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