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Application Status

- ☒ Application Received on 18 November 1996
- ☒ Application Registered on 25 November 1996
- ☒ Processed
- ☒ Public consultation: Not Applicable
- ☒ Application decided 17 January 1997

Planning Application Number:	961028
iLAP Number:	T/1996/64702
Site Address:	Part Of Ducks Farm Eversley Road Arborfield BERKSHIR
Description:	Application For Temporary Permission For Siting Of Caravan
Application Status:	Determination Made
Date Valid:	25 November 1996
Decision:	Refused
Decision Date:	17 January 1997
Appeal:	N
Applicant Name & Address:	Mr G Collins 81 College Road Sandhurst Berkshire
Agent Name & Address:	
Agent Phone No:	
Ward:	
Parish:	
Date Received:	18 November 1996
Committee Date:	
Site Visit Date:	
Advert Date:	
Advert Expiry Date:	
Consultation Period Begins:	
Consultation Period Ends:	
Expiry Date:	20 January 1997
Planning Portal Reference:	

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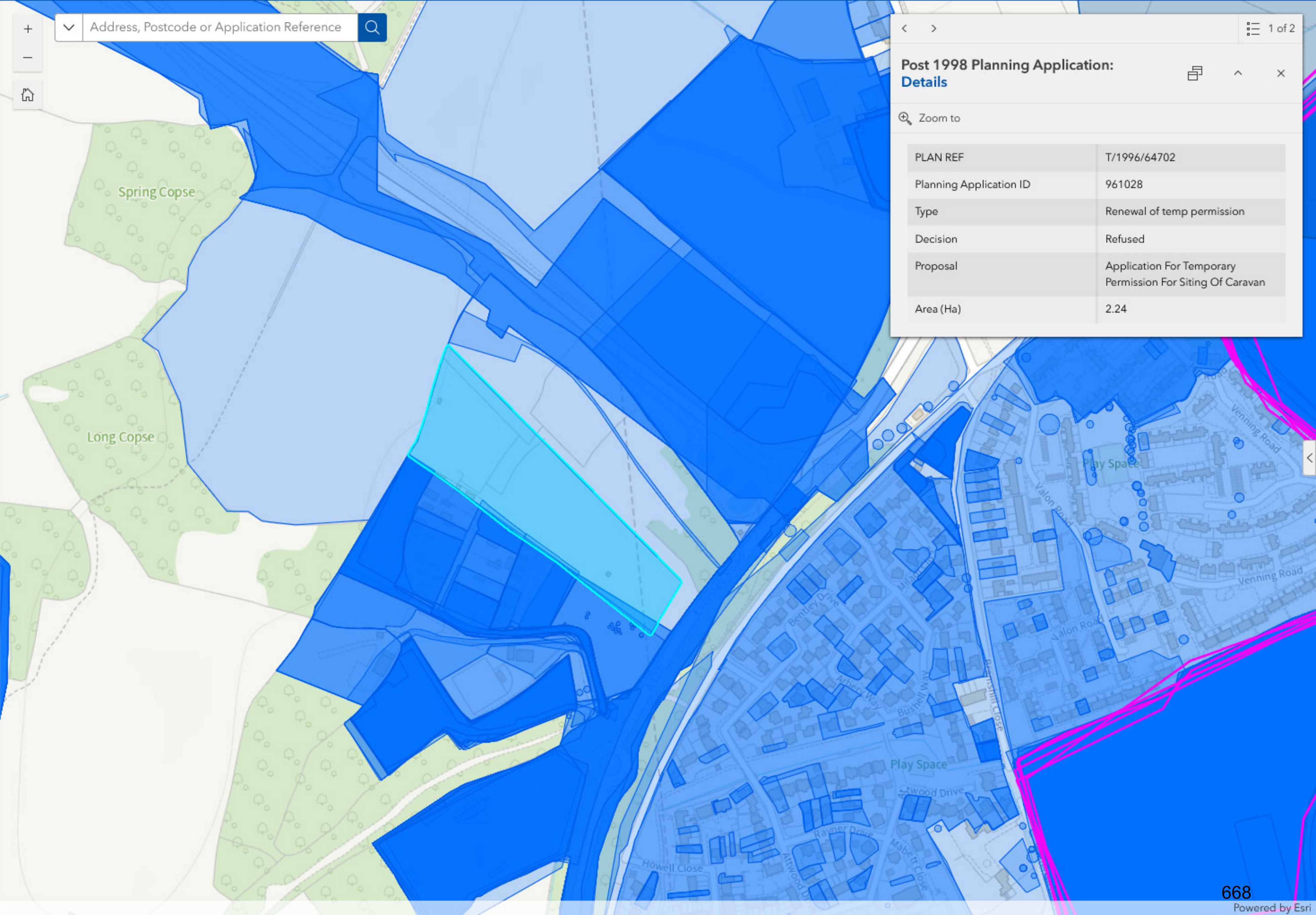
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- ☐ Current Planning Applications
- ☒ Post-1998 Planning Applications
- ☐ Pre-1998 Planning Applications
- ☐ Current Tree Works Applications
- ☐ Historic Tree Works Applications
- ☐ District
- ☐ Ward
- ☐ Parish



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Application Status

- ✔ Application Received on 04 December 1995
- ✔ Application Registered on 06 December 1995
- ✔ Processed
- ✘ Public consultation: Not Applicable
- ✔ Application decided 19 February 1996

Planning Application Number:	950272
iLAP Number:	F/1995/63126
Site Address:	Land Off Eversley Road And North Of Wokingham Lane Arborfield
Description:	Change Of Use Of Land To Caravan Site For 16 Units
Application Status:	Determination Made
Date Valid:	06 December 1995
Decision:	Refused
Decision Date:	19 February 1996
Appeal:	N
Applicant Name & Address:	Cash Rooney & Connors Eversley Road Arborfield Berkshire
Agent Name & Address:	C A Lennon & Associates Oxford Road East Windsor Berkshire
Agent Phone No:	
Ward:	
Parish:	
Date Received:	04 December 1995
Committee Date:	
Site Visit Date:	
Advert Date:	
Advert Expiry Date:	
Consultation Period Begins:	
Consultation Period Ends:	
Expiry Date:	06 March 1996
Planning Portal Reference:	

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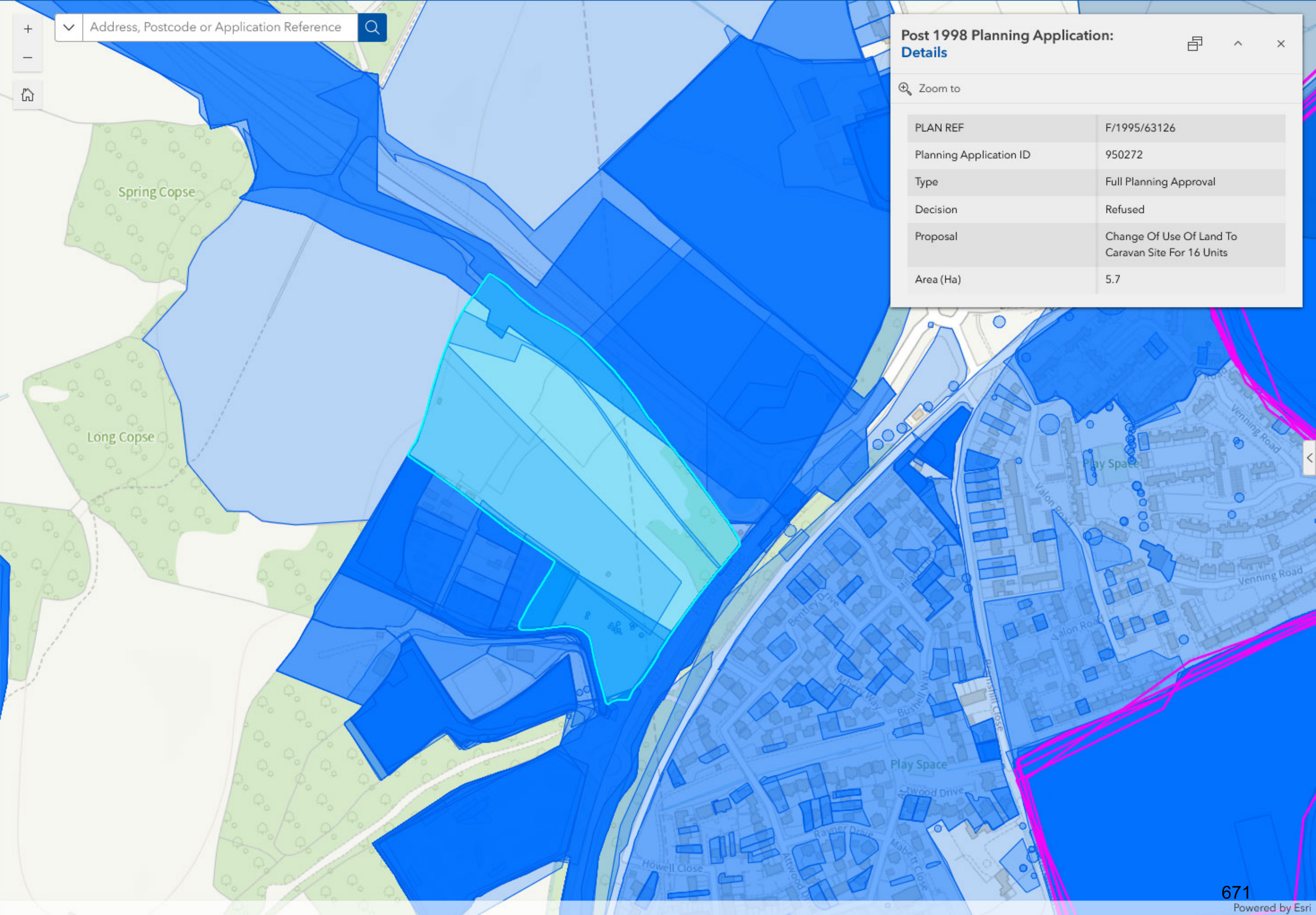
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- ☐ Ward
- ☐ Parish



44812 - use of ag builds far...

Wakas yard

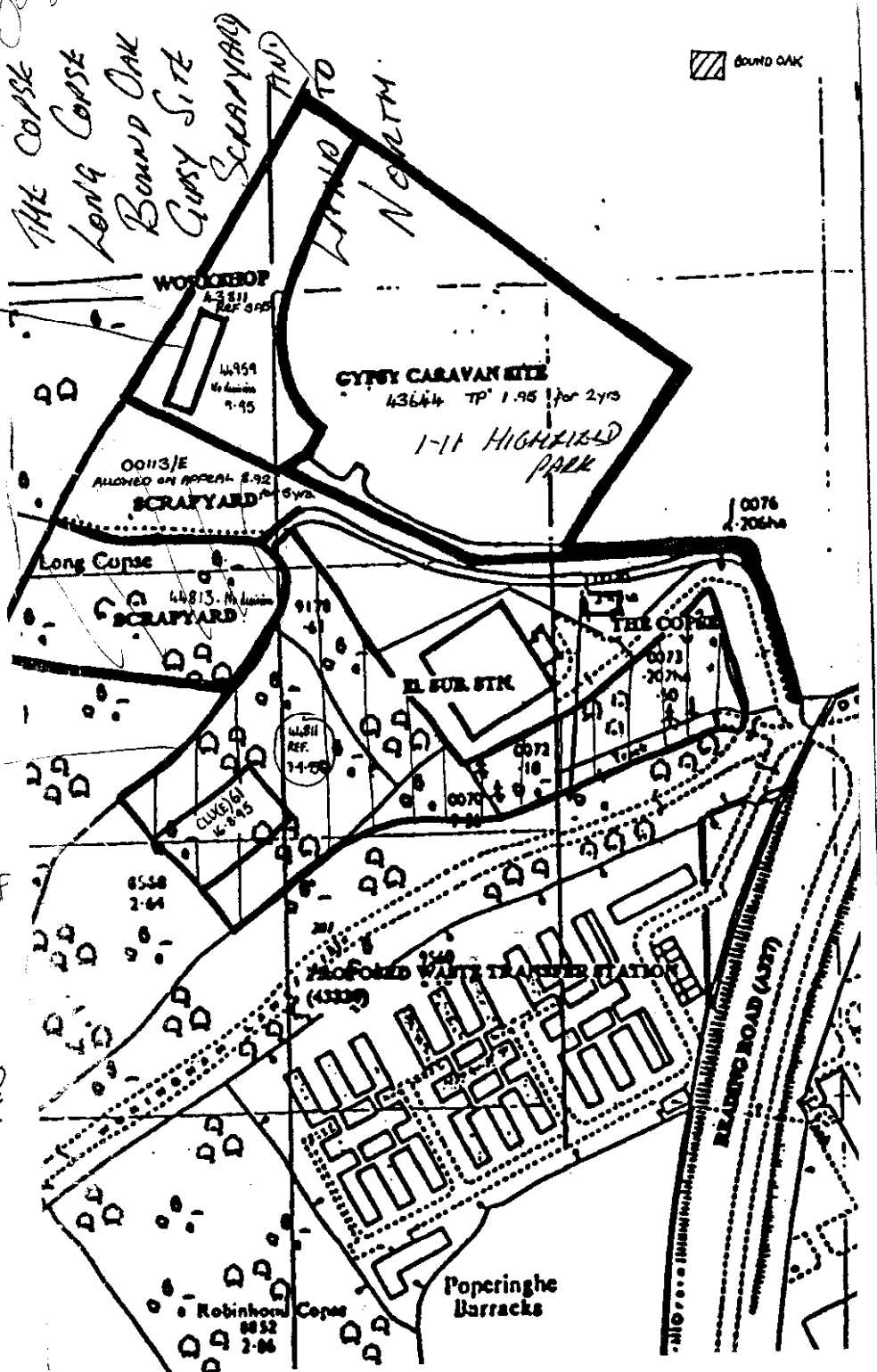
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PLANNING PERMISSION

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NLM

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: D B BUSHNELL ESQ
C/O MARTIN & POLE
SALISBURY HOUSE
MILTON ROAD WOKINGHAM
BERKSHIRE RG11 1DB

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No. 44612 (F)

Proposal:
USE OF AGRICULTURAL BUILDINGS FOR B1(c) (LIGHT
INDUSTRIAL USE) B2 (GENERAL INDUSTRIAL USE) AND B8
(STORAGE USE) AND USE FOR VINTAGE VEHICLE RESTORATION
(RETROSPECTIVE)
BOUND OAK EVERSLEY ROAD ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above
Acts hereby GRANT Planning Permission for the carrying out of the above
development in accordance with the application and the accompanying plans
submitted by you to the Council subject to compliance with the following
conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of
five years from the date of this permission. (N4)

01 REASON This condition is deemed to be attached by virtue of Section
91(1) of the Town and Country Planning Act 1990. (N4R)

02 No storage, industrial or other business use shall take place outside
the buildings except the parking, manoeuvring and loading and unloading
of vehicles. (N28)

02 REASON In the interests of visual amenity. (N13R)

03 No external lighting of any type shall be provided without the prior
written permission of the District Planning Authority.

03 REASON In the interests of the rural character of the area.

04 Notwithstanding the provisions of the Town and Country Planning General
Permitted Development Order 1995 (or any order revoking or re-enacting
that Order) no development shall take place under the terms of Classes
A, B, C and D Part 8 of Schedule 2 of that Order.

04 REASON in order to protect the character and amenities of the locality

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Application No. 44812(F) Received ARBORFIELD
27.7.95.

Applicant : D E BUSHNELL ESQ
Location : BOUND OAK, EVERSLEY ROAD, ARBORFIELD
Proposal : USE OF AGRICULTURAL BUILDINGS FOR B1(c), B2 AND B8 USE
AND USE FOR VINTAGE VEHICLE RESTORATION (RETROSPECTIVE)

1. **Planning History** - The site lies within a rural area identified as being important to the separation of settlements. Planning applications for a bungalow, pigstys and caravan were refused during the mid 1980s (Ref Nos 23713, 24475). The site was previously used for agricultural purposes. Certificates of Lawfulness have been granted for use of part of the site as a haulage and goods vehicle operating centre and for the storage of scaffolding. Planning permission for retention of a mobile home on the site has been refused under Ref 44811.
2. **Proposal** - is for a retrospective planning permission for reuse of former agricultural buildings for B1(c), B2 Use, B8 Use and for vintage vehicle restoration. A total of 1273m² of floorspace is involved.
3. **Consultations** -
 - **Arborfield and Newland Parish Council** : is totally opposed to the operations being carried out and requests in the strongest possible terms that this application be rejected.
 - **Highway Authority** : advises that the uses are already generating additional vehicle movements at a substandard junction with the A327 Reading Road which is required to be upgraded. If the total number of daily vehicle turning movements including extant permissions exceeds 500 per day consideration should be given to providing a ghost island right turn lane. Requests a traffic count to establish levels of movements from this and other sites using the same access point. Advises that there have been two personal injury accidents in the last four years. Concerned that although the inspector did not impose a condition on Planning Approval No 33873 to improve junction to the latest design standard, further development is sought which will exacerbate the road safety dangers for highway users.
 - **Engineer** : no comment.
 - **National Rivers Authority** : no objection in principle.
 - **No letters of representation received.**
4. **Appraisal** - Main issues :
 - A. Impact on rural character LTV2, LC1, LC21 (LALP), C2, C6 (BSP)
 - B. Appropriateness of uses LC21 (LALP)
 - C. Employment policies LE2 (LALP), BU1, BU2 (BSP)
 - D. Highway safety
 - E. Infrastructure requirements - LFS1 (LALP)

A. Site lies in a rural area identified as being important to the separation of settlements. The buildings the subject of this application have previously been in agricultural use. The proposal falls to be considered against Policy LC21 of the Loddon Area Local Plan. The buildings are capable of being used for commercial purposes (the application is in fact retrospective and the buildings are currently in use). The buildings are well-screened by a mature copse such that they do not intrude into the rural landscape. Parking of vehicles is located within the open courtyard between buildings. The access road is visually low-key. The site and uses are sufficiently screened so as not to cause harm to the rural character of the area.

B. The application involves a mix of B1(c), B2 and B8 uses. The site is located away from any permanent residential uses although the authorised temporary caravan site for gypsies is located in close proximity. Whilst the site involves an element of B2 General Industrial Uses the site is well contained and sufficiently removed from any publicly accessible areas such that they would not cause significant harm to the rural character.

C. The proposal involves 1273m² of employment generating floorspace. This exceeds the level of 300m² of floorspace generally considered to be acceptable under Policy LE2 of the Loddon Area Local Plan. However, the proposal makes provision for a range of small units with a mix of industrial, distribution and storage uses for local firms. The proposal therefore complies with Policies BU1 and BU2 of the Berkshire Structure Plan 1991-2006. Furthermore, in considering the appeal for 3,400 square metres of floorspace at Poperinghe Barracks the Inspector did not consider that because of the nature of the proposals, approval would create undue pressures on infrastructure. It is considered that the circumstances on this site are similar.

D. The Highway Authority have been concerned in relation to previous applications in the locality that this access is substandard in layout and construction particularly at the junction with the A327, and bearing in mind uses in the vicinity of the site. However, in the appeal (33873) on land at Poperinghe Barracks in 1992 the Inspector commented

"The existing access over the public highway is poorly surfaced and ideally this should be remedied, but in my view the existing junction design is otherwise satisfactory and acceptable for the proposed development." (para 20).

In the light of this together with the fact that there are other users of the access who have not made contributions towards improvements it would not be equitable or reasonable to impose a condition requiring the improvement of the access. A traffic count at the junction with the A327 would also be impractical as it would not clearly identify which traffic is going to which site served by the junction. Furthermore, in practical terms the site involves a relatively low-key level of activity in comparison with the level of floorspace involved.

E. The units are small scale and individually fall below the infrastructure requirement floorspace threshold. In addition the number of employees on site would not give rise to pressure on existing services, amenities and infrastructure and therefore a contribution toward infrastructure is not considered appropriate in this instance.

5. **Conclusion** - The change of use is considered acceptable as uses would be contained within the buildings and as such there would be no adverse impact on the rural character of the area. It also allows for floorspace for bad neighbour uses. It is also considered that the proposal in itself would not justify junction improvements.

6. **Recommendation** - GRANT planning permission subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(N4)

REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act 1990.(N4R)

2. No storage, industrial or other business use shall take place outside the buildings except the parking, manoeuvring and loading and unloading of vehicles.(N28)

REASON In the interests of visual amenity.(N13R)

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 78 APPEAL

APPELLANT: MR D E BUSHNELL
APPEAL SITE: BOUNDOAK, EVERSLEY ROAD, ARBORFIELD
REASON FOR APPEAL: APPEAL AGAINST THE REFUSAL OF
RETROSPECTIVE PLANNING PERMISSION FOR
THE RETENTION OF A MOBILE HOME FOR
SECURITY PURPOSES

LOCAL PLANNING AUTHORITY REFERENCE : 44811

DEPARTMENT OF THE ENVIRONMENT REFERENCE : APP/H0330/A/96/251859

1.00 THE SITE AND SURROUNDINGS

- 1.01 The appeal site lies within a rural area as identified in the Loddon Area Local Plan. Access to the site is gained off the A327, Reading Road. Surrounding the site there are a number of commercial uses. To the rear of the site is "Long Copse" which is a scrap yard, and to the front is "Poperinghe Barracks" which has recently been granted B2 and B8 consent. To the north is a gypsy site, which has the benefit of planning permission.
- 1.02 The mobile home is currently in position on the site. It measures 10m in length and 3m in width. It is currently occupied as a single residential dwelling. The applicant has stated that it is required for security purposes.
- 1.03 Within the immediate vicinity of the appeal site there are a number of commercial activities. To the south-west are plant hire and scaffolding storage uses, which both enjoy lawful use. To the west is a plant hire and haulage yard, again which benefits from lawful use. To the east and north are commercial buildings used for light industrial storage and general industrial uses. All these activities are within the same compound.

dismissed

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mobile home
for security
purpose.*

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- 1.04 Apart from the various commercial uses, the surrounding area is distinctly rural in character. Beyond the site the surrounding area is comprised of open fields and small wooded areas. All the boundaries of the site are made up of mature trees, which reinforce the rural character and position of the site.

A location plan is attached as Appendix One.

2.00 PLANNING HISTORY

- 2.01 The area was originally an agricultural holding and has been subject to a number of applications. Permission was refused in 1977 and dismissed on Appeal in 1978, for a mobile home on the site. An outline application for a bungalow and garage was also refused in 1985.

Copies of these decision notices are attached as Appendix Two.

- 2.02 Recently the site has been used by a number of B1 uses, and 2 Certificates of Lawful Use have been issued on the site for a variety of business. Planning permission has also been given for the use of the agricultural buildings as B1(C), B2 and B8 uses.

Copies of these notices are attached as Appendix Three.

- 2.03 The application the subject of this appeal was submitted on the 28 July 1995, and was refused under delegated powers on the 7 September 1995. The reason for refusal was:

- 01 The proposal would cause harm to the open and rural character of the area as a result of the consolidation of existing scattered development. The proposal would therefore be contrary to Policy EN1 of the Replacement Structure Plan for Berkshire and Policies LTV2, LH1 and LH6 of the Loddon Area Local Plan.

A copy of the full decision notice is attached as Appendix Four.

3.00 RELEVANT PLANNING POLICY

Loddon Area Local Plan

- 3.01 The relevant Local Plan is the adopted Loddon Area Local Plan. In this plan, the site is allocated as a rural land, to which Policy LTV2 is relevant. Policy LTV2 states that within rural areas development will not normally be allowed.

- 3.02 Policy LH6 (applications for development) and policies a

- Berkshire Str
3.03 The policy re
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4.00 THE COUNCIL

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WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

D R Walker
C/O Robin Bradbeer Planning & Dev Consultancy
20 Lansdowne Parade
Cheltenham
Glos.
GL50 2LH

Application No : 98/68559/F

Parish :

Proposal : PROPOSED REDEVELOPMENT OF EXISTING INDUSTRIAL
BUILDING REPLACEMENT OF EXISTING BOUNDARY
FENCING REMOVAL OF PART OF EXISTING HARD
SURFACING & PROVISION OF NEW LANDSCAPING IN
CONNECTION WITH USE OF SITE AS A TRANSPORT

Location : Land North of Long Copse Eversley Road Arborfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

REASONS(S) :

01

The proposed building for storage and maintenance of haulage lorries is inappropriate development in the countryside in a gap between settlements. Due to its location and size, the building would have a visually detrimental effect on the character and appearance of the countryside. As such the proposal is contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2 and LC1 and to Wokingham District Local Plan Policies WCC1, WCC2 and WRE4.

Date 14 January 1999



Development Control Manager

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF REFUSAL OF PLANNING PERMISSION

D R Walker
C/O Robin Bradbeer Planning & Dev Consultancy
20 Lansdowne Parade
Cheltenham
Glos.
GL50 2LH

Application No : 99/69061/F

Parish : ARBORFIELD PARISH

Proposal : PROPOSED DEMOLITION OF EXISTING BUILDING ERECTION OF REPLACEMENT BUILDING & ITS USE FOR PARKING & MAINTENANCE OF TRANSPORT/HAULAGE CONTRACTORS VEHICLES WITH VEHICLE MANOEUVRING & STAFF PARKING ON ASSOCIATED LAND, REPLACEMENT OF EXISTING BOUNDARY FENCE, REMOVAL OF PART OF EXISTING HARD SURFACING AND PROVISION OF NEW LANDSCAPING

Location : Land North of Long Copse Eversley Road Arborfield

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **REFUSE PLANNING PERMISSION** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

REASONS(S) :

01

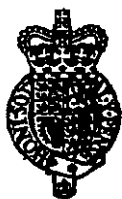
The proposed building for storage and maintenance of haulage lorries is inappropriate development in the countryside in a gap between settlements. Due to its location and size, the building would have a visually detrimental effect on the character and appearance of the countryside. As such the proposal is contrary to Berkshire Structure Plan Policies C2 and C6; Loddon Area Local Plan Policies LTV2 and LC1; Wokingham District Local Plan (Deposit Draft) WCC1, WCC2 and WRE4.

Date 13 April 1999


Development Control Manager

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. The applicant should contact the Building Control Section of the District Council's Environmental Services for further information.

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.



The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
Switchboard 0117 - 987 8000
Fax No 0117 - 987 8139
GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Mr R Bradbeer BA(Hons)
Planning & Development
20 Lansdowne Parade
CHELTENHAM
Gloucestershire
GL50 2LH

PLANNING SERVICES	MPT
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Consultancy	
APP	
CS	
03 AUG 1999	
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You Ref: 157
Our Ref: T/APP/X0360/A/98/297286/P5
T/APP/X0360/A/98/1017474/P5
T/APP/X0360/A/99/1021642/P5
Date: 02 AUG 1999

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6 APPEALS BY D R WALKER APPLICATION NOS: 97/66904/V, 98/68559/F & 99/69061/F

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeals against the following decisions of the Wokingham District Council, all relating to land to the north of Long Copse, Reading Road, Arborfield, and for which I held a local inquiry on 29 and 30 June 1999.

Firstly, to refuse an application for planning permission under Section 73 of the Town and Country Planning Act 1990, for the development of land without complying with a condition subject to which a previous planning permission was granted. The planning permission was No 43811(F) dated 10 April 1996 for the change of use of land and building to non-agricultural storage/vehicle maintenance workshop.

The condition in dispute provides that:-

"the use hereby permitted shall be discontinued on or before 31 December 1997".

The reason for the condition:-

"in order that the future of the uses on this part of the enclave can all be dealt with at about the same time, and in order to give an opportunity for alternative premises to be sought in the meantime." (Appeal A).

Secondly, to refuse planning permission for the proposed demolition of an existing building, erection of a replacement building and its use for parking and maintenance of transport/haulage contractors vehicles with vehicle manoeuvring and staff parking on associated land; replacement of existing boundary fencing; and removal of part of existing hard-surfacing and provision of new landscaping; (Appeal B).

And thirdly, a revised scheme with the same description as that for Appeal B. (Appeal C).

2. It was agreed at the inquiry that your client's business does not come within any of the standard Use Classes, and should therefore be considered to be a *sui generis* use for the purposes of these appeals. As a separate point, a covering letter submitted with the Appeal A application requested a variation of the time limit to allow continued use until 31 December 2000. However, from discussions at the inquiry both parties agreed that I should consider the use being allowed to continue until at least 30 June 2002. I have therefore determined Appeal A on that basis.

Main Issue

3. ~~From all I have read, heard and seen, I consider the main issue in all 3 cases is the effect the appeal proposals would have on the character and appearance of the surrounding area, having regard to the relevant development plan policies which seek to protect the countryside and encourage employment. Because of the general similarities between Appeals B and C, I shall deal with these 2 appeals together.~~

Development plan policies

4. The development plan for the area comprises the Berkshire Structure Plan 1991-2006, incorporating Alterations adopted in August 1997 (BSP), and the Loddon Area Local Plan, 1995 (LALP). Policy C6 of the BSP defines green gaps and wedges as important open areas which are of special significance because they provide physical or visual separation of settlements or communities which are close together. It indicates that such areas will be identified in local plans. The other relevant BSP policies drawn to my attention are LD3 (Environmental Impact of Development); C2 (Development Outside Built-Up Areas and Settlements); BU1 (Assessment of Proposals for Further Business, Industrial, Distribution and Storage Development); and BU2 (Provision of a Variety of Business Premises).

5. With regard to the LALP, you said that as it was prepared in the context of the previous Structure Plan for Berkshire, it had an end date of 31 March 1996. However, it still forms part of the statutory development plan, and the Council's view was that although no longer relevant for housing purposes, it was still relevant in the context of these appeals. In these circumstances I intend to accord the appropriate policies significant weight. The appeal site lies within an area notated on the LALP proposals map as a Separation of Settlements area. In such areas policy LC1 indicates that development which would either detract from the undeveloped appearance or intensify existing sporadic development will not be permitted. Other relevant policies are LTV2 (Development in Rural Areas); LC6 (Landscape Management); LC21 (Re-Use or Conversion of Buildings in Rural Areas for New Commercial Uses); and LE2 (Employment Development on Unidentified Small Sites).

6. The Council is also preparing the Wokingham District Local Plan (WDLP), which has completed its deposit period, and for which Proposed Amendments were published earlier this year. Relevant policies are: WOS3 (Development Control Principles); WCC1 (Development in the Countryside); WCC2 (Green Gaps and Wedges); WEM9 (Identified Local Need - Units for Uses that have a Detrimental Impact on Residential Amenity); WEM12 (Identified Local Need - General Industrial, Storage and Distribution Areas); WRE2 (Re-Use and Adaptation of Rural Buildings for Commercial Uses); and WRE4 (Development on Existing Employment Generating Sites Outside Settlements). The Council has adopted this plan for development control purposes but I consider it to still be at a relatively early stage of preparation, as a public inquiry (into matters other than major housing south of the M4), is not due until 2000. In these circumstances I shall only accord

the above policies limited weight. I have also noted that objections have been lodged to policies WCC2 and WEM9 on behalf of the Appellant.

The appeal site and surrounding area

7. The appeal site comprises some 0.53ha located within an area of countryside, about 1km to the south of the settlement of Arborfield Cross and some 250m to the west of the A327 Reading Road. It has been used by the Appellant since 1994 as the operating base for his business as a plant and haulage contractor. The temporary planning permission granted in 1996 expired at the end of 1997, and Appeal A seeks to allow that use to continue lawfully. The site rises gently to the north-west, and contains a large, steel-framed former agricultural building, clad with light coloured concrete blocks and grey sheeting to the roof, and with a floor area of about 380sqm. A pair of full-width metal doors in the northern elevation give access to the building, which is used as a maintenance workshop for the Appellant's vehicles, and for covered parking.

8. The remainder of the site comprises a yard of beaten earth and hardcore, and with the exception of a few cars parked to the east of the building and a small amount of open storage, it was largely cleared. A solid, corrugated metal fence, some 2.5m high runs along the north-west, north-east and east sides of the site. The site is served by a surfaced roadway which also leads to a gypsy caravan site (Highfield Park) which was granted planning permission earlier this year, located immediately to the east of the appeal site. Other lawful or permitted development to the south and east of the appeal site comprises an electricity sub-station, the Bound Oak industrial area and the former Poperinghe Barracks. In addition there is an unauthorised scrapyard located to the south of the appeal site, for which appeals against enforcement notices were dismissed in 1998. These areas all take access from the A327 by means of a wide tarmac surfaced junction. Open fields for grazing lie to the north and north-east, and a block of woodland known as Long Copse lies to the north-west. Public footpath No 17 runs in a roughly south-west/north-east direction along a ridge in the fields to the north-west of the site.

Consideration of Appeal A

9. Circular 11/95: *The Use of Conditions in Planning Permissions*, indicates that a second temporary permission should not normally be granted, but that is what has been specifically applied for in this case. As the temporary permission granted in 1996 (reference T/APP/H0330/A/95/257084/P8), only ran for some 20 months, it did not seek to control those areas of the site which could be used for storage or vehicle parking and manoeuvring. I acknowledge that I could impose conditions to address these matters if I were minded to allow this appeal, but of more concern is the lack of landscaping to help shield both the existing building and the activity on the site. In my opinion it would not be reasonable to expect significant landscaping to be provided, for a permission which would only run for some 3 years.

10. Insofar as the proposal would re-use an existing building, it would not conflict with the aims of BSP policy C2. However, it is clear to me that your client's business is somewhat hampered by the size and design of the existing building. Vehicles have to be stored inside in 3 or 4 rows, and all have to enter, exit and manoeuvre at the northern end of the building and site, where this activity can more easily be seen from footpath No 17. As I have already concluded that the requirement for comprehensive landscaping would not be reasonable in this case, I consider that this manoeuvring and parking of large vehicles in

the open would have an unacceptable impact on the countryside. The proposal would therefore not fully accord with policy C2. For the same reasons it would also conflict with BSP policies LD3 and C6. I consider that the proposal would not fall into any of the categories of development indicated to be acceptable in rural areas under LALP policy LTV2 and again, the absence of comprehensive landscaping means that in my opinion the proposal would conflict with the other policies regarding the impact of development in the area.

11. BSP policy BU1 details a number of criteria against which proposals for business, industrial, distribution and storage development will be assessed, and in my opinion, the Appeal A proposal does not conflict with this policy. However, the fact that I have concluded that it would not be reasonable to require landscaping with this proposal means that there would be a conflict with criterion 'C' of the LALP employment policy LE2. For similar reasons I consider that the proposal would conflict with emerging WDLP policies WRE2 and WRE4. In view of all the above points I conclude that the Appeal A proposal would have a harmful effect on the character and appearance of the surrounding area and would, on balance, conflict with the adopted and emerging development plan policies to which I have referred.

12. A material consideration is the fall-back position of an extant planning permission for Class B1(c) use of the existing building and site, granted in November 1995. The Council accepted that if the current appeals fail, this permission will be implemented, although perhaps not by your client. In any case, even if the current permission were to lapse, the Council acknowledged that it is likely it would re-grant the permission, if applied for. In these circumstances I see no real likelihood that the site would revert to being unused and therefore, in my opinion, the degree to which it will contribute to the green gap or separation between settlements is extremely limited. However, it is my judgement that the Appeal A proposal would be more harmful than the fall-back position, as the Class B1(c) use would bring with it improved landscaping which would help to shield activity on the site.

Consideration of Appeals B and C

13. The Appeal B and C proposals would both entail the demolition of the existing building and its replacement with a new, steel-framed building to be finished externally with dark green steel cladding to the roof and walls. This building would provide 10 separate garage spaces, each served by its own roller shutter door, along the eastern elevation, with 2 of these spaces doubling up as workshop bays. Each vehicle would therefore have its own independent access to the building, thereby removing the need for excessive manoeuvring at the northern end of the site. The building would have a greater internal height than the existing building, but as it would be cut into the ground, the ridge height would be no higher. The basic building for Appeal C would have a floor area of some 564sqm (48% larger than the existing building). This would increase to 654sqm for Appeal B (72% larger than existing), by the addition of a lean-to canopy attached to the western side. In addition, a washdown hard-standing would be situated on the west side of the building, and a parking area for 16 cars would be laid out towards the centre of the western boundary. Both proposals also offer a landscaping scheme, detailed on Drawing No LMSL/4/LC/1 revision A, tabled at the inquiry.

14. For reasons detailed below, I am not convinced that the proposals would conflict with the aims of BSP policies LD3 and C2, or with LALP policy LE2. Furthermore I consider that the proposals would generally accord with the aims of BSP policies BU1 and BU2. However, as the appeal site lies within a Separation of Settlements area/Green Gap, I

consider that the proposals conflict with the aims of BSP policy C6 and LALP policy LC1. They do not, therefore, accord with the development plan.

15. However, turning to other material considerations, it is my opinion that the extant planning permission for Class B1(c) use of the existing building and site carries a much greater significance with regard to Appeals B and C. I consider that these cases turn on whether the appeal proposals would have a greater or lesser impact than the permitted Class B1(c) use would have. In undertaking this comparison I am also mindful of the fact that the Highfield Park gypsy site, immediately to the east, now has a permanent permission. I accept that in granting permanent planning permission for this development my colleague Inspector concluded that the acknowledged harm that would be caused to the environment and countryside policy aims, would be outweighed by the social and humanitarian benefit in the very particular and exceptional circumstances in that case. However, notwithstanding this point, the site now lawfully exists and has introduced the visual impact of buildings and parked vehicles adjacent to the appeal site.

16. The Class B1(c) permission requires a landscaping scheme to be agreed with the Council, and implemented, with the approved plan showing a belt of additional planting and landscaping around the north-west, north-east and eastern boundaries of the site. In addition the existing metal fence would be retained. In my opinion these proposals compare unfavourably with the more comprehensive landscape scheme which accompanies Appeals B and C, comprising proposed mounding to continue that provided for the adjacent Highfield Park site; a landscaped area some 33m deep at the northern end of the site; and replacement of the existing metal fence with an open palisade type fence, painted dark green. Furthermore, while the extant Class B1(c) permission is subject to a condition which prevents storage and industrial or business uses taking place outside the building, it does not restrict the parking, manoeuvring and loading of vehicles.

17. I saw from my inspection that glimpsed views of the north facing gable end of the existing building are possible from a significant length of footpath No 17. However, because of the distance of the footpath from the appeal site (some 170m at its closest point), and because of the tree cover offered by Long Copse, the existing building did not appear unduly obtrusive. The proposed building would be some 7m longer and about 2.5m wider, with the canopy in Appeal B adding a further 4.5m. However, I consider that the increased length would not be particularly noticeable in most distant views, as the building would appear foreshortened, and the greater width would be largely shielded by trees. Furthermore, in time the proposed landscaping would improve the shielding of the site and the building. I acknowledge that the impact of the new building would be somewhat greater from viewpoints on footpath No 17 close to Long Copse, but the greater length of the building would again be largely screened by the Long Copse trees adjacent to the site. Even though these trees are deciduous, I consider that some screening would still be provided in winter months, and a new hedgerow is proposed on this boundary, such that the overall impact on the surrounding area would not be unacceptable.

18. I have had regard to the Council's concerns that Class B1(c) uses are by definition relatively unobtrusive and neighbour friendly, and that the fall-back position would therefore be less harmful than these proposals. In addition the Council considered that as the plan which accompanied the Class B1(c) application showed the existing building divided into 4 small units, any change to fewer units, which could attract larger employers to the site, would probably be a material change of use. This, however, would clearly be a matter of fact and degree, dependent on the particular circumstances of any such proposal. In my

opinion there is no way of controlling the number or type of vehicles which could lawfully visit and park on the appeal site under the fall-back position, and I am therefore not persuaded that the appeal proposals would be more harmful. Indeed, the normal working routine of your client's business indicates that there would be a strong likelihood that movements to and from the site itself, throughout the day, would be fairly limited.

19. In view of the above points I therefore conclude that despite there being a conflict in principle with the Green Gap policies, neither the Appeal B nor the Appeal C proposal would have an unacceptably harmful effect on the character and appearance of the surrounding area, particularly when compared to that which could arise if the fall-back Class B1(c) permission was implemented. In fact in many respects I consider that there would be an overall visual improvement, as a result of the less obtrusive fence, the more subdued coloured cladding proposed for the new building, and the comprehensive landscaping, which would also serve to provide some additional screening for Highfield Park.

Overall conclusions

20. Therefore, drawing together my conclusions on these cases, my adverse findings with regard to Appeal A mean that I shall dismiss this appeal. However, my favourable findings with regard to Appeals B and C mean that I shall allow these appeals, subject to a number of conditions based on those discussed at the inquiry. In order to ameliorate the impact of the development I agree that conditions restricting the number of heavy goods vehicles (HGVs) that can operate from and be maintained at the site; defining where open storage should not take place; controlling the provision of external lighting and the hours of activity on the site; and controlling the materials to be used for the external cladding, the new fencing and any hard surfacing are all reasonable and necessary. I shall also impose conditions requiring details of the proposed landscaping scheme and the construction of the proposed retaining wall to be agreed with the Council and for the proposed fencing to be erected, in order to ensure a satisfactory scheme. In my opinion the condition relating to the storage and disposal of waste is not necessary as it duplicates control available under other legislation. As it was agreed that your client's business should be considered as a *sui generis* use for the purposes of these appeals, the suggested condition relating to development under Part 8 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 is not necessary.

Other considerations

21. The Council expressed fears that the appeal proposals could create a precedent, if permission were granted, and it submitted details of a number of court cases which it considered to be relevant. However, I have assessed these proposals on their own particular merits, and in light of all the relevant circumstances pertaining to them and to the appeal site, and consider it unlikely that directly comparable circumstances would re-occur elsewhere to any significant degree. The Council was also concerned that a consequence of allowing these appeals would be to isolate part of the unlawful scrapyard situated in the green gap. However, as this would also be the case if the Class B1(c) permission were implemented, this matter carries insufficient weight to affect my decision.

22. I have considered all other matters raised but they are not sufficient to outweigh the considerations which have led me to my conclusions.

Decisions

23. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss Appeal A, but allow Appeals B and C and grant planning permission for the proposed demolition of an existing building, erection of a replacement building and its use for parking and maintenance of transport/haulage contractors vehicles with vehicle manoeuvring and staff parking on associated land; replacement of existing boundary fencing; and removal of part of existing hard-surfacing and provision of new landscaping, on land to the north of Long Copse, Reading Road, Arborfield, in accordance with the terms of the applications (Nos 98/68559/F and 99/69061/F) dated 23 October 1998 and 4 February 1999 respectively, and the plans submitted therewith, both subject to the following conditions:

1. the development hereby permitted shall be begun before the expiration of 5 years from the date of this permission;
2. no development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted, and the new fencing and any hard-surfacing have been submitted to and approved in writing by the local planning authority; development shall be carried out in accordance with the approved details;
3. before the building hereby permitted is brought into use, the existing solid metal fencing shall be removed and replaced with the approved 2.4m high palisade fencing, as shown on the approved plans;
4. before the development hereby approved commences, details of the proposed retaining wall to be constructed alongside parts of the western site boundary shall be submitted to and approved in writing by the local planning authority; the retaining wall shall be constructed in accordance with the approved details before the building hereby permitted is constructed;
5. no development shall take place until there has been submitted to and approved in writing by the local planning authority a scheme of landscaping, based upon Drawing No LMSL/4/LC/1 revision A, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development;
6. all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season (1 November - 31 March) following the building being first brought into use or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation;
7. not more than 10 HGVs and 2 trailers shall operate from and be maintained at the site; only HGVs operating from the site shall be maintained at the site, and any such maintenance shall take place within the building only;

8. the area shown hatched on plan DW1 attached to this letter shall not be used for any storage purposes, nor for the parking of HGVs operating from the site;
 9. no HGVs shall enter, leave or manoeuvre within the site other than between the hours of 0600-1900 Mondays to Fridays, 0600-1600 Saturdays and not at any time on Sundays or Public or Bank holidays;
 10. no maintenance involving running of engines or any other activities which are audible at the site boundary shall take place other than between the hours of 0600-1900 Mondays to Fridays, 0600-1600 Saturdays and not at any time on Sundays or Public or Bank holidays;
 11. there shall be no external lighting on the site without the prior permission in writing of the local planning authority.
24. These conditions require further matters to be agreed by the local planning authority. There is a right of appeal to the Secretary of State if it refuses any such application, fails to give a decision within the prescribed period, or grants a conditional approval.
25. The developer's attention is drawn to the enclosed note relating to the requirements of the Building Regulations 1991 with respect to access for disabled people.
26. This letter only grants planning permission under Section 57 of the Town and Country Planning Act 1990. It does not give any other approval or consent that may be required.

Yours faithfully

David Wildsmith

David Wildsmith BSc(Hons) MSc CEng MICE FIHT
Inspector

Heidi Lynch

From: Trevor Watson
Sent: 09 November 2004 11:51
To: Heidi Lynch
Subject: FW: Notes of SAI Group Meeting - Monday 8th November 2004 Highfield park PA

For info, probably worth keeping a copy for the file

Trev

-----Original Message-----

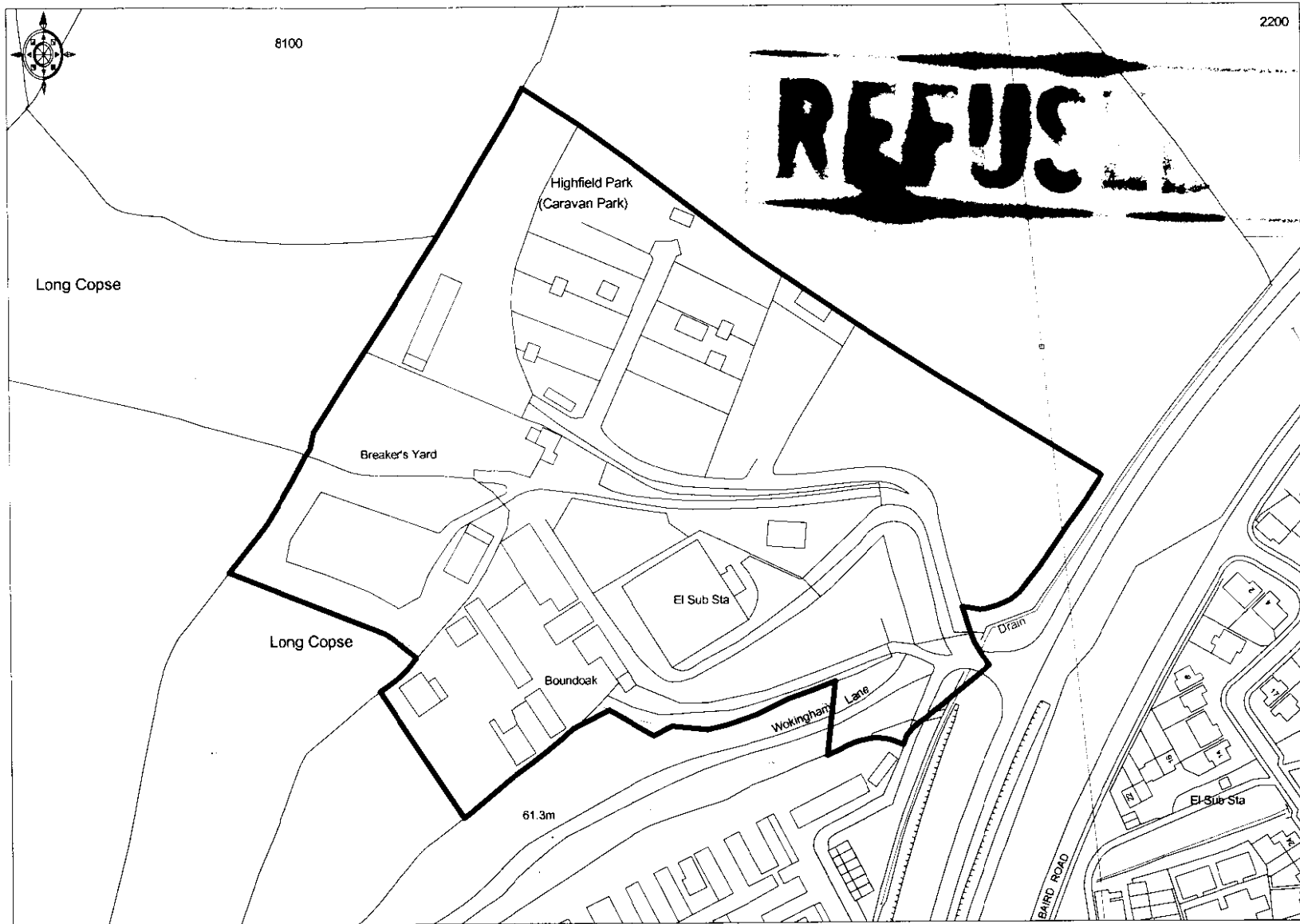
From: gary cowan [SMTP:gary@cowan24.freemove.co.uk]
Sent: Monday, November 08, 2004 3:20 PM
To: Tracey Godden; Colin Lawley; Jim Dunning; Chris Buggy; Reg Leach
Cc: Trevor Watson; Anna Cronin; Frank Browne
Subject: Re: Notes of SAI Group Meeting - Monday 8th November 2004 Highfield park PA

Tracey, I have serious concerns about the conclusions reached below. The first is funding which was allocated to Shinfield school not Arborfield Does that mean Arborfield or Farley Hill cannot accommodate the children. If that is the case then WDC is responsible to provide public school transport for ever to Shinfield and residents will also use their cars to get there Has this been accounted for.

Your assessment of leisure is totally incorrect and the full POS (2.043 Ha) should be all provided on site as your assumptions that there are a number of playing fields in the area (including the Parish recreation ground) and it was agreed that only informal open space would be provided on site so to agree to include a kick about area is wrong.

Why are gipsy in Twyford orchards being funded from Arborfield when I never saw any 106 for gipsy before why not Has proper provision been made for buffer zones on the amount of developable land
Cheers Gary Cowan.

Arborfield - Highfield Park
Redline Plan : CBRE/AT/001



Ordnance
Survey

© Crown copyright 2004. All rights reserved. Licence Number 100020449. Survey Scale - 1:2500 Plotted Scale - 1:2500

1646 01AP04

Date: 17 July 2024

Application: -



**WOKINGHAM
BOROUGH COUNCIL**

Matthew Green
Green Planning Studio Ltd
Unit D Lunesdale
Upton Magna Business Park
Upton Magna, Shrewsbury
SY4 4TT

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Matthew Green,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION F2012/0276**

Application Number: 230678

Applicant Name: Edward Doherty

Site Address: Land Adjacent To Highfield Park, Eversley Road, Reading, RG2 9PP

Proposal: Application for submission of details to comply with the following condition of planning consent 122395 F/2012/0276 dated 16/02/2012. Condition 7 Material Samples 13 Fence paint colour 15 Disposal of foul water 17 Archaeological works programme 18 Mitigation of development on the Thames Basin.

A list of the agreed details for the conditions being discharged is set out below. In summary:

- Acceptable details have been submitted in relation to conditions 13, 15 and 18. Providing the development is carried out in accordance with the approved details, these conditions are discharged;
- Acceptable details have been submitted in relation to condition 17. This condition is part discharged. The information is submitted retrospectively, the development cannot take place in accordance with the approved watching brief which was drafted after the development was implemented.
- No details have been submitted so far in relation to conditions 7. These will need to be submitted to discharge this condition.

Yours sincerely,
Development Management & Compliance

Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition No. 7	No details have been submitted	N/A	The condition is not discharged
Condition No. 13	• Fence paint colour photograph Cuprinol Black ;and • painted fence photograph	17/03/2023	The condition is discharged (retrospectively) in accordance with the approved details.
Condition No.15	• Photograph of Drain cover • Photograph of Drain cover opened showing connection to mains drainage • Photograph of location of drains outside gates • Site Development Scheme 11 _427 _007 See Foul Water Drainage	31/07/2024 (photographs) 11/04/2023 (plan)	No objections are raised by the Drainage Officer or Thames Water The condition is discharged in accordance with the approved details.
Condition No. 17	Project specification for an archaeological watching brief dated 21 March 2023 12/4/2023	18/04/2023	No objections are raised by Berkshire Archaeology in relation to the specification. The condition is part discharged in accordance with the approved details. As the proposal is retrospectively submitted, the development has already taken place and cannot therefore take place in accordance with the approved details.
Condition No.18	A section 106 legal agreement has been completed dated 15 July 2024 providing mitigation for the Thames Basin Heath Special Protection Area.	15/7/2024	The condition is discharged in accordance with the S106 legal agreement.



1:500

Site Development Scheme

Notes:
DO NOT SCALE FROM THIS DRAWING
This drawing relates to confirmation of compliance with conditions 8, 11, 13, 14, 15 and 16 imposed in Decision: 122395(F20120276).
EXTERNAL LIGHTING
• For details of lighting see documents '11_427_008 Lighting Lighthouse' and '11_427_009 Lighting Boca Junior'. External lighting will be in accordance with approval by the LPA.
LANDSCAPE
• New tree planting to be a mix of the following species:
o Quercus robur English Oak
o Populus nigra Black Poplar
• New hedge planting to be a mix of the following species:
o Crataegus Monogyna Quickthorn (50%)
o Crataegus monogyna Hawthorn (50%)
• Subject to LPA written approval of confirmation of compliance with conditions the planting will be undertaken within 12 months of commencement of lawful development or first subsequent planting season (October - March).
• Five year maintenance regime:
Grassed/turfed areas will be cut at least once annually (preferably July to allow seeding of spring and early summer species) to a height of 50mm. Arisings to be left as mulch following first cut.
Trees: Specimen trees to be pruned to maintain forms of respective trees. Clear stem heights shall be uniform.
Shrubs: Shrubs to be maintained for 3 years by approved mechanical or chemical means.
Hedges: to be trimmed on a 2-3 year rotational basis, at the end of winter after berries have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an 'A' profile by cutting inwards from the base to the top. This shape ensures maximum exposure to the sun and allows snow to slip off easily. Proposed and existing hedgerow to be maintained at a minimum height of 2 metres.
Replacement planting: Any tree, hedge or shrub that is removed, uprooted, destroyed or dies or, in the opinion of the local planning authority, become seriously damaged or defective, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.
REFUSE STORE
• The refuse disposal on site is stored in the proposed wheeled bins for details see drawing '11_427_010' and disposed of via the council's collection service as per the arrangement on the site.
DISPOSAL OF STORM AND FOUL WATER
Foul drainage and storm water to new mains connection in Eversley Road approved and implemented under planning permission ref: F20102515 at Walkers Yard.
SURFACE WATER DRAINAGE
• All hard standing is to be formed of loose bound permeable aggregate 30%void ratio to allow for surface water drainage by percolation into the ground through surface infiltration. Rainwater run-off from the structures onsite; the mobile homes and dayrooms, will be conveyed in gutters and downpipes and on to the permeable hard standing. See drawing '11_427_011 Hardstanding'.

Health & Safety Information:
(L indicates latent risk - C indicates construction risk)

- LEGEND**
- Proposed mobile home
 - Proposed utility/day room
 - Proposed touring caravan
 - Proposed loose bound permeable hardstanding
 - Residential gardens
 - Grassed area
 - Additional native hedge & tree planting
 - Existing hardstanding
 - Existing hedgerow
 - Proposed tree planting
 - Existing trees
 - Proposed foul drainage
 - Existing buildings/structures
 - Proposed post & rail timber fence
 - Proposed close boarded timber fence
 - Existing caravan
 - Position of 'low energy 42w directional bulkhead light e.g. 'Boca Junior' by 4DLighting. Motion sensed. Fixed at top of fence or 1.2m high on dayroom building as shown
 - Proposed 'LifeHouse LED Bollard' by ASD Lighting
 - Proposed refuse store

Rev.	Date	Amendments	Author
------	------	------------	--------

GreenPlanningStudio

Client:

Edward Doherty

Project title:

Land adj. to Highfield Park, Arborfield

Drawing title:

Site Development Scheme

Scale @ A1: 1:500

Date of first issue: Drawn:

Project No. 11_427_DOHE3 Issue Status Planning

Drawing No. 11_427_007 Revision:

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Land Adjacent to Highfield Park, Eversley Road, Arborfield, Wokingham, Berkshire

Project specification for an archaeological watching brief

**31st March 2023
rev 12/4/23**



23e50wb

**Land Adjacent to Highfield Park, Eversley Road, Arborfield,
Wokingham, Berkshire
Project specification for an archaeological watching brief**

1.0 Background

- 1.1 The site is located at on the west side of Eversley Road, Arborfield, Wokingham, Berkshire (SU 7599 6587). Planning consent (F/2012/0276) has been gained from Wokingham Borough Council of the extension and re-design of existing gypsy site for 8 pitches and 3 transit pitches, hardstanding and utility / dayrooms.
- 1.2 The consent includes a condition (17) which requires a programme of archaeological work to be carried out. This WSI addresses the watching brief requirement to be carried out during groundworks due to the potential for below-ground archaeological deposits having survived on the site. This is in accordance with the *National Planning Policy Framework* (NPPF 2021).
- 1.3 The significance of the site stems from its location in the archaeologically-rich Thames Valley, with numerous sites of various periods in the local area. Fieldwork during pipeline construction to the south west (near Barkham) revealed a Late Bronze Age 'burnt mound' (communal cooking place) (Torrance and (Ford 2003) and an excavation to the north east revealed Middle Iron Age iron smelting furnaces (Amelay 2018). Around 600m to the northeast, an excavation was carried out which revealed a Middle Iron Age farmstead, represented by a roundhouse ring gully, a large pit or well and two gullies (Hammond 2011). The large quantity of iron slag also suggests metalworking including smelting in the vicinity and the site may even have been a specialist smelting site. Approximately 1km to the west, an evaluation and subsequent small area excavation at Whitehall Brick and Tile Works (Pine 2003) revealed evidence to suggest continuous occupation from the Late Iron Age through to the mid-3rd century AD. Again the large quantity of iron slag indicated iron-smelting was taking place on the site. Several other iron slag mounds indicating metal production, but of uncertain date are also present in the area (Ford 1987, fig. 38).

2.0 Requirement for Work

- 2.1 As a condition of the planning consent a programme of archaeology is required, as set out in *National Planning Policy Framework* (NPPF 2021) and the Council policies on archaeology. This entails a watching brief to be carried out during groundworks.
- 2.2 These works are to take place according to a written scheme of investigation approved by the Local Planning Authority (Wokingham Borough Council) as advised by Berkshire Archaeology.

3.0 Aims and Objectives

- 3.1 The aims of the project are to excavate and record any archaeological deposits affected by the groundworks associated with the new development. This is expected to involve monitoring of foundation trench digging and other intrusive groundworks such as the excavation of service trenches and overburden removal.
- 3.2 The potential and significance of any such deposits located will be assessed according to the research priorities such as set out in *Historic England Research Agenda* (HE 2017) or any more local or thematic research priorities as necessary such as the Solent Thames Research Agenda (Hey and Hind 2014).
- 3.3 Where appropriate and relevant, the recommendations in the 'Berkshire Archaeology general standards for archaeological fieldwork projects (April 2021)' will be followed.

4.0 Methodology

- 4.1 Archaeological deposits which are threatened by groundworks will be excavated and recorded. Sufficient time will be allowed to carry this out within the groundworkers' schedules. If plant is used to dig the foundation and any service trenches, it will be fitted with a toothless bucket. On the discovery of

archaeological deposits, machine excavation will cease and the archaeological features will be dug by hand.

- 4.2 In general, all finds and artefacts will be retained. All but a sample of some classes of building material will be discarded after recording. The categories of artefacts to be discarded will be discussed with the recipient museum and the archaeological advisor to Wokingham Council.
- 4.3 Conservation on site will follow guidelines in First Aid for Finds with any other specialist conservation work subcontracted to the project conservator (see project team below).
- 4.4 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically, this involves samples of 40l depending on the size of the feature examined. These will be sampled in consultation with our environmental consultants and the archaeological advisor to the Wokingham Council. Sampling will take place according to Historic England (HE 2015b).
- 4.5 Discovery of any human remains will be confirmed by minimal excavation but no further action will be taken as part of the evaluation exercise, unless requested as additional work by the client in consultation with the archaeological advisor to Wokingham Council. Human remains will be treated following the guidelines in (Mitchell and Brickley 2017) and TVAS Field Recording Manual (8th edition 2018).
- 4.6 All gold, silver, prehistoric base metal and any associated objects will be removed to a safe place and reported to the local coroner and county liaison officer according to the procedures relating to the Treasure Act (1996) and its subsequent amendments. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft. No title will be assumed by the finder of any items of value.
- 4.7 In the unlikely event of an unexpected discovery of exceptional archaeological findings, such as extensive human remains or other complex archaeological deposits, this may require an additional level of mitigation to enable preservation in-situ (such as by a modification to the groundworks scheme) or further archaeological recording. The scope of this mitigation will have to be determined in consultation with the client and Berkshire Archaeology. In such circumstances a modest delay to the works on site may ensue whilst this consultation and resultant mitigation takes place.

5.0 Recording Methodology

- 5.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (8th edition 2018). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.
- 5.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film.
- 5.3 Heights above OD will be taken and recorded on plans and sections.
- 5.4 The locations of the trenches, and of all plans and sections will be tied into the National Grid.
- 5.5 The photographic record will consist of digital image. It will record the principal features and finds discovered, both in detail and in their general context. The photographic record will also include 'working shots' and, where applicable, aerial photographs to illustrate the nature of the archaeological fieldwork programme. All feature shots will include appropriate scales and a photo board, the latter positioned in such a way that the writing is legible and including the context number and site code. Digital images are taken on Canon EOS 4000D cameras with APS-C sensors taking 16-megapixel images.

6.0 Post-fieldwork

- 6.1 Finds and sample processing and analysis will commence immediately following the completion of the fieldwork in accordance with guidelines in MoRPHE (HE 2015a), CIfA guidance (CIfA 2020a) and TVAS post-excavation procedures (6th edition 2013).
- 6.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage.

- 6.3 Specialist reports will be prepared on the artefacts recovered. Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.
- 6.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:

Pottery Specialists	Dr Jane Timby, or Ms Sue Anderson, Mr Luke Barber (consultants) or Dr Richard Tabor (TVAS)
Later Prehistoric Struck flint	Dr Steve Ford (TVAS)
Stone Specialist	Dr Kevin Hayward (consultant)
Metalwork Specialist	Dr David Dungworth or Dr Robin Taylor (consultant)
Charred Plant Remains	Professor Mark Robinson (Oxford University) or Ms Rosalind McKenna (consultant) (TVAS)
Faunal Remains	Dr Matilda Holmes (consultant) Dr Ceri Falys (TVAS)
Human Remains	Dr Ceri Falys (TVAS)
Pollen Remains	Quest (Reading University)
Conservation	Wiltshire County Council Conservation Service

7.0 Report and Dissemination

- 7.1 A report on the results of the fieldwork should be available within two to three weeks following completion of the fieldwork.
- 7.2 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices as appropriate.
- 7.3 The text will address the aims and objectives of the project, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting if appropriate.
- 7.4 The report will include a front sheet providing the following information:
- Site name
 - Grid reference
 - Site activity (evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation, etc.)
 - Date and duration of project
 - Site code
 - Area of site
 - Summary of results
 - Monuments identified (referenced to the RCHME Thesaurus of Monument Types)
 - Location and reference of archive
- 7.5 The illustrations will include:
- A site location plan
 - A plan of archaeological deposits
 - Profiles/sections of excavated features
 - Photographs of the fieldwork
- 7.6 Any findings even if negative will be published as a note in any round-up contributions in an appropriate journal such as *Berkshire Archaeological Journal*.
- 7.7 Both digital and paper copy of the results will be supplied to the Berkshire HER. Non-published report(s) will be made available for inspection or download on the TVAS web site.
- 7.8 A digital version of the report will be provided to the OASIS project.
- 7.9 Copies of digital images will be supplied to Berkshire HER for publicity or lecture purposes (if requested).

8.0 Archive Deposition

- 8.1 The finds and site archive will be prepared in accordance with guidelines in MoRPHE (HE 2015a), CIfA guidance (CIfA 2020a) and after consultation with the recipient museum.
- 8.2 The site and finds archive will be deposited in an appropriate designated museum or repository (to be decided by the local planning authority).
- 8.3 With the consent of the landowner, the site finds will be deposited with a local museum prepared to accept the material.

9.0 General Items

- 9.1 The project will be managed on a regular basis by a Member of the Chartered Institute for Archaeologists with an appropriate area of competence (S. Ford, J. Pine or A. Taylor). The fieldwork will be supervised and carried out by staff of other categories of membership of the CIfA.
- 9.2 The project will be carried out in accordance with the CIfA Standard and Guidance for archaeological watching briefs (2020b), Code of Conduct (2019) and the quality control mechanisms set out in the TVAS fieldwork and post-fieldwork manuals.
- 9.3 The fieldwork and post-fieldwork will be monitored by the archaeological advisor to the Council (Berkshire Archaeology) and all reasonable access will be provided to the works. Any changes in the agreed project design will be discussed and agreed with the archaeological advisor to the Borough Council before implementation. The archaeological advisor to the Borough Council will be contacted both prior to work commencing on site, and during the fieldwork itself, to arrange monitoring, in person or remotely via telephone/video call. Five days notice will be given.
- 9.4 Safe working practices will be adopted as set out in the TVAS health and safety manual and current health and safety standards will be adhered to.
- 9.5 Our insurance cover comprises £10 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £5m.

10.0 References

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- Ford, S, 1987, *East Berkshire Archaeological Survey*, Berkshire County Council Dept Highways and Planning Occas Pap 1, Reading
- French D and Firth, J, 2000, *Barkham, A History*, Barkham History Association, Barkham
- Hammond, S, 2011, 'An Iron Age iron-smelting site at Baird Road, Arborfield Garrison, Berkshire, 2002', in S Preston (ed) *Archaeological fieldwork in the Silchester Hinterland*, TVAS Monogr 9, Reading
- HE, 2015a, *Management of Research Projects in the Historic Environment*, MoRPHE project planning, Historic England, London
- HE 2015b, *Environmental Archaeology*, Centre for Archaeology Guidelines 1, English Heritage, Portsmouth, 3rd edn
- HE 2017, *Research Agenda*, Historic England, London.
- Hey, G and Hind, J, 2014, *Solent-Thames Research Framework for the Historic Environment: Resource Assessments and Research Agendas*, Oxford Wessex Monogr 6, Oxford
- Mitchell, P D, and Brickley, M (eds), 2017, *Updated Guidelines to the Standards for Recording Human Remains*, CIfA and BABAO, Reading

- NPPF, 2021, *National Planning Policy Framework*, Dept Communities and Local Government, London
- Pine, J, 2003, 'The excavation of a late Iron Age/Roman settlement and Iron production site at Whitehall Brick and Tile Works, Arborfield Garrison, Berkshire', *Berkshire Archaeol J* **76** (for 1998-2003), 37-67
- Torrance, L and Ford, S, 2003, 'A late Bronze Age burnt mound at Barkham Square, Wokingham, 1992', in S Preston (ed), *Prehistoric, Roman and Saxon sites in Eastern Berkshire*, TVAS Monograph **2**, Reading, 87-97



1:500

Site Development Scheme

Note:
DO NOT SCALE FROM THIS DRAWING
This drawing relates to confirmation of compliance with conditions 8, 11, 13, 14, 15 and 16 imposed in Decision: 122395(F20120276).
EXTERNAL LIGHTING
• For details of lighting see documents '11_427_008 Lighting Lighthouse' and '11_427_009 Lighting Boca Junior'. External lighting will be in accordance with approval by the LPA.
LANDSCAPE
• New hedgerow tree planting to be a mix of the following species:
o Prunus avium - Sweet Cherry
o Carpinus betulus - Hornbeam
To be planted at 10m centres. Supplied 10 - 12cm girth.
• New hedge planting to be a mix of the following species:
o Acor campestre - Field Maple (25%) o Crataegus monogyna - Hawthorn (25%)
o Prunus spinosa - Blackthorn (20%) o Ilex aquifolium - Holly (10%)
o Corylus avellana - Hazel (20%)
1 metre hedge, to be a triple staggered of 60-90cm transplants 300mm apart planted at 300mm centres. All transplants to be planted and protected with rabbit guards that should be removed once the hedge is established.
• Subject to LPA written approval of confirmation of compliance with conditions the planting will be undertaken within 12 months of commencement of lawful development or first subsequent planting season (October - March).
• Five year maintenance regime.
Grassed/turfed areas will be cut at least once annually (preferably July to allow seeding of spring and early summer species) to a height of 50mm. Arisings to be left as mulch following first cut.
Trees: Specimen trees to be pruned to maintain forms of respective trees. Clear stem heights shall be uniform.
Shrubs: Shrubs to be maintained for 3 years by approved mechanical or chemical means.
Hedges: to be trimmed using hedge trimmer on a 2-3 year rotational basis, at the end of winter after berries have been eaten by birds and small mammals and before nesting season begins. Avoid trimming during periods of frost. To produce a hedge which is suitable for nesting birds trim the hedge into an "A" profile by cutting inwards from the base to the top. This shape ensures maximum exposure to the sun and allows snow to slip off easily. Proposed and existing hedgerow to be maintained at a minimum height of 2 metres.
Replacement planting: Any tree, hedge or shrub that is removed, uprooted, destroyed or dies or, in the opinion of the local planning authority, become seriously damaged or defective, will be replaced by another of the same species and size as that originally planted unless otherwise agreed in writing by the local planning authority.
REFUSE STORE
• The refuse disposal on site is stored in the proposed wheeled bins for details see drawing '11_427_010' and disposed of via the council's collection service as per the arrangement on the site.
DISPOSAL OF STORM AND FOUL WATER
• Foul drainage and storm water to new mains connection in Eversley Road approved and implemented under planning permission ref: F20102515 at Walkers Yard.
SURFACE WATER DRAINAGE
• All hard standing is to be formed of loose bound permeable aggregate 30%void ratio to allow for surface water drainage by percolation into the ground through surface infiltration. Rainwater run-off from the structures on-site, the mobile homes and dayrooms, will be conveyed in gutters and downpipes and on to the permeable hard standing. See drawing '11_427_011 Hardstanding'.

Health & Safety Information:
(“C” indicates latent risk - “C” indicates construction risk)

LEGEND

Proposed mobile home	Proposed refuse store
Proposed utility/day room	Residential gardens
Proposed touring caravan	Grassed area
Proposed loose bound permeable hardstanding	
Additional native hedge & tree planting	
Existing hardstanding	
Existing hedgerow	
Proposed tree planting	
Existing trees	
Proposed foul drainage	
Existing buildings/structures	
Proposed post & rail timber fence	
Proposed close boarded timber fence	
Existing caravan	
Position of low energy 42w directional bulkhead light e.g. 'Boca Junior' by 4DLighting. Motion sensed. Fixed at top of fence or 1.2m high on dayroom building as shown	
Proposed 'LifeHouse LED Bollard' by ASD Lighting	

Rev.	Date	Amendments	Author
------	------	------------	--------

GreenPlanningStudio

Client:

Edward Doherty

Project title:

Land adj. to Highfield Park, Arborfield

Drawing title:

Site Development Scheme

Scale @ A1: 1:500	Date of first issue:	Drawn:
Project No. 11_427_DOHE3	Issue Status Planning	
Drawing No. 11_427_007	Revision:	
Unit D Lunesdale Upton Magna Business Park Shrewsbury SY4 4TT		t: 01743 709364 f: 01743 709385 w: www.greenplaning.co.uk e: applications@gpsltd.co.uk

Date: 31 January 2023
Application: 223686



**WOKINGHAM
BOROUGH COUNCIL**

Mr Tony Allen
Allen Planning Ltd
The Old Fire Station Ec
Salt Lane
Salisbury
SP1 1DU

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr Tony Allen,

PRIOR NOTIFICATION RESPONSE

Application Number: 223686

Site Address: The Copse, Eversley Road, Arborfield, RG2 9PN

Proposal: Prior approval submission for the proposed change of use of an existing barn to 5 no. smaller dwellings, with associated works.

Wokingham Borough Council hereby confirm that **prior approval is required and is not given** for the proposed development at the address shown above, as described by the description shown above and in accordance with the information that the developer provided to the Local Planning Authority, due to the following reason(s):

Reasons

1. Based on the site's planning and enforcement history, it is considered that the building subject to current proposal was not in agricultural use as part of an agricultural trade or business on 20 March 2013. There is no evidence that the site was brought into agricultural use after 20th March 2013. The development is not in accordance with Paragraphs Q (a), Q (b) and Q.1. (a). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
2. The application fails to provide sufficient details to demonstrate that the existing building is capable of supporting the proposed conversion. The submitted structural report is considered inadequate and limited in detail and does not provide any meaningful evidence instead confirming that not all parts of the building were inspected, and that further testing is required. It has not been demonstrated that the required works would be limited to building operations reasonably necessary to convert the building in accordance with the definition at Class Q(b) and Paragraph Q.1(i). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
3. The application fails to provide sufficient details relating to contamination risks of the site, particularly arising from the previous unauthorised car storage and waste

transfer station use. The development is not in accordance with Paragraphs Q.2(1)(c), Q.2(2) (Paragraph W)(9); and Q.2(2) (Paragraph W)(10c). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).

4. The application fails to provide sufficient details relating to impact on biodiversity and habitat, particularly risks to protected species such as bats and great crested newts as well as impact risk on Thames Basin Heath Special Protection Area. The development is not in accordance with Q.2(2) (Paragraph W)(9). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).

5. The proposed development includes a curtilage area significantly larger than the area occupied by the existing building. The development is not in accordance with Paragraph X. The proposal fails to demonstrate if the proposed parking and access road will be within the curtilage of the new dwellings. The development is not in accordance with Paragraph Q.2(1)(a). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).

Informatives

1. This decision is in respect of the drawings and plans numbered

517-L&B; PR-[L001; P001; P002; P003; E001 and E002] received by the Local Planning Authority on 12/12/2022.

This written notice does not constitute the grant of planning permission. Should the conditions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) not be met, then an application for full planning permission is required. The applicant is recommended to submit an application to the local planning authority for a Certificate of Lawful Development to establish that the proposed development is lawful.

The development stated above may be liable to pay the Community Infrastructure Levy. You must therefore complete and return a [form 5 notice of chargeable development.pdf \(planningportal.co.uk\)](https://www.planningportal.co.uk/forms/5-notice-of-chargeable-development.pdf) prior to commencing to determine whether the development is liable. Failure to complete this form can incur a penalty surcharge. Please submit all CIL forms and enquiries to developer.contributions@wokingham.gov.uk.

Yours sincerely,

MHead

Marcia Head
Head of Development Management - Place & Growth

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	223686
Site Address:	The Copse, Eversley Road, Arborfield, RG2 9PN
Expiry Date:	2 February 2023
Site Visit Date:	11 January 2023
Proposal: Prior approval submission for the proposed change of use of an existing barn to 5 no. smaller dwellings, with associated works. <i>(Officer's note: The proposal is considered under subclass Q(b) since the development consisted of a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouse) of that Schedule together with building operations reasonably necessary to convert the building).</i>	

PLANNING CONSTRAINTS/STATUS

- Designated Countryside
- Contaminated Land Consultation Zone
- Bat Roost Habitat Suitability
- Great Crested Newt Consultation Zone
- Landfill Gas Consultation Zone
- Landscape Character Assessment Area
- SSSI Impact Risk Zones
- Thames Basin Heaths SPA Mitigation Zones – 5km zone

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.
Section 57	Planning permission is needed for all development of land.
Section 187a	Enforcement for breach of conditions

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
Article 3	In conjunction with Schedule 2, Part 3 Class Q grants planning permission for the change of use of agricultural buildings to dwellinghouses 9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse— (a) where the gross internal floor area is less than 37 square metres in size; or (b) that does not comply with the nationally described space standard issued by the Department for Communities and Local

	Government on 27th March 2015. (9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.
Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3

PLANNING HISTORY:

The site has extensive planning history including service of Enforcement Notices, Injunction, Prosecution due to non-compliance with Enforcement Notice, as well as planning and enforcement appeals. The relevant history of the site is listed below:

Application No.	Description	Decision & Date
709/73	Buildings for pig rearing	Refused 10.05.1973
04052	Outline application for a single storey dwelling	Refused 18.03.1976
14549	Siting of a mobile home	Refused 18.12.1980
18048	Outline application for a bungalow in connection with pig farm	Approved 23.09.1982
19775	Outline application for a bungalow in connection with pig farm	Approved 02.08.1984
CLU(E)88	Breach of condition 5 of permission 18048	Approved 09.09.1996
ALUD/1999/0883	Proposed Continued Use Of Land For Storage And Recycling Of Scrap Cars, Sale Of Vehicles And Vehicle parts plus breaking of vehicles	Refused 16.03.2000; appeal dismissed 14.03.2001
O/2004/1646	Outline application for the proposed demolition of existing buildings and redevelopment of land to provide residential development of a density of 30 - 40 dwellings per hectare to include open space, associated access, car parking, internal service roads, landscaping and retention of electricity sub-station.	Refused 20.10.2004
F/2007/3004	Application for proposed change of use from unauthorised vehicle dismantling and part storage to waste recycling site.	Refused 27.02.2008; appeal dismissed 08.04.2009
F/2013/1035	Use of land for the stationing of 16 mobile homes for residential use (retrospective application).	Refused 30.08.2013; Appeal withdrawn 08.05.2014

Enforcement History

Unauthorised erection of Pilings and laying of hardcore	Enforcement Notice (EN1) served on 05.08.1988
Unauthorised use as a timber yard and workshop	Enforcement Notice (EN2) served on 24.10.1988
Appeal against EN2	Dismissed 23.08.1989
Unauthorised use of land for car storage and breaking	Enforcement Notice (EN3) served on 15.10.1997
Unauthorised use of land for car storage and breaking	Enforcement Notice (EN4) served on 06.03.1998
Appeal against EN 3 and EN4	Dismissed 12.08.1998
Prosecution for non-compliance with EN3 and EN4	Matter discounted in Court due to the landowner's health 19.08.2004
Planning contravention notice	03.02.2009
Unauthorised creation of bund	Enforcement Notice (EN5) served 18.06.2009
Unauthorised waste transfer station and skip hire business, storage of tyres, parking and storage of vehicles, siting of storage containers, siting of portable building, storage of vehicle chassis	Enforcement Notice (EN6) served 8 September 2009
Compliance with EN5	14.10.2010
Guilty pleas entered regarding non-compliance with EN6	23 May 2012
Judgement and sentencing regarding non-compliance with EN6	26.07.2012
Injunction order to not use of the land for stationing of caravans for the purposes of residential occupation, storage of cars and vehicle parts, storage of waste recycling or skip hire etc.	25.04.2013
Amended injunction order to not use of the land for stationing of caravans for the purposes of residential occupation, storage of cars and vehicle parts, storage of waste recycling or skip hire etc.	03.06.2015

CONSULTATION RESPONSES

Internal

WBC Environmental Health – Objected to the proposal on lack of contamination reports.

WBC Drainage – No objection subject to condition

WBC Highways – No objections subject to condition

(Officer's note: The parking shown on the proposed site plan will occupy more area compared to the building footprint and as such, will be outside of the residential curtilage).

REPRESENTATIONS

Parish/Town Council	Objected to the proposal on following grounds: • The building was not used for agricultural purposes within the required timescale. • There are known contamination risks due to the previous use as a scrap yard. • The development will pose flooding risk to Poperinghe Way housing estate. • The site is adjacent to an industrial estate which is an undesirable location for a housing development. (Officer's note: Full assessment of the scheme has been carried out in accordance with the requirements of Schedule 2 Part 3 Class Q of the (General Permitted Development) (England) Order 2015 (as amended))
Ward Member(s)	No comments received
Neighbours	No comments received

SITE DESCRIPTION

The subject site is located on the western side of A327 Eversley Road at Arborfield, behind Boundoak Industrial Estate on higher grounds and not readily visible from surrounding public vantage points. It is accessed by a private road off Poperinghe Way, a residential estate located to the south-east. The application site contains a disused single-storey barn of block works and corrugated sheet construction on steel frames. The Structural Inspection Report by SAM Planning Services submitted with the application provides the details of the steel frame, "*main steel frame span 12.6 m, the height of is 5m and spacing between the frames is 4.5m*".

PROPOSAL

The application involves the following:

- Conversion of barn building into 4 no. 2-storey two-bedroom dwelling houses, and 1 studio unit with new fenestration;
- Provision of access, 6 parking spaces, rear amenity area, cycle storage and bin storage areas.

The application is made within the scope of a certificate of lawful use made under Class Q(b) of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

The factors for consideration when assessing this application is whether or not the proposed development would fall within the parameters and restrictions of Class Q (agricultural buildings to dwelling houses) of the Use Class Order and the provisions of paragraphs Q.1 and Q.2 of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended.

PART Q.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 lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Q. (b)	Does it consist of a change of use from an agricultural building to a dwelling house together with building operations reasonably necessary to convert the building?		✓
7	Q.1(a)	Was the site not used solely for an agricultural use as part of an established agricultural unit— (i) on 20th March 2013, or (ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or (iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins?	✓	
8	Q.1(b) (i)	(ba) Would the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceed 465 square meters? In case of a larger dwellinghouse within an established agricultural unit – (aa) Would the cumulative number of separate larger dwellinghouses developed under Class Q within an established agricultural unit exceed 3? (bb) Would the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q within an established agricultural unit exceed 465 square meters?		✓ ✓ ✓
9	Q.1(c) (i)	In case of a smaller dwellinghouse, within an established agricultural unit – (aa) Would the cumulative number of separate smaller dwellinghouses developed under Class Q exceed 5? (bb) Would the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order exceed 100 sq.m.?		✓ ✓
10	Q.1(d)	Would the development under Class Q (together with any		

		previous development under Class Q) within an established agricultural unit would result in either or both of the following – (i) A larger dwellinghouse or larger dwellinghouses having more than 465 sq. meters of floor space having a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order? (ii) The cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouse) of the Schedule to the Use Classes Order exceed 5?		✓
11	Q.1(e)	Is the site occupied under an agricultural tenancy (unless the express consent of both the landlord and the tenant has been obtained)?		✓
12	Q.1(f)	Less than 1 year before the date development begins, has (i) an agricultural tenancy over the site been terminated, and (ii) the termination was for the purpose of carrying out development under Class Q, unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use?		✓
13	Q.1(g)	Has development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) been carried out on the established agricultural unit— (i) since 20th March 2013; or (ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins?		✓
14	Q.1(h)	Would the development result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point?		✓
15	Q.1(i)	Would the development under Class Q(b) consist of building operations other than— (i) the installation or replacement of— (aa) windows, doors, roofs, or exterior walls, or (bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and (ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i)?	✓	
16	Q.1(j)	Is the site is on article 2(3) land?		✓
17	Q.1(k)	Is the site is, or does it form part of— (i) a site of special scientific interest; (ii) a safety hazard area; (iii) a military explosives storage area?		✓

18	Q.1(l)	Is the site, or does it contain a scheduled monument?		✓
19	Q.1(m)	Is the building a listed building?		✓

Notes:

- **S191**

The site is covered by enforcement notices and court injunction for unauthorised non-agricultural use - see planning and enforcement history above. However, the current proposal will not be contrary to any of the existing enforcement notices.

- **S187 (a) Art 3(4)**

There is no planning history available within the Council's records for this building. As such, it is not clear if the erection of this building was authorised. However, aerial photos available with the Council shows the building was present at its current location in 1999 and due to the passage of time, the building has now become lawful.

- **Art 3(5)**

A review of Council records suggests that there is no applicable planning permission for the building or the original operations of the property as part of an established agricultural unit. The date of approval, if any, is unknown although it is clear on satellite imagery that the building has been in existence since at least 1999. Hence, it would be acceptable.

- **Schedule 2 Q.(b)**

Schedule 2, Part 3, paragraph X of the GPDO sets out that for the purposes of Part 3 permitted development rights, 'agricultural building' means a building (excluding a dwellinghouse) used for agriculture and which is so used for the purposes of a trade or business, and 'agricultural use' refers to such uses. Little evidence has been provided by the applicant to demonstrate that the subject building has been in use in association with an agricultural business carried out from this site. Moreover, an enforcement notice was served on the subject land for *unauthorised waste transfer station and skip hire business, storage of tyres, parking and storage of vehicles, siting of storage containers, siting of portable building, storage of vehicle chassis* on 8 September 2009. A court injunction was served on 25 April 2013 ordering *to not use of the land for stationing of caravans for the purposes of residential occupation, storage of cars and vehicle parts, storage of waste recycling or skip hire etc.* Furthermore, there has been no use of any agricultural permitted development rights for this site. Taking all this into account, it is considered that the site and the building have not been used solely for an agricultural use as part of an established agricultural unit as required by paragraph Q.(b) as well as Q.1(a). Consequently, the proposal does not consist of a change of use from an agricultural building to a dwelling house and is not Permitted Development within the meaning of Schedule 2 Part 3 Class Q of the GPDO.

Schedule 2 Class Q. (b) allows building works reasonably necessary to convert the building. The Structural Inspection Report submitted in support of the application includes external inspections only (paragraph 1.02) and states that the existing

foundation depth will be considered rather shallow in accordance with current guidelines and may be subject to cyclic movement over the seasons. As such, it is considered that insufficient information has been provided to demonstrate the building is structurally strong enough to support the proposed works and the required works would be limited to building operations reasonably necessary to convert the building in accordance with Class Q(b) and Paragraph Q.1(i).

- **Q.1(a)**

The site was not in agricultural use in connection with an established agricultural unit on or before 20th March 2013. This is confirmed by Enforcement Notice dated 8 September 2009 and court injunction dated 25 April 2013.

- **Q.1(c)**

The proposal is for 5 smaller dwellinghouses - 4 of which will have floor areas of 86 sq.m each and one studio unit will have floor area of 44.5 sq.m.

- **Q.1(e) and (f)**

The site is currently not in any agricultural use. The submitted application form confirms that the site is currently not occupied under an agricultural tenancy nor has an agricultural tenancy been terminated less than 1 year before the development is proposed to begin.

- **Q.1(g)**

No planning history was found relating to any form of agricultural development on this site.

- **Q.1(h)**

The proposed conversion will not result in additional footprint or height of the building.

- **Q.1(i)**

The permitted development rights under Schedule 2 Part 3 Class Q allows building operations 'reasonably necessary' to carry out conversion of an agricultural building into dwellinghouse. The applicant has submitted a structural report which states that "*We believe that the main steel frame section is not structurally sufficient and structural engineer should be advised to provide the required support to the building*" (page 5). The report also states that "*The existing foundation depth will be considered rather shallow in accordance with current guidelines and may be subject to cyclic movement over the seasons*" (page 3). Furthermore, no internal inspection has been carried out and no details of the internal conditions of the walls and flooring are provided.

Visual inspection of the building revealed that the building is currently in dilapidated condition and the proposal, as indicated by the submitted documents, would involve significant amount of rebuilding which are considered more than 'reasonably necessary' to carry out the conversion. The structural report suggests additional load-bearing

components would be required to facilitate the conversion. Consequently, it is considered that the existing building is not structurally strong enough to support the proposed works and the cumulative works would constitute significant rebuilding so as to fall beyond the scope of a conversion permitted under Class Q.

PART Q.2 APPRAISAL

(1) Development under Class Q is permitted subject to the developer applying to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

(a) Transport and highways impacts of the development

Council's Highways department raises no objection to the application on transport or highways grounds. The level of parking proposed is acceptable. However, it appears that the parking and access road will occupy more area compared to the building footprint. Paragraph X of Schedule 2 Part 3 clarifies that "*curtilage*" means, for the purposes of Class Q, R or S only—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

whichever is the lesser;

For the purpose of the current proposal, part (b) will be applicable. The building footprint is approximately 285 sq. m. The area required for access road, parking, turning and pedestrian access to the 5 units will be a minimum of 350 sq. m. Consequently, these will be outside of the residential curtilage.

(b) Noise impacts of the development

The site is located behind Boundoak Industrial Estate significantly separated from any residential property. Consequently, no detrimental noise impact of the development is expected.

A noise Impact Assessment report is submitted with the application which concludes that on noise grounds, the proposed development will not prejudice the amenities of any future occupants. Consequently, no harmful noise impact on the proposed dwellinghouses is expected.

(c) Contamination risks on the site

Section 78A (2) of Part 2A of the Environmental Protection Act 1990(a) states that 'contaminated land' is any land which appears to the local authority in whose area it is situated to be in such a condition, by reason of substances in, on or under the land that (a) that significant harm is being caused or (b) significant pollution of controlled

waters is being caused, or there is a significant possibility of such pollution being caused.

There is potential land contamination risk associated with this site due to its previous unauthorised use as car storage and waste transfer station. It is considered that the site has a potentially high risk to human health. A previous land contamination report commissioned by the Council in 2014 identified potential land contamination issues on the site (Final Land Quality Desk Study by AMEC Environmental and Infrastructure Ltd, dated 18/02/2014).

No information has been provided with the application to demonstrate the condition of the land has since improved. The Council's environmental health officer reviewed the application and commented that, *"Clearly land contamination is an issue for this site and needs to be addressed before any development can be considered.... I am concerned the likelihood of there being significant land contamination is very high"*.

Based on the Environmental Health Officer's comments, it is considered that the proposal has not satisfactorily demonstrated the contamination risks of the site will be acceptable for intended residential use.

(d) Flooding risks on the site

The development is in Flood zone 1 according to the EA mapping and as such the proposal is acceptable and there is no perceived risk of flooding. Council's Drainage Engineer raises no objection to the proposal subject to securing drainage details by a condition.

(e) Whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwelling houses) of the Schedule to the Use Classes Order

The site is not in a location, nor the building sited in a position, that would make it otherwise impractical or undesirable for its conversion from agricultural to residential (class C3) use. There are other dwelling houses located in the surrounding areas.

(f) The design or external appearance of the building

Whilst no details have been provided, it appears from the submitted drawings that the proposed design would utilise external materials similar to existing to retain the agricultural appearance of the building. For this reason the proposal is not considered to significantly impact the general character of the area. Moreover, the building will not be readily visible from the main public viewpoints, especially from A327 Eversley Road and will not appear as an intrusive feature.

(g) The provision of adequate natural light in all habitable rooms of the dwellinghouses

The proposal includes windows in the ground floor and roof lights for the first floor habitable rooms. Whilst first floor habitable rooms will not benefit from any regular windows and consequently will have restricted outlook, the requirements of class Q.2 (1) (g) does not cover outlook and as such no objection is raised on the quality of

internal amenity. Similarly, since no quantifying indicator for the adequate natural light is stipulated in the GPDO, it is considered that two rooflights serving each bedroom is adequate and no objection is raised.

The provisions of paragraph W (prior approval)

(1) The following provisions apply where a developer is required to make an application for a determination as to whether the prior approval will be required.

(2) The application must be accompanied by—

(a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must in the same application include any building or other operations;

(b) a plan indicating the site and showing the proposed development;

(ba) in relation to development proposed under Classes M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, “net increase in dwellinghouses” is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development);

(bb) in relation to development proposed under Class Q of this Part, a statement specifying—

(i) The number of smaller dwellinghouses proposed;

(ii) The number of larger dwellinghouses proposed;

(iii) Whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q

(bc) in relation to development proposed under Class M, MA, N, O, PA or Q of this Part, a floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;

(c) the developer’s contact address;

(d) the developer’s email address if the developer is content to receive communications electronically; and

(e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site-specific flood risk assessment,

(f) together with any fee required to be paid.

Officer's comments: Covering Letter and Statement has been submitted as part of the application process giving all necessary details along with the application form, relevant plans, fees and contact details.

(2A) Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouse.

Officer's comments: See the discussion above.

(3) The local planning authority may refuse an application where, in the opinion of the authority—

- a) the proposed development does not comply with, or*
- b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions, except for conditions in paragraph M.2(1)(f), paragraph N.2(1)(e), paragraph O.2(1)(e), paragraph PA.2(1)(v), or paragraph Q.2(1)(g), limitations or restrictions specified in this Part as being applicable to the development in question.*

Officer's comments: See discussions above.

(4) Sub-paragraphs (5) to (8) and (10) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.

Officer's comments: Noted.

(5) Where the application relates to prior approval as to transport and highways impacts of the development, on receipt of the application, where in the opinion of the local planning authority the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site, the local planning authority must consult—

- a) where the increase or change relates to traffic entering or leaving a trunk road, the highway authority for the trunk road;*
- b) the local highway authority, where the increase or change relates to traffic*

entering or leaving a classified road or proposed highway, except where the local planning authority is the local highway authority; and

- c) the operator of the network which includes or consists of the railway in question, and the Secretary of State for Transport, where the increase or change relates to traffic using a level crossing over a railway.*

Officer's comments: Not applicable.

(6) Where the application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency(8) where the development is—

- a) in an area within Flood Zone 2 or Flood Zone 3; or*
- b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.*

Officer's comments: Not applicable.

(7) The local planning authority must notify the consultees referred to in sub-paragraphs (5) and (6) specifying the date by which they must respond (being not less than 21 days from the date the notice is given).

Officer's comments: Not applicable.

(8) The local planning authority must give notice of the proposed development—

- a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—*
 - (i) describes the proposed development;*
 - (ii) provides the address of the proposed development;*
 - (iii) specifies the date by which representations are to be received by the local planning authority; or*
- b) by serving a notice in that form on any adjoining owner or occupier.*

Officer's comments: Whilst this is not applicable as the application is recommended for refusal under sub-paragraph 3, neighbour letters were sent notifying the proposed development.

(9) The local planning authority may require the developer to submit such information as the authority may reasonably require in order to determine the application, which may include—

- a) assessments of impacts or risks;*

- b) *statements setting out how impacts or risks are to be mitigated; or*
- c) *details of proposed building or other operations.*

Officer's comments:

- Thames basin Heath Special protection Area - The site is located within 5km of the Thames Basin Heaths Special Protection Area. The proposal will result in net increase of 5 dwellings that will likely cause significant effects (alone or in-combination) on a National Network (formerly Natura 2000) site. The project will require appropriate assessment under the Conservation of Habitat and Species Regulations 2017 (as amended) unless it secures mitigation as appropriate in relation to the recreational disturbance pathway.
- Bats - The site is located within an area where bat roosts have been found in the past. The site has an existing building on site that is proposed to be converted. The surrounding habitat to the site makes it likely that bats are present locally and it is possible that a bat roost may be present in the existing structure. A preliminary roost assessment and any subsequently recommended follow-up surveys should be undertaken in order to adequately consider the impact of the proposal on this protected species.
- Great Crested Newt – The site is within a red risk zone for Great Crested Newt, as assessed through modelling for the Borough wide district licence. As such, a preliminary habitat survey report should have been submitted as part of the risk assessment and any risk mitigation measures should have been included. In the absence of any preliminary habitat survey report, the LPA is not satisfied that complete assessment of impacts or risks have been considered.
- Irreplaceable Habitat - The site is immediately adjacent to an area of ancient woodland (referred to as Long Coppice or Hurdle Coppice – along the southern border of the site). The national government standing advice for this habitat can be found here: <https://www.gov.uk/guidance/ancient-woodland-ancient-trees-and-veteran-trees-advice-for-making-planning-decisions#avoid-impacts-reduce-mitigate-impacts-and-compensate-as-a-last-resort>. The guidance includes:

“For ancient woodlands, the proposal should have a buffer zone of at least 15 meters from the boundary of the woodland to avoid root damage (known as the root protection area)”.

The proposal as shown will create garden space within 15m of the ancient woodland.
- Contamination risks - No geo-environmental survey report is provided in relation to the land contamination. Lack of information relating to risk assessment forms a reason for refusal.

10) The local planning authority must, when determining an application—

a) take into account any representations made to them as a result of any consultation under sub-paragraphs (5) or (6) and any notice given under sub-paragraph (8);

Officer's comments: See the discussion above.

b) have regard to the National Planning Policy Framework issued by the Ministry of Housing, Communities and Local Government in February 2019, so far as relevant to the subject matter of the prior approval, as if the application were a planning application; and;

Officer's comments: There are no particular aspects of the NPPF that would be considered relevant to the subject matter of the prior notification application. For instance, policies and guidelines regarding the Countryside and sustainability in the NPPF are not considerations within the prior notification application in Class Q of Part 3.

c) in relation to the contamination risks on the site—

(i) determine whether, as a result of the proposed change of use, taking into account any proposed mitigation, the site will be contaminated land as described in Part 2A of the Environmental Protection Act 1990, and in doing so have regard to the Contaminated Land Statutory Guidance issued by the Secretary of State for the Environment, Food and Rural Affairs in April 2012(11), and

(ii) if they determine that the site will be contaminated land, refuse to give prior approval.

Officer's comments: Discussion regarding the potential contamination of the site is contained in Part Q.2(1) (c) and Q.2(2)(9) above.

The provisions of paragraph X ,

“curtilage” means, for the purposes of Class Q, R or S only—

(a) the piece of land, whether enclosed or unenclosed, immediately beside or around the agricultural building, closely associated with and serving the purposes of the agricultural building, or

(b) an area of land immediately beside or around the agricultural building no larger than the land area occupied by the agricultural building,

Whichever is lesser.

Officer's comments: The site area shown in the submitted drawings covers the entire plot which is significantly larger than the footprints of the buildings. The proposed parking and new access roads cover an area larger than the footprint of the existing building. The proposal fails on provisions of Paragraph X.

CONCLUSION

The proposed conversion from an agricultural building to 5 no. Class C3 dwelling houses constitutes development and thus requires planning permission. However, the proposal is not in accordance with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 for the following reason:

- a) Based on the site's planning and enforcement history, it is considered that the building subject to current proposal was not in agricultural use as part of an agricultural trade or business on 20 March 2013. There is no evidence that the site was brought into agricultural use after 20th March 2013. The development is not in accordance with Paragraphs Q (a), Q (b) and Q.1. (a). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
- b) The application fails to provide sufficient details to demonstrate that the existing building is capable of supporting the proposed conversion. The submitted structural report is considered inadequate and limited in detail and does not provide any meaningful evidence instead confirming that not all parts of the building were inspected, and that further testing is required. It has not been demonstrated that the required works would be limited to building operations reasonably necessary to convert the building in accordance with the definition at Class Q(b) and Paragraph Q.1(i). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
- c) The application fails to provide sufficient details relating to contamination risks of the site, particularly arising from the previous unauthorised car storage and waste transfer station use. The development is not in accordance with Paragraphs Q.2(1)(c), Q.2(2) (Paragraph W)(9); and Q.2(2) (Paragraph W)(10c). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
- d) The application fails to provide sufficient details relating to impact on biodiversity and habitat, particularly risks to protected species such as bats and great crested newts as well as impact on Thames Basin Heath Special Protection Area. The development is not in accordance with Q.2(2) (Paragraph W)(9). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).
- e) The proposed development includes a curtilage area significantly larger than the area occupied by the existing building. The development is not in accordance with Paragraph X. The proposal fails to demonstrate if the proposed parking and access road will be within the curtilage of the new dwellings. The development is not in accordance with Paragraph Q.2(1)(a). As a consequence, the development would not satisfy the requirements of Schedule 2, Part 3, Class Q of the GPDO 2015 (amended).

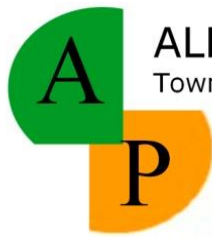
The Public Sector Equality Duty (Equality Act 2010):

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	
Conditions agreed:	Not required
Recommendation:	Prior Approval Refusal
Date:	30 January 2023
Earliest date for decision:	6 January 2023

Recommendation agreed by: (Authorised Officer)	
Date:	31.01.23



ALLEN PLANNING Ltd
Town Planning and Development Consultants

Wokingham Borough Council
Planning Department
Via Planning Portal

8th December 2022

Dear Sirs

Prior Notification requirement – Class Q of the GPDO 2016 as amended
Change of use of existing agricultural building to form five “smaller” dwellings

Site at The Copse, Eversley Road, Aborfield Cross, Reading, RG2 9PN

This Prior Notification submission relates to the proposed conversion of an existing building last lawfully used for agriculture at the above site to form 5 “small” dwellings as described in Part Q of the GPDO. Four dwellings would be 2 bed units over both ground and first floor level with one studio apartment at ground floor only.

The application is supported by existing and proposed plans; the application forms and CIL forms, the assessment in this letter and also a Structural Report of the building. Furthermore, a Noise Impact Assessment has been undertaken given the proximity of the small trading estate adjacent to the site.

It is proposed to convert this building into 5 “small” dwellings under Part Q of the GPDO.

Legislation

The General Permitted Development Order (GPDO) under Class Q states as permitted development:

Q. Development consisting of—

(a) a change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order; or

(b) development referred to in paragraph (a) together with building operations reasonably necessary to convert the building referred to in paragraph (a) to a use falling within Class C3 (dwellinghouses) of that Schedule.

Paragraph Q.1 identifies that development is not permitted by Class Q if—

(a) the site was not used solely for an agricultural use as part of an established agricultural unit—

(i) on 20th March 2013, or

(ii) in the case of a building which was in use before that date but was not in use on that date, when it was last in use, or

(iii) in the case of a site which was brought into use after 20th March 2013, for a period of at least 10 years before the date development under Class Q begins;

The building the subject of this application proposal was last lawfully used in connection with agricultural operations on this overall holding and was so on the specified date.

Whilst the planning history of the site identifies alternative land uses have taken place these were the subject of enforcement action and High Court injunctions to remove such unauthorised uses and as a result the lawful use of the building on the site in 2013 and also now is agricultural.

(b) in the case of—

(i) a larger dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate larger dwellinghouses developed under Class Q exceeds 3; or

(bb) the cumulative floor space of the existing building or buildings changing use to a larger dwellinghouse or dwellinghouses under Class Q exceeds 465 square metres;

(ba) the floor space of any dwellinghouse developed under Class Q having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 465 square metres;

(c) in the case of—

(i) a smaller dwellinghouse, within an established agricultural unit—

(aa) the cumulative number of separate smaller dwellinghouses developed under Class Q exceeds 5; or

(bb) the floor space of any one separate smaller dwellinghouse having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeds 100 square metres;

(d) the development under Class Q (together with any previous development under Class Q) within an established agricultural unit would result in either or both of the following—

(i) a larger dwellinghouse or larger dwellinghouses having more than 465 square metres of floor space having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

(ii) the cumulative number of separate dwellinghouses having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order exceeding 5;

This application seeks the conversion of this agricultural building on site to form 5 “small” dwellinghouses with each possessing a total floor of less than the 100m² permitted per unit.

The development thereby complies with the size and quantum limitations of the revised Part Q in terms of “smaller” dwellings as set out above.

(e) the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;

Not the case here as no formal tenancy exists

(f) less than 1 year before the date development begins—

(i) an agricultural tenancy over the site has been terminated, and

(ii) the termination was for the purpose of carrying out development under Class Q,

unless both the landlord and the tenant have agreed in writing that the site is no longer required for agricultural use;

Not the case in respect of this building or the overall site.

*(g) development under Class A(a) or Class B(a) of Part 6 of this Schedule (agricultural buildings and operations) has been carried out on the established agricultural unit—
(i) since 20th March 2013; or*

(ii) where development under Class Q begins after 20th March 2023, during the period which is 10 years before the date development under Class Q begins

The building is part of an agricultural unit.

(h) the development would result in the external dimensions of the building extending beyond the external dimensions of the existing building at any given point;

There are no external dimension changes proposed to the building.

(i) the development under Class Q(b) would consist of building operations other than—

(i) the installation or replacement of

(aa) windows, doors, roofs, or exterior walls, or

(bb) water, drainage, electricity, gas or other services, to the extent reasonably necessary for the building to function as a dwellinghouse; and

(ii) partial demolition to the extent reasonably necessary to carry out building operations allowed by paragraph Q.1(i)(i);

There are no external dimension changes proposed to the building.

(j) the site is on article 2(3) land;

The site is not located within article 2(3) land

(k) the site is, or forms part of—

(i) a site of special scientific interest;

(ii) a safety hazard area;

(iii) a military explosives storage area;

(l) the site is, or contains, a scheduled monument; or

(m) the building is a listed building.

None of these apply to this site

Conditions

Paragraph Q.2 adds that where the development proposed is development under Class Q(a) together with development under Class Q(b), development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

(a) transport and highways impacts of the development,

(b) noise impacts of the development,

(c) contamination risks on the site,

(d) flooding risks on the site,

(e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,

(f) the design or external appearance of the building, and
(g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Paragraph Q2(2) adds that where the development proposed is development under Class Q(a) only, development is permitted subject to the condition that before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the items referred to in sub-paragraphs (1)(a) to (e) and (g), and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Paragraph Q2(3) adds that any development under Class Q is permitted subject to the condition that development under Class Q(a), and under Class Q(b), if any, must be completed within a period of 3 years starting with the prior approval date.

Submission & History

In terms of dwelling quantum Parts Q.1(b), Q.1(c), and Q.1(d) now effectively permit:

- No more than **5 separate dwellinghouses** can be developed under this Class.
- Subject to the above overall limit of 5, up to 3 can be "**larger dwellinghouses**" (each with a floor space of more than 100m²). However, no more than 465m² of floor space can change use to "**larger dwellinghouses**" under this Class (and within these "**larger dwellinghouses**" no more than 465m² of floor space can have a C3 use as a result of this Class).
- Subject to the above overall limit of 5, up to 5 can be "**smaller dwellinghouses**" (each with a floor space of no more than 100m²).

It is proposed to convert the building into 5 "small" dwellings all of which are below 100m² in floor area. In terms of overall sizes of the proposed dwellings we set these out below.

Plot 1 – studio flat 44m²
Plot 2 – 2 bed house 86m²
Plot 3 – 2 bed house 86m²
Plot 4 – 2 bed house 86m²
Plot 5 – 2 bed house 86m²

It would appear that there is a long history of planning enforcement cases on the overall site, indeed the site was used unlawfully as a breakers yard and an unlawful change of use also took place for the stationing of mobile homes for residential use.

A number of Enforcement Notices have been served on the site and there was also a High Court Injunction granted April 2013 which prevents the use of the land for a number of breaches of planning control and requires the placing of topsoil and grass seeding of the land.

On this basis given that previous land uses were unauthorised then the last permitted use of the building the subject of this application would have been for the purposes of agriculture and therefore it falls within the scope of Part Q of the GPDO.

The Application

In addition to this letter, accompanying this submission, are both existing and proposed floor plans and elevations of the buildings to be converted together with a site plan of the buildings, identifying the site the subject of this Notification. The relevant fee is included as are the completed “application” forms and CIL forms.

In addition, a Structural Survey of the building is submitted in support of the application and in addition a Noise Impact Assessment has been undertaken given the proximity of the small trading estate adjacent.

Site Location

The application site is located via a private road off Poperinghe Way. It is a rural area however Dumelow International (a tractor repair business) lies adjacent to the south of the site and to the north is the open agricultural land and trees associated with the building itself.

There are no listed buildings on or near the site and it is not located within a Conservation Area or an AONB. Its general location is shown in Figure 1 below.

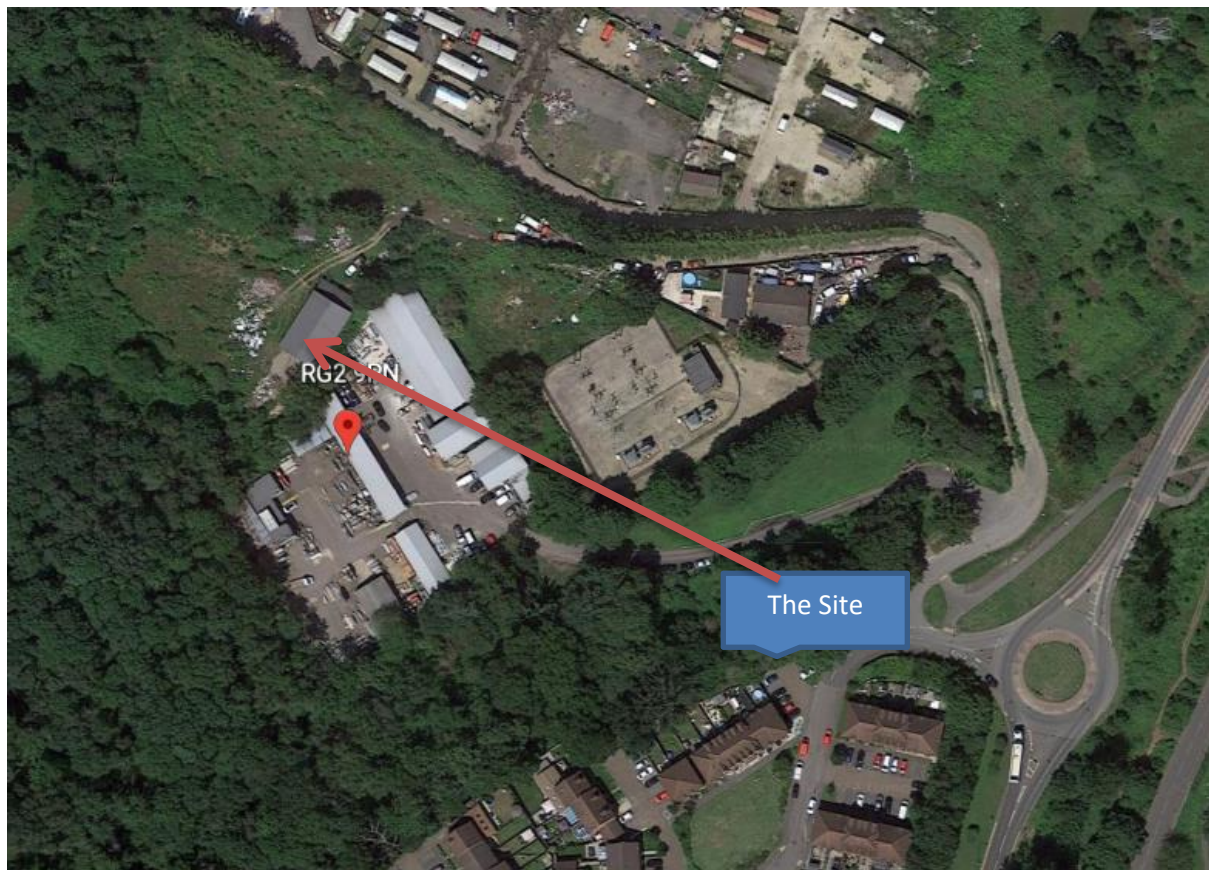


Figure 1 – The site location

Conditions

Paragraph Q.2 places conditions upon such permitted development namely that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order,
- (f) the design or external appearance of the building, and
- (g) the provision of adequate natural light in all habitable rooms of the dwellinghouses, and the provisions of paragraph W (prior approval) of this Part apply in relation to that application.

Paragraph Q.3 adds that for the purposes of Class Q—

“larger dwellinghouse” means a dwellinghouse developed under Class Q which has a floor space of more than 100 square metres and no more than 465 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order;

“smaller dwellinghouse” means a dwellinghouse developed under Class Q which has a floor space of no more than 100 square metres having a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order.”.

(a) Transport

Given the existing access to the site and the scale of the development proposed, namely 5 smaller dwellings then the traffic generation from this scheme would not have a detrimental impact upon the local highway network.

It is not proposed to amend the existing access in anyway which provides a safe access to Poperinghe Way.

Turning to matters of car parking the revised NPPF of 2021 in matters of sustainable development, transport and car parking advises at paragraph 110 that: -

“110. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that

- a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;*
- b) safe and suitable access to the site can be achieved for all users;*
- c) the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code; and*
- d) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.”*

Importantly Paragraph 111 of the Framework advises that:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

In terms of the use of parking standards paragraph 108 of the recently revised NPPF advises:

108. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport (in accordance with chapter 11 of this Framework). In town centres, local authorities should seek to improve the quality of parking so that it is convenient, safe and secure, alongside measures to promote accessibility for pedestrians and cyclists.

In terms of local policy, parking is dealt with at Policy CC07 of the adopted Managing Development Delivery Local Plan (Feb 2014). The standards are set out in Appendix 2 of this document and extract of which is shown below.

Table C3 -4: Houses rented/ shared unallocated parking demand

No of Habitable Rooms	Allocated	Unallocated demand								
		0	1	2	0	1	2	0	1	2
	No of Bedrooms	Urban			Town and Fringe			Village		
3 or less	1-2	0.9	0.2		1.1	0.3		0.9	0.2	
4	2	1.1	0.3	0.0	1.2	0.4	0.1	1.0	0.3	0.0
5	2-3	1.2	0.4	0.1	1.4	0.5	0.1	1.4	0.2	0.1
6	3	1.3	0.5	0.1	1.4	0.6	0.1	1.3*	0.5*	0.1*
7	3-4	1.6	0.7	0.2	1.7	0.8	0.2	1.6*	0.7*	0.2*
8 or more	4	2.0	1.0	0.4	1.7	0.8	0.2	2.0*	1.0*	0.3*

The site would be described as being within a “village location” and as a result with no allocated spaces then a two-bedroom unit with four habitable rooms would require a maximum of one car parking space per unit and that would reduce slightly for the proposed studio apartment with only one habitable room.

It is proposed to provide 6 spaces for the five dwellings, as set out on the proposed plans, and on this basis the site has the ability to provide for vehicle parking in accordance with the defined standards and also sufficient space for cycle parking and refuse storage.

We therefore conclude that there are no material issues relating to the change of use proposed on matters of transportation

(b) Noise

The building is within a rural location however there is a business premises close to it. When considering potential noise disturbance, the NPPF at paragraph 174 states that planning policies and decisions should aim to:

174. Planning policies and decisions should contribute to and enhance the natural and local environment by:

(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

Paragraph 185 adds further:

“185. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation .”

Albeit that the building sits in a rural location it is noted that Dumelow International (a tractor repair business) is adjacent to the southern boundary of the site. On that basis a noise survey has been undertaken and its conclusions are set out below:

“A baseline noise survey has been undertaken by DAA Group to establish the prevailing noise climate in the locality of The Copse, Eversley Road, Arborfield Cross, Reading RG2 9PN in support of a Planning Application for a new residential development.

Using results of the noise survey, the sound insulation performance for the whole building envelope including glazing (windows) is assessed, and a scheme of noise mitigation measures is established and included in the report verified by BS8233:2014 rigorous method building envelope sound insulation calculations.

A scheme of noise mitigation measures in the report provides specification details as appropriate for sound insulation treatment to the separating walls.

It is concluded that, on noise grounds, the proposed development will not prejudice the amenities of any future occupants provided the above points are taken into consideration.”

In light of the above we submit that there is no reason to withhold prior notification permission on the grounds of potential noise disturbance from nearby land uses.

(c) Contamination

In terms of contamination this proposed development represents solely the change of use and adaption of this agricultural building to form 5 houses/flats and no intrusive ground works are required and as such no anticipated land contamination issues should arise.

We therefore respectfully suggest that there are no material issues relating to the change of use proposed on matters of potential contamination.

(d) Flooding

In terms of flood risk, the site lies outside of any defined area of “flooding” as identified by the Environment Agency as shown in the extract from the EA flood risk map in Figure 2 below.

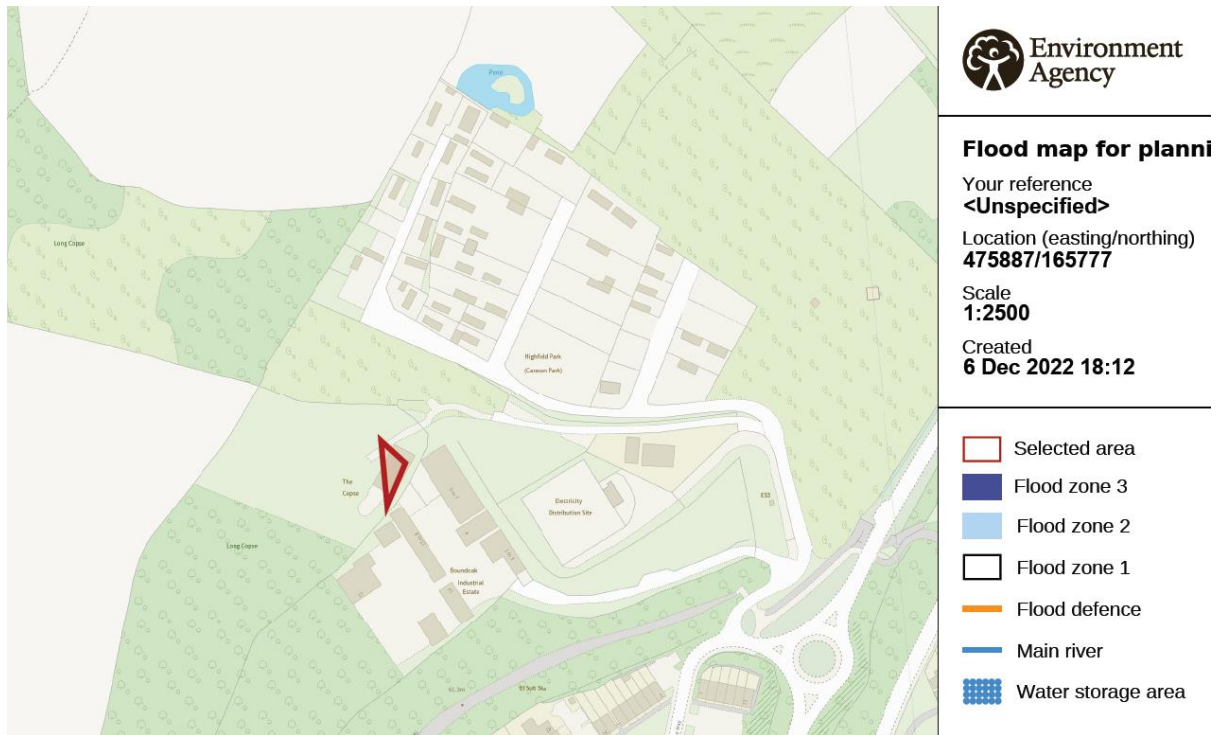


Figure 2 – Extract from EA Map

Given that designation and the site being less than one hectare we submit there is no requirement to consult the Environment Agency in terms of this application and that this prior notification of the change of use proposed should not be resisted in terms of matters of potential flood risk.

(e) Location & Siting

The existing building itself lends itself to a residential conversion. The Guidance relating to matters of location and siting were updated in the revisions to the NPPG.

Paragraph 108 of the NPPG amended in March 2015 states: -

The permitted development right does not apply a test in relation to sustainability of location. This is deliberate as the right recognises that many agricultural buildings will not be in village settlements and may not be able to rely on public transport for their daily needs. Instead, the local planning authority can consider whether the location and siting of the building would make it impractical or undesirable to change use to a house.

In this respect Paragraph 109 adds: -

Impractical or undesirable are not defined in the regulations, and the local planning authority should apply a reasonable ordinary dictionary meaning in making any judgment. Impractical reflects that the location and siting would “not be sensible or realistic”, and undesirable reflects that it would be “harmful or objectionable”.

P109 further advises that when considering whether it is appropriate for the change of use to take place in a particular location, a local planning authority should start from the premise that the permitted development right grants planning permission, subject to the prior approval requirements. (our emphasis)

In terms of sustainability P109 adds that: -

That an agricultural building is in a location where the local planning authority would not normally grant planning permission for a new dwelling is not a sufficient reason for refusing prior approval.

There is further guidance on the issue of “Impractical or undesirable” in P109 which states: -

There may, however, be circumstances where the impact cannot be mitigated. Therefore, when looking at location, local planning authorities may, for example, consider that because an agricultural building on the top of a hill with no road access, power source or other services its conversion is impractical. Additionally, the location of the building whose use would change may be undesirable if it is adjacent to other uses such as intensive poultry farming buildings, silage storage or buildings with dangerous machines or chemicals.

Finally, P109 states that when a local authority considers location and siting it should not therefore be applying tests from the National Planning Policy Framework except to the extent these are relevant to the subject matter of the prior approval. So, for example, factors such as whether the property is for a rural worker, or whether the design is of exceptional quality or innovative, are unlikely to be relevant.

The location of the agricultural building to be converted is neither impractical nor undesirable in this location to change from agricultural use to a Class C3 use as five “smaller” dwellinghouses in accordance with permitted development under Part Q of the Order.

(f) Design and Structure of the Building

The building the subject of this application for prior approval under Class Q comprises of an existing agricultural barn. It is proposed to convert not redevelop this structure as set out on the proposed plans utilising the structure itself together with its existing openings.

Paragraph 105 of the NPPG as revised addresses all of the requirements of Part Q of the GPDO and states:

“The right allows either the change of use (a), or the change of use together with reasonably necessary building operations (b). Building works are allowed under the right permitting agricultural buildings to change to residential use: Class Q of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, as amended. However, the right assumes that the agricultural building is capable of functioning as a dwelling.

The right permits building operations which are reasonably necessary to convert the building, which may include those which would affect the external appearance of the building and would otherwise require planning permission.

This includes the installation or replacement of windows, doors, roofs, exterior walls, water, drainage, electricity, gas or other services to the extent reasonably

necessary for the building to function as a dwelling house; and partial demolition to the extent reasonably necessary to carry out these building operations.

It is not the intention of the permitted development right to allow rebuilding work which would go beyond what is reasonably necessary for the conversion of the building to residential use. Therefore, it is only where the existing building is already suitable for conversion to residential use that the building would be considered to have the permitted development right.

*For a discussion of the difference between conversions and rebuilding, see for instance the case of *Hibbitt and another v Secretary of State for Communities and Local Government* (1) and *Rushcliffe Borough Council* (2) [2016] EWHC 2853 (Admin).*

Internal works are not generally development. For the building to function as a dwelling it may be appropriate to undertake internal structural works, including to allow for a floor, the insertion of a mezzanine or upper floors within the overall residential floor space permitted, or internal walls, which are not prohibited by Class Q.

*Paragraph: 105 Reference ID: 13-105-20180615
Revision date: 15 06 2018*

(Our emphasis)

On this basis this application is supported by the detailed Structural Survey which examined the condition, structure and capability of the building to be converted.

Clearly this document identifies that the building is suitable and indeed capable of conversion in terms of the requirements of Part Q to form 5 dwellings.

The design approach adopted for the conversion of the building proposes only changes which are necessary for its future use as five dwellings and does not seek to increase its external dimensions in any way.

It also keeps any new incursions into the fabric of the exterior of the building to a minimum in order to provide the appropriate quality of accommodation including matters of daylight.

On that basis it is concluded therefore that this building, which forms this application, is entirely capable of conversion in line with the “tolerances” set out in criterion Q.1 (i) of Class Q of the GPDO and would constitute an acceptable design approach to its proposed residential conversion.

(f) Daylight

The GPDO requires that all habitable rooms of the dwellings proposed should receive adequate natural daylight as set out below:

2A)Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses

To assist in this respect detailed floor plans have been provided with this application which identify the position of all openings to serve all rooms of the 5 smaller dwellings proposed.

Turning to dwelling No.1 this is proposed on ground floor only and is proposed as a studio unit thereby possessing just one habitable room.

This part of the building would be dual aspect with four windows provided in its three external elevations. On this basis the proposed studio apartment would benefit from significant natural daylight.

In terms of Dwelling Nos. 2, 3 & 4 these are proposed as 2 bedroomed units over 2 floors. At ground floor the kitchen area would possess a window and the living area would possess two. Upstairs each of the two bedrooms would be provided with two rooflights per bedroom.

Finally proposed dwelling No.5 this is proposed as 2 bedroomed units over 2 floors. At ground floor the kitchen area would possess a window and the living area would possess two. There is also a small window proposed for the ground floor WC. Upstairs each of the two bedrooms would be provided with two rooflights per bedroom.

Given the layout and design of the building it is concluded that each of the proposed habitable rooms for all five of the dwellings proposed would receive adequate natural daylight and are entirely compliant with criterion (f) of Part Q.

Dwelling sizes

A further requirement of prior notification is that each dwelling proposed must achieve the minimum size standards as set out below:

. In article 3, after paragraph (9) insert—

“(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—

(a) where the gross internal floor area is less than 37 square metres in size; or

(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(a).

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.”.

In terms of the above we therefore assess the five dwellings proposed against the NDSS standards.

Plot No	Type	NDSS	Proposed
1	1b1p	37m ²	44m ²
2	2b4p (2 floors)	79m ²	86m ²
3	2b4p (2 floors)	79m ²	86m ²
4	2b4p (2 floors)	79m ²	86m ²
5	2b4p (2 floors)	79m ²	86m ²

On the basis of this assessment, it is submitted that all 5 dwellings as proposed all exceed the NDSS size standards and this criterion of permitted development is also complied with.

Conclusions

Part W (1) of the Order requires the following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required. Part W (2) identifies that an application must be accompanied by—

(a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must include any building or other operations;

This is supplied in this Statement and proposes the conversion of this agricultural building into five “smaller dwellinghouse”.

(b) a plan indicating the site and showing the proposed development;

A

site plan and floor plans, with elevations, are provided in support of this application.

(ba) in relation to development proposed under Classes G, M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, “net increase in dwellinghouses” is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development);

There would be a net increase of five “smaller dwellinghouses” as a result of these proposals.

*bb) in relation to development proposed under Class Q of this Part, a statement specifying—
(i) the number of smaller dwellinghouses proposed;
(ii) the number of larger dwellinghouses proposed;
(iii) whether previous development has taken place under Class Q within the established agricultural unit and, if so, the number of smaller and larger dwellinghouses developed under Class Q;”.*

We have addressed this matter at the outset of this Statement and 5 “smaller” dwellinghouses are proposed and no other previous development has occurred on site as a result of Part Q of the GPDO.

(bc) in relation to development proposed under Class G, M, MA, N, O, PA or Q of this Part, a floor plan indicating the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;

The application is accompanied by full floor plans and elevations.

(c) the developer’s contact address;

Mr S. Sabowitz c/o Allen Planning Ltd at the Old Fire Station EC, Salt Lane, Salisbury SP1 1DU

d) the developer’s email address if the developer is content to receive communications electronically; and

Mr S. Sabowitz c/o Allen Planning Ltd at tony.allen@allenplanning.co.uk

e) where sub-paragraph (6) requires the Environment Agency to be consulted, a site specific flood risk assessment, together with any fee required to be paid

There is no requirement to consult the EA as the site is not in a flood zone and the appropriate fee will be paid.

In light of the information contained within this letter and the proposed plans we submit that the change of use and alterations of this agricultural building to form five “smaller” dwellings is wholly in accord with Class Q of the amended General Permitted Development Order 2018 and the Prior Notification Procedure.

If the Council require any further information, then please do not hesitate to contact us.

Yours sincerely

anthony allen

Mr A.M Allen
Managing Director



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

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

Matthew Green
Green Planning Studio Ltd
Unit D Lunesdale
Upton Magna Business
Park
Upton Magna, Shrewsbury
SY4 4TT

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 222332

Applicant Name: Edward Doherty

Site Address: Land adjacent to Highfield Park, Eversley Road,
Arborfield Cross, Reading, RG2 9PP

Proposal: Application to vary conditions 4 and 7 of planning consent F/2012/0276 (122395) for the proposed extension and re-design of gypsy site to include the stationing of caravans for 8 pitches and 3 transit pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. Condition 4 refers to provision and siting of the proposed mobile homes, utility/day rooms and touring caravans in accordance with the approved details, and the variation is to remove the requirement for the proposed utility/day rooms to be constructed prior to occupation. Condition 7 refers to the submission of material samples for the proposed utility/day rooms within 2 months of the permission

Date of Decision: 16 September 2022

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

Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission 122395 dated 26 November 2015. The conditions of which

shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.

Condition 4 now reads: The proposed mobile homes, utility/day rooms and touring caravans on the area of land shown as Plots 1-8 on the submitted plan 11_427_003 Rev A, shall be provided and sited in accordance with plan no 11_427_003 Rev A. The proposed utility/day rooms located on the Transit Pitch shown on the submitted plan 11_427_003 Rev A shall be constructed within 6 months of this decision. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place with the written agreement of the council. Plans 11_427_001, 11_427_004 Rev1 and 11_427_005 Rev 1 are also approved. Reason: In the interests of visual amenity and infrastructure provision. Relevant Policy: NPPF, Core Strategy Policies CP2, CP3 and CP4.

Condition 7 now reads: Prior to construction of any utility/day rooms, samples of the materials to be used in the construction of the external surfaces of the utility/day rooms shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Condition 13 now reads: The fence surrounding the perimeter of the site, on the two sides that face the countryside, shall be painted in a colour in dark green and shall remain painted in a dark green colour at all times. Reason: In the interests of visual amenity and the character of the countryside. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3.

Condition 17: Prior to installation, removal or other alterations of any hardstanding on the site, the applicant, or their agents or their successors in title, must secure and implement a programme of archaeological work (which may comprise more than one phase of work) in accordance with written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

Condition 18 now reads: Within 2 months of this decision a scheme to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area shall be submitted to and approved in writing by the Local Planning Authority. If no scheme in accordance with this condition is approved within 6 months of the date of this decision, the use of the land hereby permitted shall cease and all equipment and

materials brought onto the land for the purposes of such use shall be removed until such time as a scheme approved by the local planning authority is implemented. Upon implementation of the approved scheme specified in this condition, that scheme shall thereafter be maintained as approved. Reason: To mitigate /the impact on the Thames Basins Heaths SPA in accordance with the NPPF, Core Strategy Policy CP8 and South East Plan Policy NRM6.

All other conditions of planning permission 122395 apply to this permission:

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. The site shall not be occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012). Reason: The site shall not be permanently occupied by any persons other than gypsies and travellers as defined in Annex 1 of Planning Policy for Traveller Sites (March 2012).
3. There shall be no more than 8 permanent gypsy and traveller pitches in total on the site in the area shown as Plots 1-8 which shall be provided as shown on the submitted plan 11_427_003 Rev A. On each of the permanent 8 pitches hereby approved no more than two caravans, as defined in the Caravan Sites and Control of Development Act 1960 and the Caravan Sites Act 1968, shall be stationed at any time, of which only one caravan on each pitch shall be a static caravan or mobile home. Reason: in the interests of visual amenity and infrastructure provision. Relevant policy: Core Strategy Policy CP2, CP3 and CP4 and Managing Development Delivery Local Plan Policies CCC03 and TB21.
5. There shall be no more than three transit pitches and one communal utility/day room on the site shown in the area identified as Transit pitch on the submitted plan 11_427_003 Rev A. On each of the pitches hereby approved, no more than one touring caravan shall be stationed at any time. Any caravans sited on the transit pitches shall be capable of being lawfully moved on the public highway without division into separate parts. No static caravans or mobile homes shall be stationed on the transit site. Reason: To ensure that the transit pitch is used only for that purpose and not as a permanent gypsy and traveller pitch. Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4.
6. No gypsy or traveller shall stay on the transit pitch hereby approved, within the area shown as Transit pitch, as identified on the

submitted plan 11_427_003 Rev A, for a period of longer than 12 weeks, and following his/her departure shall not use the transit site again until a period of at least 8 weeks have elapsed. Reason: To ensure that the transit pitch is used only for that purpose and not as a permanent gypsy and traveller pitch. Relevant Policy: NPPF, Wokingham Adopted Core Strategy policies CP2, CP3 and CP4.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site except in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of visual amenity and highway safety. Relevant Policies: Core Strategy policies CP1, CP3 and CP6.

9. No vehicle over 3.5 tonnes shall be stationed, parked or stored on this site and no commercial activities shall take place on the land, including the external storage of materials Reason: In the interests of highway safety and residential amenity Relevant policies: NPPF and Core Strategy policies CP3 and CP6.

10. No commercial activities shall take place on the land, including the storage of materials. Reason: In the interests of visual amenity and highway safety.

11. Within a period of 2 months from the date of this approval, a scheme of landscaping and hedgerow mitigation, which shall include details of species, planting sizes, spacing and numbers of trees/shrubs to be planted as well as a hedgerow mitigation scheme shall be submitted to and approved in writing by the local planning authority . The landscape and hedgerow mitigation scheme shall include a timetable for implementation and development shall be carried out in accordance with the approved scheme within a period of 6 months. Reason: In the interests of visual amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3

12. All planting comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons after the details have been approved and any trees or plants which within a period of 5 years of 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, unless the local planning authority gives written approval to any variation. Reason: In the interests of visual amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3.

14. Within a period of two months from the date of this approval, details of secured and covered bin stores shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented as approved within three months of the date of this permission and thereafter permanently retained. Reason: In the interests of visual amenity and neighbouring amenity. Relevant Policies: NPPF, Core Strategy Policies CP1 and CP3.

15. Within a period of 2 months from the date of this approval details of the method for the disposal of foul and storm water sewage shall be submitted to and approved in writing by the local planning authority. The approved works shall be implemented in full in accordance with the approved scheme of works within a period of 3 months. Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the NPPF and Core Strategy policy CP1.

16. Within a period of 2 months from the date of this approval details shall be submitted to and approved in writing by the local planning authority to direct run-off water from the hard surface to a permeable or porous area in accordance with details which have been submitted to, and approved in writing by, the local planning authority. Reason: To prevent the increased risk of flooding, both on and off the site in accordance with the NPPF and Core Strategy policy CP1.

Please note that typographical errors have been corrected from the conditions within the original permission 122395.

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.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 16 September 2022

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

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

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: The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control

(LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

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.

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	222332
Site Address:	Land adjacent to Highfield Park, Eversley Road, Arborfield Cross, Reading, RG2 9PP
Expiry Date:	23 September 2022
Site Visit Date:	No visit undertaken.
Proposal: Application to vary conditions 4 and 7 of planning consent F/2012/0276 (122395) for the proposed extension and re-design of gypsy site to include the stationing of caravans for 8 pitches and 3 transit pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use. Condition 4 refers to provision and siting of the proposed mobile homes, utility/day rooms and touring caravans in accordance with the approved details, and the variation is to remove the requirement for the proposed utility/day rooms to be constructed prior to occupation. Condition 7 refers to the submission of material samples for the proposed utility/day rooms within 2 months of the permission	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Bat Roost Habitat Suitability
Borough Parishes
Scale and Location of Development Proposals
Nuclear Consultation Zone
Borough Wards
Landfill Gas Consultation Zone
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
P.D. Sites

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP4 – Infrastructure Requirements CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP8 – Thames Basin Heaths Special Protection Area CP9 – Scale and Location of Development Proposals

	CP11 – Proposals Outside Development Limits CP17 – Housing Delivery
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC07 – Parking CC10 – Sustainable Drainage TB05 – Housing Mix TB10 – Traveller Sites TB21 – Landscape Character TB23 – Biodiversity and Development TB25 – Archaeology
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document Arborfield and Newland Village Design Statement

PLANNING HISTORY – The site has a long and complicated history and has been used for caravans since approximately 1989. The site forms ‘Pitch 11’ on the original planning permission.

Application No.	Description	Decision & Date
122395	Proposed extension and re-design of gypsy site to include the stationing of caravans for 8 pitches and 3 transit pitches together with the formation of additional hardstanding and utility/dayrooms ancillary to that use	Approved 26 November 2015
140883	Application for material change of use of land from 6 GRT pitches to 13 GRT Pitches and erections of washrooms.	Approved 2 November 2015.
99/70775/V	Variation to Condition 1 of 97/66796/F to allow subdivision of Plot 5 to allow an extra mobile home	Approved 21 February 2000
97/66796/T	Proposed change of use of Highfield Park to residential occupation as a gypsy/caravan site	Approved 2 April 1998 subject to condition 1: “The use hereby permitted shall cease on 30 April 2000 and all structures and materials removed from the Land”.

		Appeal against Condition 1 allowed on 4 January 1999 (ref: T/APP/X0360/A/98/293414/P2)
96/64792/V	Proposed variation of condition 1 of planning permission 43644 to allow continued use of caravan site	Refused 12/2/1997
43644	Two year temporary consent for use of land as a gypsy caravan site for 11 pitches	Refused Approval given by sub-committees as stated in minutes

CONSULTATION RESPONSES

Internal

WBC Highways – No comments to make

WBC Growth & Delivery (Planning Policy) – No objections providing the site remains conditioned for GRT accommodation.

WBC Health and Wellbeing – No response received.

External

Royal Berkshire Fire & Rescue – No objections

REPRESENTATIONS

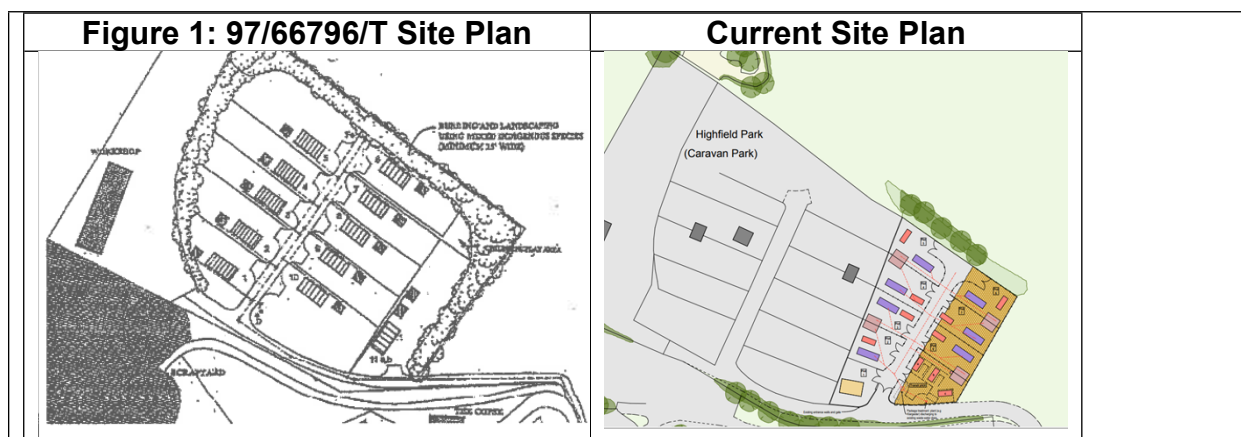
Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The site is located to the west of the A327, Eversley Road and is accessed via a private road off Poperinghe Way.

Part of the site is within the Countryside but has an established historic use for residential caravans.



Proposal:

This application seeks to vary conditions 4 and 7 of planning permission 122395.

Condition 4 states:

The proposed mobile homes, utility/day rooms and touring caravans on the area of land shown as Plots 1-8 on the submitted plans 11_427_003 Rev A, shall be provided and sited in accordance with plan no. 11_427_003 Rev A/ The proposed utility/day rooms shall be constructed on site prior to occupation of the pitches. Any material changes to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place following the written agreement of the Council. Plans 11_427_001, 11_427_004 Rev 1 and 11_427_005 Rev 1 are also provided

Reason: In the interests of visual amenity and infrastructure provision

Relevant Policy: NPPF, Wokingham Adopted Core Strategy Policies CP2, CP3 and CP4.

The application seeks to amend the Condition to remove the requirement for the proposed utility/day rooms to be constructed prior to occupation as they are not considered essential to a gypsy pitch but may be desired by future occupiers.

The transit pitch still requires the utility/day room to be provided as there are limited facilities within touring caravans which use these pitches.

The proposed revised wording for Condition 4, as agreed in writing by the Agent is:

The proposed mobile homes, utility/day rooms and touring caravans on the area of land shown as Plots 1-8 on the submitted plan 11_427_003 Rev A, shall be provided and sited in accordance with plan no 11_427_003 Rev A. The proposed utility/day rooms located on the Transit Pitch shown on the submitted plan 11_427_003 Rev A shall be constructed within 6 months of this decision. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place with the written agreement of the council. Plans 11_427_001, 11_427_004

Rev1 and 11_427_005 Rev 1 are also approved.

Condition 7 states:

Within a period of 2 months from the date of this approval, samples of the materials to be used in the construction of the external surfaces of the utility/day rooms shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: In the interests of visual amenity

Relevant Policy: Core Strategy Policies CP1 and CP3.

[Please note typographical errors in the decision notice have been removed for the purposes of this report]

As the utility/day rooms may not be provided immediately, and will be provided as required by the occupiers of the site, the application seeks to remove the requirement to provide these upfront.

The revised wording condition 7, as agreed in writing by the Agent is:

Prior to construction of any utility/day rooms, samples of the materials to be used in the construction of the external surfaces of the utility/day rooms shall have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

No other aspects of the proposal are amended by this permission.

It was suggested that the Applicant supplies the details of the materials for the transit pitch utility/day rooms as part of this application as, if approved, they will only have 6 months to submit the details and complete the construction of this building. No materials have been submitted to date.

Principle of Development:

The assessment remains the same as set out in application 122395

Character of the Area:

The assessment remains the same as set out in application 122395

Amenity Space:

It is understood that different GRT families often have different needs. Community needs also differ between Irish Traveller and English Gypsy. It is unlikely that a community or a family will remain on a site if their cultural needs are not met. Furthermore, as a privately owned site it may be that a particular travelling group uses the site that does not require such facilities, future tenants are likely to be self-selecting similarly to private bricks and mortar dwellings.

Given the utility/day rooms have not been erected to date and the site is partly occupied and has been for some time, in breach of Condition 4 this indicates that at the present time the utility/day rooms are not required.

In this case they simply do not want or need a day room but the condition is to remain to ensure any future groups who may require a day room have the flexibility to build this under the current permission.

Archaeology:

Berkshire Archaeology stated on the original application:

Without further information regarding levels, depth of concrete etc. and or geotechnical works it is impossible to say how much damage the laying of the hardstanding has had on the ground surface. We find it varies a great deal – from little previous impact where just the topsoil was removed to truncation beyond that which we would expect archaeology to survive”.

“If they do not plan to remove the hardstanding then archaeological monitoring of the services to be dug as part of the proposals may be the best time to check the levels of truncation beneath the hardstanding”.

“If they are to remove the hardstanding then preliminary investigation or monitoring will indicate whether archaeology survives there. And they will be laying hardstanding on the greenfield part of the site too I believe and some stripping of soil will be needed for that so archaeological mitigation is also likely to be required there but I’ll be able to provide more details on archaeological approaches and minimising when I know more about the work to be done if permission is granted”.

This comment still applies to the site, however Condition 17 is re-worded to state:

Condition 17: Prior to the installation, removal or other alterations to any hardstanding on the site, the applicant, or their agents or their successors in title, must secure and implement a programme of archaeological work (which may comprise more than one phase of work) in accordance with written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme pursuant to this condition. Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough.

Thames Basin Heath SPA:

The site is located within 5/7km of the Thames Basin Heath SPA. Therefore, SANG and SAMM contributions are required to mitigate the impact of the development.

Condition 18 of the original planning permission 122395 covers this requirement. This condition must be discharged.

It is noted that there is currently a breach of this condition as the development has commenced on site. There is an ongoing enforcement investigation in relation to this condition. Given the development has already commenced, the timescales within the condition will be amended to reflect this. Additionally, a minor amendment to make the condition more precise is recommended. Condition 18 now reads:

“Within 2 months of this permission a scheme to mitigate the impact of the development on the Thames Basin Heaths Special Protection Area (in the form of a signed and dated Section 106 Planning Obligation) shall be submitted to and approved in writing by the Local Planning Authority. Reason: To mitigate the impact on the Thames Basins Heaths SPA in accordance with the NPPF, Core Strategy Policy CP8 and South East Plan Policy NRM6”.

Conclusion

On the basis of the above, the application is recommended for approval subject to conditions.

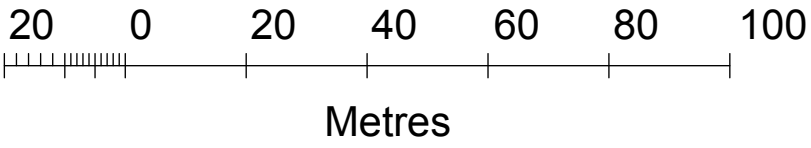
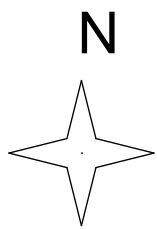
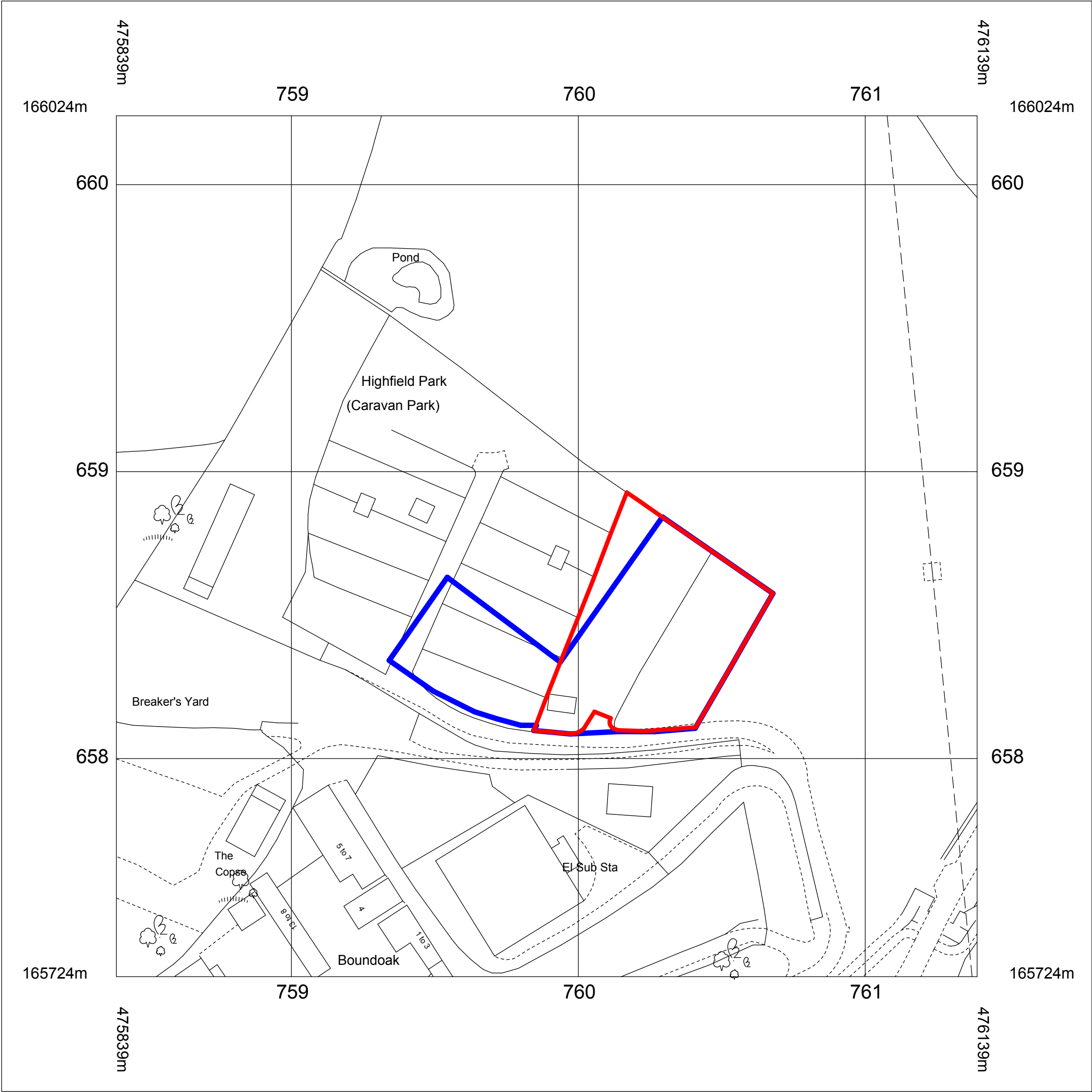
The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership,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

Conditions agreed:	Not required – Changes agreed with Agent
Recommendation:	Approve
Date:	2 September 2022
Earliest date for decision:	1 September 2022

Recommendation agreed by: (Authorised Officer)	
Date:	16.9.2022

Stanfords VectorMap



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1:1250 Location Plan

Notes:

Client:	Edward Doherty	Scale:	1:1250 @ A3
Project title:	Land adj. to Highfield Park, Arborfield	Project:	11_427_DOHE3
Drawing title:	Location Plan	Drg. No:	11_427_001

Green Planning Solutions LLP is a limited liability partnership.
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Planning Statement

Planning Application for Variation of Condition 4 imposed in planning permission reference 122395 (F/2012/0276) at Land adjacent to Highfield Park, Eversley Road, Arborfield Cross, Reading RG2 9PP

July 2022

Green Planning Studios Ltd

Unit D Lunesdale

Upton Magna Business Park

Shrewsbury

SY4 4TT

Tel: 01743 709364

Fax: 01743 709385

Email: applications@gpsltd.co.uk

GPS Ref: 11_427A
Applicant: Edward Doherty

CONTENTS

1. INTRODUCTION	3
2. SITE CONTEXT AND DESCRIPTION	4
3. THE PROPOSAL	5
4. CONCLUSION	7

Appendices:

Appendix A Planning permission 122395 (F/2012/0276) dated 26th November 2015.

1. INTRODUCTION

- 1.1. This supporting Planning Statement is submitted by Green Planning Studio Ltd on behalf of Edward Doherty in support of the variation of conditions application at Land adjacent to Highfield Park, Eversley Road, Arborfield Cross, Reading RG2 9PP.
- 1.2. This application, under section 73 of the Town and Country Planning Act 1990, seeks to vary condition 4 of planning permission 122395 (F/2012/0276) dated 26th November 2015.
- 1.3. The location plan accompanying this application (11_427_001 Location Plan) indicates the application area (as shown edged red) which is the area of the planning permission 122395 (F/2012/0276).

2. SITE CONTEXT AND DESCRIPTION

- 2.1. The site known as Land adjacent to Highfield Park, Eversley Road, Arborfield Cross, Reading RG2 9PP.

Planning History

- 2.2. The key planning history relevant to this application is the planning permission 122395 (F/2012/0276) dated 26th November 2015.
- 2.3. This granted planning permission for *“Proposed extension and re-design of a gypsy site to include the stationing of caravans for residential purposes for 8 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.”*
- 2.4. Details for all the conditions which were required to be discharged have been submitted and the following have been approved:
- Conditions 8, 11, 14 and 16 – approved 3rd April 2017 under application 160194

3. THE PROPOSAL

- 3.1. This planning statement seeks the removal or variation of condition 4 imposed in planning permission 122395 (F/2012/0276) dated 26th November 2015.
- 3.2. As the removal or variation of the conditions is not a material change of use, both national and local plan policies are not directly applicable to the determination of this application.
- 3.3. Wokingham Borough Council granted planning permission for *“Proposed extension and re-design of a gypsy site to include the stationing of caravans for residential purposes for 8 no. gypsy pitches and 3 no. transit pitches together with the formation of additional hard standing and utility/ dayrooms ancillary to that use.”*
- 3.4. Condition 4 states:
- The proposed mobile homes, utility/day rooms and touring caravans on the area of land shown as Plots 1-8 on the submitted plan 11_427_003 Rev A, shall be provided and sited in accordance with plan no 11_427_003 Rev A. The proposed utility/day rooms shall be constructed on site prior to the occupation of the pitches. Any material change to the position of a mobile home, or its replacement by another mobile home in a different location shall only take place with the written agreement of the council. Plans 11_427_001, 11_427_004 Rev1 and 11_427_005 Rev 1 are also approved.*
- 3.5. This application seeks to vary condition 4 to remove the requirement for the proposed utility/day rooms to be constructed prior to occupation.
- 3.6. This sentence is unusual for such conditions, as it is widely accepted that day rooms, while of great utility, are not essential to a gypsy pitch. The requirement for their prior construction is irrelevant to the existence of the gypsy site and unreasonable.
- 3.7. The planning permission granted has been commenced and the use has continued without a break since the caravans were first occupied on the land.
- 3.8. This application does not alter the existing use of the site.

3.9. Paragraph 55 of the National Planning Policy Framework (NPPF) states;

'Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations.'

3.10. Paragraph 56 continues;

'Planning conditions should be kept to a minimum and only imposed where they are;

1. Necessary;
2. Relevant to planning and;
3. To the development permitted;
4. Enforceable
5. Precise and;
6. Reasonable in all other respects.'

3.11. The six tests outlined above should be satisfied when a decision to grant planning permission subject to condition is made.

3.12. It is therefore concluded that condition 4 as it stands does not satisfy the above test as the requirement to construct the day rooms prior to occupation is irrelevant, unreasonable and in practice unenforceable.

4. CONCLUSIONS

- 4.1. The application seeks to vary condition 4 of planning permission 122395 (F/2012/0276) dated 26th November 2015.
- 4.2. Green Planning Studio Ltd assert that condition 4 as written does not meet the NPPF tests found in paragraph 56 as they are not necessary or reasonable and therefore should be removed/varied to delete the need for day rooms to be constructed prior to occupation.
- 4.3. Therefore, the application for the variation of condition 4 should be granted.

Appendix A

Planning permission 122395 (F/2012/0276) dated 26th November 2015.

**PLANNING, DESIGN & ACCESS STATEMENT RELATING TO A PLANNING RE-APPLICATION
FOR ADDITIONAL MOBILE HOMES AND RE-ARRANGEMENT OF EXISTING PITCHES ON LAND
AT HIGHFIELD PARK, EVERSLEY ROAD, ARBORFIELD CROSS, BERKS. RG2 9PP.**

1.0. Background.

1.01.

The Highfield Mobile Home Park is located to the North of the A.327, and close to its junction with both the B. 4439 and the B. 3030.

1.02.

The site is bounded to the South West by the adjacent breakers yard, to the North West by The Walkers Yard Mobile Home Park, (also owned and operated by the Applicant,), and a further mobile home park, referred to as The Doherty Mobile Home Park, which is not in the Applicant's ownership or control, and is to the immediate East with a common boundary between the two.

1.03.

Not all of the pitches within Highfield Park are owned or controlled by the applicant and other consents have and may be made by the respective owners.

1.04.

Parts of the site currently benefit from a Planning permission obtained, on Appeal, (APP/X0360//A/98/291314 dated 4.1 1999.), the Inspector having varied the original planning permission, (97/66796/T at Condition 1 to allow...

*4.(1), There shall be no more than eleven plots on the site, each to be occupied by
One mobile home and one touring caravan.....*

1.05.

A further planning application, for an additional seven plots plus utility/day rooms, was made under the application No: 140883/ F/2014/2032, and this was approved, subject to conditions by the permission dated 2.11.2015. This permission unfortunately lapsed since some of the conditions could not be discharged and/or agreed within the statutory period.

1.06.

The site is accessed via a private road, which is also owned and controlled by the Applicant, and over which, for part of its length, other properties are accessed, from the roundabout junction with the A.327.Eversley Road.

ii.

- 1.07. The Highfield Mobile Home Park is accessed by a more, or less, central roadway from which access is obtained to all of the pitches., the subject of this application. Other site owners, fronting on to the central roadway, benefit from freedom of access to their respective sites.
- 1.08. Divisions between the existing pitches and the site perimeter currently consists of a variety of brick/block walling and timber panel fencing.
- 1.09. Foul drainage from each of the applicant's pitches, both existing and proposed are now served by a new system of foul water and storm water drainage, using 112 and 160 continuously welded PVCu pipework with which serves both the Walkers Yard site and those plots belonging to the Applicant on the Highfield Park.
- 1.10. The joint drainage systems were designed by the applicant's Consulting Engineer and benefit from a consent under the Building Regulations. (FP/2012/3819.), and a Discharge Licence for both foul and storm waters from Thames Water. (Licence No 523141.)

2.00. Flood Risk.

- 2.01. Reference to the Environment Agencies 'Flood maps for planning' indicate that the entire site and the surrounding land is located within Zone 1. It follows therefore that no Flood Risk Assessment, (FRA),, will be required.
- 2.02. Surface waters on the roadways are to be collected via the gully drains to be installed at one side of the yet to be made-up central access roadway. The remainder of the site, including those areas not in the ownership or control of the applicant, are paved with free draining open-textured Burn-off' generally as illustrated on the Drg. No 2417/1D – Typical section hard standing.

3.00. The proposed layout plan.

- 3.01. The revised layout scheme for the overall site includes an additional six pitches bringing the total to seventeen pitches, to be owned and operated by the applicant, ie. The original eleven approved

iii.

pitches, plus the additional six pitches.)

3.02. The revised scheme, following instructions from the applicant, (See Drg. No: 2417/1D.), now excludes the dayroom/bathroom blocks and includes positional changes to ensure full compliance with the Caravan Sites & Control of Development Act 1960 – Section 5, both now and in the future.

3.03. Each pitch will include a concrete base,(See Drg. No: 2417/1D – General arrangement and cross section of concrete mobile home bases), of dimensions to suit the size of the mobile home there-on. Each concrete base will include a Visqueen RADBAR membrane. (See cross section on the Drg. No: 2417/1D

3.04. Other than the concrete bases for the mobile homes and the internal access roads the remainder of the site is currently and will continue to be covered with free draining and un-bound 'Black-top'.

3.05. Each pitch will be provided with

- a. A metered electricity supply, (220v/30 amp).
- b. A mains water connection, (15mm TPH resistant (Purition) pipework.
- c. A foul drainage connection. (112mm).

Note: All existing units/pitches in the Applicant's ownership have been dis-connected from the previously existing septic tanks and re-connected to the newly installed foul drainage system.

- d. A bin store suitable for two x 240 litre waste bins, for recyclable and non-recyclable waste. (Bins to be supplied by the Local Authority), and which will be located within each pitch. These details were approved in the previous application, (Ref: 140883).

A number of dedicated bin pick-up points, (BPU), located on the central access road, will be provided to assist weekly LA collections.

3.06.. In compliance with the advice in the Model Standards for Caravan Sites (England), two fire points are to be provided at the side of the central access road. Firefighting equipment will be provided within the fire-points as recommended by the Royal Berkshire Fire & Rescue Service. These installations are in addition to those which may be provided by other pitch owners on the site.

3.07. Lighting columns are to be positioned and installed at each side of the central roadway. (See Drg. No: 417/1D, and details of lighting columns at Appendix 5,,) and the site will be adequately lit to allow the safe movement of pedestrians and vehicles during the hours of darkness.

3.08.. A site Notice Board is to be located adjacent to the site entrance and will contain the following Information.....

Copy of the current Site licence.

Copy of the approved site layout plan of the Park.

Location of the Fire Assembly point.

Emergency services telephone numbers.

Copy Electrical certificates.

4.00. Hard & soft landscaping.

4.01. The North West boundary and part of the South West boundary benefit from the existing steel palisade fencing around the Walkers Yard mobile home site, whilst the South East boundary consists of brick walling and timber fencing which is the responsibility of the owners of the adjacent 'Doherty' pitches.

4.02. Road-side and pitch divisions are to be of 1.800m timber fencing, (See typical section and elevations on Drg. No: 2417/1D.), and as previously approved.

4.03. This section of the Eastern boundary is currently poorly demarcated. It presently includes an un-maintained earth bunding and some 'straggly' trees/overgrown hedgerow. (Crataegus monogyna & Prunus spinosa).

4.04. The earth bunding will be tidied and backed-up with a 1.800m timber fence erected together with the proposed plantings of Prunus laurocerasus (Cherry laurel).

4.05. Soft and hard landscaping proposals are similar to those already approved in the application to Discharge Planning conditions, (Ref. No: 161467). The only difference relates to the proposed

tree planting which now includes *Quercus robur*, (Common Oak) in lieu of the *Fraxinus excelsior*, (Common Ash), as previously recommended by the Council's Arboricultural Officers.

5.00. Alleged site contamination.

5.01. It is of particular note that the various planning permissions and decisions granted on Appeal relating to the other remaining Highfield Park, and the adjacent 'Doherty' site, to the South, and in particular the conditions attached to those consents that the matter of alleged site contamination does not form part of any of the attached conditions to any of those previous consents.

5.02. However the conditions attached to the previous planning approval at Highfield Park (Ref. No: 140883), required the production of a.....

Scheme shall include an investigation and assessment to identify the extent of any contamination and the measures to be taken to avoid risk when the site is developed.

5.03. Enclosed with this statement is a Desk top review, Ref. No: 3965/AAF/11.2016, (Appendix 1 & 2)), which was prepared by the Applicant's Consulting Engineers, (Noak Bridge Consultants Ltd), a copy of which was submitted with the previous application, (Ref. No: 140883)., and remains valid in respect of this application, there having been no changes of circumstances..

5.04. Also attached at the Appendix is a copy of an E.Mail, dated 12/10/2016, addressed to a Poola Kumar, which expands upon the information contained in the submitted Desk Top Study and addresses a number of matters raised by the Officer.

5.05. Since the Consulting Engineers survey was carried out and the report written no further development has taken place on the Applicant's site, other than the subsequent connections to the storm and foul water drainage system.

6.00. Archaeological deposits.

6.01. Previous correspondence with Berkshire Archaeology, (Ms Ellie Leary), in relation to the proposals

on this site has confirmed that....

We will not be recommending any archaeological investigations are undertaken in this instance.....

See copy E. Mail from Berkshire Archaeology, dated 27.11.2015, and copy E. Mail from Ms Marcia Head, at Appendix 3 & 4.

7.00. Access.

7.01. Pedestrian and vehicular access to this site and the adjacent sites is via the existing internal access road from the Eversley Road, Arborfield Cross.

7.02. When all construction works are complete and with the agreement of and contributions by the owners of the other sites, served by this road, the access will be re-surfaced.

6.00. Conclusions.

6.01. Highfield Park and the adjacent areas have been continually in use as mobile home parks and residentially occupied for almost forty years whilst the applicant has been the owner of a substantial proportion of the Highfield site and the entire and adjacent Walkers Yard over the last twenty years.

6.02. It must be emphasised that the current and previous applications on this and the adjacent site did not seek an approval for a change of use' since that use already exists on this site and adjacent sites as the consents already existing and granted confirms.

6.03. It is proposed that the overall layout plan, as per Drg. No: 2417/1D, will be implemented only as and when a pitch or group of pitches become vacant to enable refurbishment of the pitch and, possibly, the relocation of a pitch or p[itches within that section of the overall layout.

APPENDICES

1. Up-dated Desk top review from A. Freeman, Consulting Engineer dated November 2016.
2. Copy E. Mail, dated 12.10.2016, from A. Freeman, Consulting Engineer, with additional information requested in addition to that contained within the Desk Top review.
3. Copy E. Mail dated 27.11.2015, from Ellie Leary, Archaeology Officer, Berkshire Archaeology, confirming that archaeological investigations are not necessary.
4. E. Mail from Marcia Head, Service Manager, Wokingham Borough Council, confirming that arrangements were made to formally discharge the archaeological condition.
5. 'Lighthouse' Technical brochure for site lighting.

Subj: Highfield Park
Date: 12/10/2016 12:37:59 GMT Daylight Time
From: NoakBridgeCon@aol.com
To: Pooja.Kumar@wokingham.gov.uk

Further to your E Mail of 16th September 2016 to Mr David Wood of Agriquestrian Consultants this E Mail is by way of a response .

The development needs some explanation as the extent and detail of the development does not appear to be fully understood .

The site is already developed with Council approvals and has on it a considerable number of mobile homes .This application is for 40% of the site .The site is located between two existing areas of mobile home developments ,one built in 2014 and the other in 1990s .This scheme is intended to provide several new homes and to provide a fully functioning access road and site drainage to all homes on the site .

All of the site will be covered with a hard standing as presently exists with no gardens or soft landscaping .So essentially the scheme is to provide some new plots with new bases ,to improve some existing approved sites and to provide a common road and site drainage to existing plots . The scheme is to provide an improvement in living conditions to all plots .

Additional Information

Site Description

The site is situated off Eversly Road adjacent to an un-named road off Poperinghe Way.The site is currently occupied by a number of mobile homes on approved sites.

The site is bounded to the south by Bound Oak Industrial Estate and to the north by vegetated land which contains a dry pond .It is bounded to the west and east by mobile home parks

Site History

The earliest Historical maps reveal that in the 1800s the site and the immediately surrounding areas were largely undeveloped and occupied by woods of non-coniferous trees .During the 1940s a settlement including a number of buildings ,an electricity substation ,tanks ,drains and buildings was developed south of Wokingham Lane to the south of the site .This settlement was later referred to as Arborfield Garrison .During the 1960s the woods on the site appeared to be cleared .Between 1976 and 1979 the Arborfield Garrison and the immediate surrounds continued to experience extensive development including the construction of a new road .Between 1995 and 1996 the site to the west had a rectangular building erected on it and a number of buildings were erected immediately to the east were labelled as Highfield Park Caravan Park .

Published Geology ,Hydrology and Hydro geology

The geology underlying the site is understood to comprise of London Clay which in turn is under lain by Lambeth Group .The Lambeth Group is underlain by Chalk .Made Ground is present across the site .

The site lies on unproductive strata and no ground water abstraction licences are listed within 1Km of the site .The site is not located within a ground water source protection zone .

The nearest surface water feature is a dry pond adjacent to the north boundary of the site .

Historic Land fill Sites

Reference to the county councils webb site show no active or closed landfill sites in the general location of the site or adjacent to it .

Assessment of the surrounding land use .

The land to the north of the site is vegetated land and areas to both sides of the site are existing occupied mobile home parks .

Risks to the site .

The risks to the site are those laid down in our report of April 2016 and these only occur if ground water percolates down into the site under consideration . This being due to the slightly higher elevation of the adjacent site .Due to the nature of the london clay base the risk to the site is low .However we have proposed a site surface treatment (see Report)to that approved by the council on the adjacent site to cover for all on site risks.

As no soft landscaping or gardens are proposed the users of the site will be fully protected from any possible risks al- be- it that this risk is very low due to its possible source/potential for ground water to travel through london clay and the low level of contaminates on the adjacent site.

We trust that this provides a better understanding of the site and the proposals and its background .We make the point that this scheme is an improvement to an existing inhabited site .We trust that this reply when read with our previous report will provide sufficient information for the conditions to be satisfied ,

Regards ,

Alan Freeman

davidj.agriquestrian@virgin.net

From: "Leary, Kathelen" <Kathelen.Leary@reading.gov.uk>
Date: 27 November 2015 14:55
To: <davidj.agriquestrian@virgin.net>
Subject: Highfield Mobile Home Park

Dear David

Many thanks for sending on the information regarding the depth of the proposed groundworks. Having reviewed this and taking into consideration the previous impacts on site I can confirm that we will not be recommending any archaeological investigations are undertaken in this instance. I am happy to contact the Planning officer to confirm this is the case.

Kind regards
 Ellie

Ellie Leary
 Archaeology Officer
 Berkshire Archaeology
 0118 9374105

My working hours are 8.30am - 2.30pm Monday - Wednesday and Friday.
 If your enquiry is urgent please contact the main Berkshire Archaeology office on 0118 937 5976 and one of my colleagues should be able to help.

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Sent from my iPhone

davidj.agriquestrian@virgin.net

From: "Marcia Head" <Marcia.Head@wokingham.gov.uk>
Date: 03 December 2015 09:43
To: <davidj.agriquestrian@virgin.net>
Subject: Highfield Park ~[UNCLASSIFIED]~

Dear Mr Wood

The Council's archaeological consultant has contacted me and commented that you have provided information on the level of previous disturbance on the site and the depth of groundworks required. Based on this information she feels there is little potential that archaeological deposits will be disturbed during these works and therefore archaeological investigations are no longer merited in this instance.

In order for the Council to discharge the condition you do need to submit a conditions application along with that information and I will arrange for the condition to be formally discharged. As we have previously discussed if you include information for all the conditions on one conditions application then you only need to pay one fee.

Kind regards

Marcia Head
Service Manager Regulation and Compliance
Development Management and Regulatory Services
Wokingham Borough Council
Shute End
Wokingham
RG40 1WR
Direct dial 01189 746447

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LiteHouse



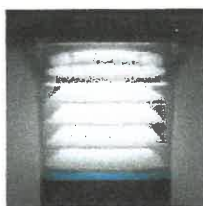
The ASD LiteHouse bollard provides a stylish, robust and efficient unit for illuminating pedestrian areas, pathways & car parks defining routes and edges within designated areas. Provided as either surface or root mounted, this unique stylish range has been designed to provide superior light output with minimal up-light.

The LiteHouse range offers a comprehensive range of operating options and lamp variants and is provided with either high impact PVC or extruded aluminium column and vandal resistant, shatterproof polycarbonate head and lens.

The LiteHouse has an additional optional halo feature, allowing designers to highlight areas such as car parking bays or define exit/transit routes for traffic or pedestrians.



• Diffuser 1: Opal polycarbonate (shown with optional Halo).



• Diffuser 2: Polycarbonate fresnel lens with Optical Louvre (shown with optional Halo).

Applications

- Car Parks.
- Pavements and pedestrian areas.
- Exit routes.
- Retail precincts.
- Gardens & driveways.
- Coloured halo options allows definition of designated key areas or exit routes.

Features

- Maximises downward light.
- Minimises upward light.
- Bollard column available in high impact PVC or extruded aluminium.
- Range of lamp and control gear options.
- Energy saving options include lamp.
- Diffuser available in Opal and Fresnel Prismatic.
- Root mounted and surface mounted versions.
- Adjustable Ground Trim / Kick Plate (optional extra). Order code: LHT/B.
- Root Mount First Fix Kit order code: LHF/1.

Options

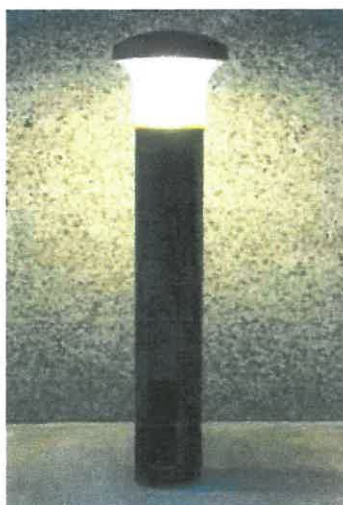
- High Frequency.
- High Frequency Emergency.
- Coloured Halo.
- Photocell version.
- LED version.
- Tamper proof screws.

The unit now offers IP54 rating, resulting from recent modifications to help reduce condensation build up.

The 'LiteHouse' bollard from ASD Lighting is designed to provide photometrically superior light output, achieving maximum downward light with minimal up-light, in a unique distinctive design.



LiteHouse



Louvre unit connected to head cap for ease of lamp replacement.

180° shield option.

Wide range of lamp and gear options.

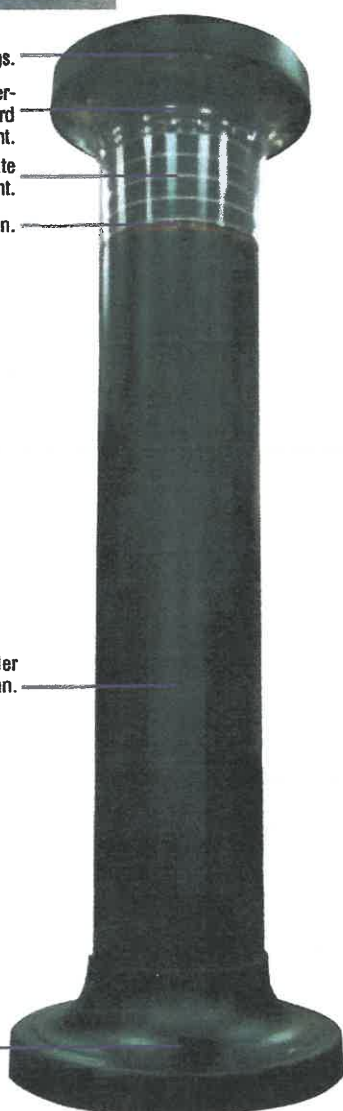
Fast-change gear tray.



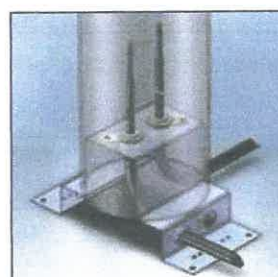
Concealed Anti-tamper fixings.
Fresnel optic refracting diffuser-turned to maximise downward light.
Aluminium louvres to eliminate glare and control light.
Coloured highlight option.

High impact PVC or powder coated aluminium column.

Polycarbonate foot trim can be used for surface mount or root mount options.



Polycarbonate foot mounts onto steel plate.



First fix cable management bracket for root mount option.

LOR	=	43%
ULOR	=	10%
DLOR	=	33%

Results based on clear fresnel.

New LED Options

The Litehouse bollard is now available utilising the latest LED (light emitting diode) technology. The high powered LED's provide excellent illumination (9 x LED = 1440 lumens v's 18w CFL = 1200 lumens). With long life, reduced maintenance requirements and energy efficient operation LED technology provides the latest solutions to lighting scheme and environmental demands.

- Unlimited switching.
- Instant light.
- Fit and forget for life of product.
- Energy efficient.
- No UV.
- No Hg.

Long Life

LED's long life means that lamp changing and lamp failures are a thing of the past. LED lighting life is up to 50,000 hours, typically in the UK this equates to over 16 years.

Energy Efficient Operation

ASD's advanced LED luminaire design provides continuous energy efficient illumination.

Environmental

Not only do LED's offer energy efficient running, lamp disposal directives are reduced due to long life and the elimination of the use of resources during maintenance making LED's the perfect choice.

Reliability

LED's offer superb reliability over other lamp options.

Maintenance Free Operation

Routine maintenance is not required - reducing costs.

LED = 50,000  Hours

50,000 hours 3,000 hours per year (average usage) 16.5 years life.

Compact fluorescent lamps achieve 10,000 hours equating 5 lamp changes (minimum) compared with LED's.

LiteHouse

LiteHouse Surface Mounted



Lamp Types

- 26W 4000K T8-D 4-Pin G24q-3 Cap.
- 32W / 42W. 4000K T8-T 4Pin.
- 70W SON-T E27.
- 100W SON-E E27.
- 70W HIT E27 Metal halide G8.5UBI T.
- 100W HIT E27 Metal halide G8.5UBI T.
- 150W (max) B22 (GLS lamps not included) E27 version available.
- 9 x LED white = 1440 lumens.

Materials

- Head: Vandal resistant UV stabilised polycarbonate in black.
- Diffuser 1: Vandal resistant UV stabilised polycarbonate fresnel lens + Optical Louvre with top reflector.
- Diffuser 2: Vandal resistant UV stabilised opal polycarbonate.
- Body 1: Extruded aluminium column finished with a UV stabilised polyester powder coated in black.
- Body 2: High Impact PVC column in black.
- Ground Trim / Kick Plate: Extruded aluminium (optional extra).

Installation

- Surface Mounted.
- IP65 Seal.
- No Visible Fixings.
- Easy lamp maintenance.
- 3 way mains terminal block. 4 way terminal block for photocell versions.

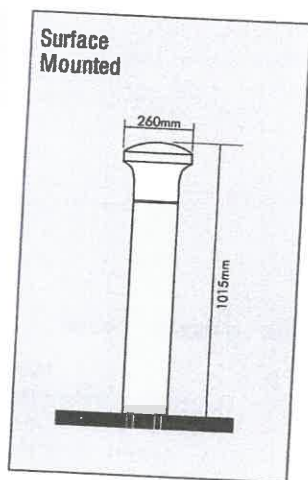
Standards

- IP54.
- 'F' Mark.
- CE.
- BS EN 60598-2-1 & BS EN 60598-2-22.
- Class I.



Options

- Switch start.
- High Frequency.
- High Frequency Emergency.
- LED version.
- Coloured Halo.
- Photocell version.
- Tamper proof screws.
- Ground Trim / Kick Plate: Extruded Aluminium (optional extra) Order code: LHT/B.



PVC Surface Mounted

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHS/B1PL150	LHS/B1PL126	LHS/B1PL126E	LHS/B1PL142E	LHS/B1PL142EM
Fresnel	LHS/B1PF150	LHS/B1PF126	LHS/B1PF126E	LHS/B1PF142E	LHS/B1PF142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHS/B1PLT07	LHS/B1PLT10	LHS/B1PLM07	LHS/B1PLM10	LHS/B1PLED9W
Fresnel	LHS/B1PFT07	LHS/B1PFT10	LHS/B1PFM07	LHS/B1PFM10	LHS/B1PFLED9W

PVC Surface Mounted with Blue Halo

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHS/B1PLU150	LHS/B1PLU126	LHS/B1PLU126E	LHS/B1PLU142E	LHS/B1PLU142EM
Fresnel	LHS/B1PFU150	LHS/B1PFU126	LHS/B1PFU126E	LHS/B1PFU142E	LHS/B1PFU142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHS/B1PLUT07	LHS/B1PLUT10	LHS/B1PLUM07	LHS/B1PLUM10	LHS/B1PLULED9W
Fresnel	LHS/B1PFUT07	LHS/B1PFUT10	LHS/B1PFUM07	LHS/B1PFUM10	LHS/B1PFULED9W

Aluminium Surface Mounted

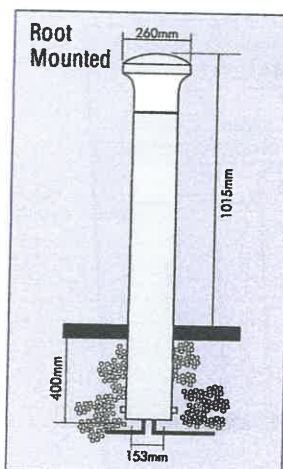
Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHS/B1AL150	LHS/B1AL126	LHS/B1AL126E	LHS/B1AL142E	LHS/B1AL142EM
Fresnel	LHS/B1AF150	LHS/B1AF126	LHS/B1AF126E	LHS/B1AF142E	LHS/B1AF142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHS/B1ALT07	LHS/B1ALT10	LHS/B1ALM07	LHS/B1ALM10	LHS/B1ALLED9W
Fresnel	LHS/B1AFT07	LHS/B1AFT10	LHS/B1AFM07	LHS/B1AFM10	LHS/B1AFLED9W

Aluminium Surface Mounted with Blue Halo

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHS/B1ALU150	LHS/B1ALU126	LHS/B1ALU126E	LHS/B1ALU142E	LHS/B1ALU142EM
Fresnel	LHS/B1AFU150	LHS/B1AFU126	LHS/B1AFU126E	LHS/B1AFU142E	LHS/B1AFU142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHS/B1ALUT07	LHS/B1ALUT10	LHS/B1ALUM07	LHS/B1ALUM10	LHS/B1ALULED9W
Fresnel	LHS/B1AFUT07	LHS/B1AFUT10	LHS/B1AFUM07	LHS/B1AFUM10	LHS/B1AFULED9W

Other coloured back lighting effects also available: Red, Amber or Green.

LiteHouse Root Mounted



Lamp Types

- 26W 4000K TC-D 4-Pin G24q-3 Cap.
- 32W / 42W. 4000K TC-T 4Pin.
- 70W SON-T E27.
- 100W SON-E E27.
- 70W HIT E27 Metal halide G8.5UBI T.
- 100W HIT E27 Metal halide G8.5UBI T.
- 150W (max) B22 (BLS lamps not included) E27 version available.
- 9 x LED white = 1440 lumens.

Materials

- Head: Vandal resistant UV stabilised polycarbonate in black.
- Diffuser 1: Vandal resistant UV stabilised polycarbonate fresnel lens + Optical Louvre with top reflector.
- Diffuser 2: Vandal resistant UV stabilised opal polycarbonate.
- Body 1: Extruded aluminium (1200mm) column finished with a UV stabilised polyester powder coated in black.
- Body 2: High Impact PVC (1200mm) column in black.
- Ground Trim / Kick Plate: Extruded aluminium (optional extra).

Installation

- Root Mount.
- IP65 Seal.
- No Visible Fixings.
- Easy lamp maintenance.
- 3 way mains terminal block. 4 way terminal block for photocell versions.

Standards

- IP54.
- 'F' Mark.
- CE.
- BS EN 60598-2-1 & BS EN 60598-2-22.
- Class I.



Options

- Switch start.
- High Frequency.
- High Frequency Emergency.
- Coloured Halo.
- LED version
- Photocell version.
- Tamper proof screws.
- Ground Trim / Kick Plate: Extruded Aluminium (optional extra) Order code: LHT/B.

PVC Root Mounted

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHR/B1PL150	LHR/B1PL126	LHR/B1PL126E	LHR/B1PL142E	LHR/B1PL142EM
Fresnel	LHR/B1PF150	LHR/B1PF126	LHR/B1PF126E	LHR/B1PF142E	LHR/B1PF142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHR/B1PLT07	LHR/B1PLT10	LHR/B1PLM07	LHR/B1PLM10	LHR/B1PLED9W
Fresnel	LHR/B1PFT07	LHR/B1PFT10	LHR/B1PFM07	LHR/B1PFM10	LHR/B1PFELED9W

PVC Root Mounted with Blue Halo

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHR/B1PLU150	LHR/B1PLU126	LHR/B1PLU126E	LHR/B1PLU142E	LHR/B1PLU142EM
Fresnel	LHR/B1PFU150	LHR/B1PFU126	LHR/B1PFU126E	LHR/B1PFU142E	LHR/B1PFU142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHR/B1PLUT07	LHR/B1PLUT10	LHR/B1PLUM07	LHR/B1PLUM10	LHR/B1PULED9W
Fresnel	LHR/B1PFUT07	LHR/B1PFUT10	LHR/B1PFUM07	LHR/B1PFUM10	LHR/B1PFULED9W

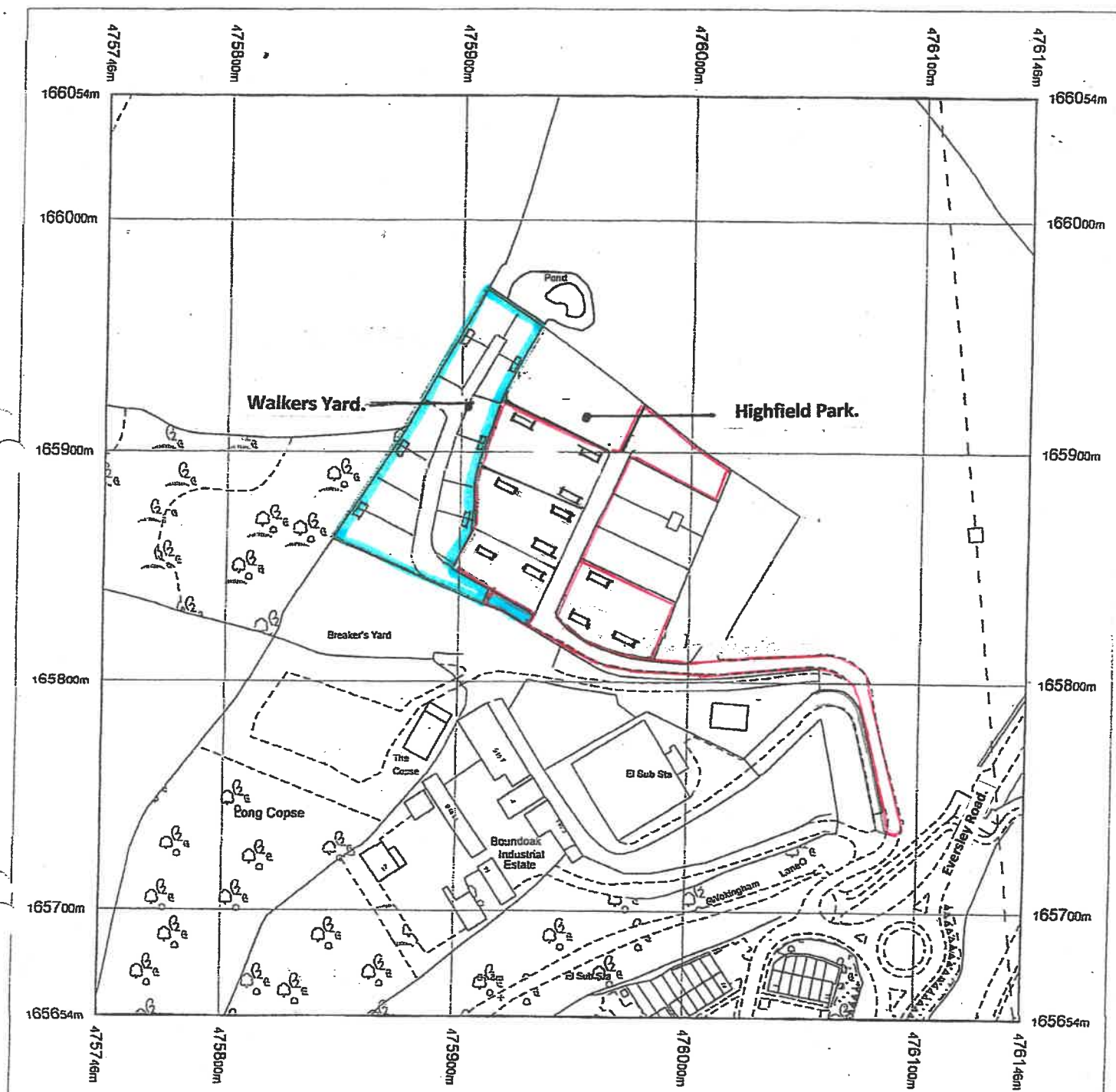
Aluminium Root Mounted

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHR/B1AL150	LHR/B1AL126	LHR/B1AL126E	LHR/B1AL142E	LHR/B1AL142EM
Fresnel	LHR/B1AF150	LHR/B1AF126	LHR/B1AF126E	LHR/B1AF142E	LHR/B1AF142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHR/B1ALT07	LHR/B1ALT10	LHR/B1ALM07	LHR/B1ALM10	LHR/B1ALLELED9W
Fresnel	LHR/B1AFT07	LHR/B1AFT10	LHR/B1AFM07	LHR/B1AFM10	LHR/B1AFLELED9W

Aluminium Root Mounted with Blue Halo

Description	150W	26W	26W HF	42W HF	42W HF EM3
Opal	LHR/B1ALU150	LHR/B1ALU126	LHR/B1ALU126E	LHR/B1ALU142E	LHR/B1ALU142EM
Fresnel	LHR/B1AFU150	LHR/B1AFU126	LHR/B1AFU126E	LHR/B1AFU142E	LHR/B1AFU142EM
Description	70W SON T	100W SON E	70W MBI	100W MBI	LED9
Opal	LHR/B1ALUT07	LHR/B1ALUT10	LHR/B1ALUM07	LHR/B1ALUM10	LHR/B1ALULELED9W
Fresnel	LHR/B1AFUT07	LHR/B1AFUT10	LHR/B1AFUM07	LHR/B1AFUM10	LHR/B1AFULELED9W

Other coloured back lighting effects also available: Red, Amber or Green.



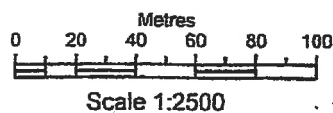
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Site/location plan/as existing, of land at Highfield Mobile Home Park, Eversley Road, Arborfield Cross. Berks. RG2 9PR.

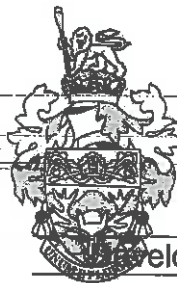
Drg. No: 2417/2D.

Scale: 1 : 2500.

Date: 29.4.2022.

776

Tel. 0118 974 6758
Date: 3 April 2017
My Ref: Daniel Ray - 160194
Your Ref:



WOKINGHAM BOROUGH COUNCIL

Development Management
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Mr Matthew Green
Green Planning Studio Ltd
Unit D Lunesdale
Upton Magna Business Park
Upton Magna, Shrewsbury, Shrop
SY4 4TT

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION

Application Number: 160194

Applicant Name: Mr Edward Doherty

Site Address: Land Adjacent, Highfield Park, Eversley Road, Arborfield

Proposal: Application for submission of details to comply with the following conditions of planning consent F/2012/0276 (26/11/2015).

7. Samples of materials.
8. External lighting.
11. Scheme of Landscaping.
13. Details of colour of existing fence.
14. Details of secure and covered bin stores.
15. Details of method for disposal of foul and storm water sewage.
16. Drainage.
17. Programme of Archaeological work.
18. Mitigation scheme.

A schedule of conditions that require submission and approval of details is enclosed.
In summary:

- Acceptable details have been submitted in relation to Conditions 8 (External Lighting), 11 (Scheme of Landscaping), 14 (Bin Storage) and 16 (Drainage);
- Additional or revised details are required in relation to Conditions 7 (Samples of Materials); 13 (Colour of fence), 15 (Disposal of foul and storm water sewage), 17 (Archaeology) and 18 (Ecology Mitigation Scheme).

If you have any queries regarding this advice, please contact the case officer Daniel Ray on 0118 974 6758 (Direct Line)

Yours Sincerely,

Service Manager/Team Leader

Application Number: 160194

Date: 3-April-2017

Condition	Drawing Nos	Received by the LPA	Comments
Condition No 7 (Samples of Materials)	N/A	None	Samples of external materials were not received by the LPA
Condition 8 (Scheme of Lighting)	11_427_007 and information relating to Boca Junior Lighting (T9 Exterior Range) and LiteHouse Bollard Lighting	10.3.2016 and 25.01.2016	The details received are acceptable.
Condition No 11 (Landscaping)	11_427_007	10.03.2016	The details received are acceptable
Condition No 13 (Colour of Fence)	N/A	None	A paint sample was not received
Condition No 14 (Details of secure and covered bin store)	11_427_007 and 11_427_010	10.3.2016 and 25.01.2016	The details received are acceptable.
Condition No 15 (Disposal of Foul Water and Storm Water Sewage)	11_427_007	10.3.2016	Despite foul drainage being shown on the submitted drawing, they do not appear to connect to Thames Water – further information is required to clarify this.
Condition No 16 (Drainage)	11_427_007	10.3.2016	The details are acceptable.
Condition No 17 (Archaeology)	None	N/A	No details were submitted.
Condition 18 (Mitigation Scheme)	None	N/A	No details were submitted