

Our ref: 2021019/SM
Your ref: TBC

21 07 2026

Wokingham Borough Council
Development Manager
Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

Proposed erection of a temporary tent/marquee for home business of well-being /holistic healing service, (to be used annually for 6 months from April to September), New Mill, New Mill Lane, Eversley, RG27 0RA

This letter and the attached documents are submitted for the approval of a temporary tent / marquee for home business of well-being / holistic healing service. The tent to be erected annually for 6 months from April through to September.

Documents enclosed are as follows:

- 2021019 P01- Site location plan and block plan showing proposed temporary installation;
- Wild Earth Ecology PEA; and
- Paul Basham Flood Risk Assessment.

This submission follows a pre-application consultation of 22 April 2026 and previous correspondence of 22 October 2025 subsequent to a site visit by Mark O'Leary and meeting with the owner and a further discussion with Mark on 20 February 2026 regarding the installation where he suggested that a pre-application submission might be made.

We understand that there is an appeal dismissal subsequent to a planning application and enforcement regarding an installation (very different from that which the current landowner requires) under a previous landowner which is the basis of the recent concerns raised.

It is clear that the current proposal is very different of that which was previously considered.

1-Background:

The current owner purchased the property in 2021 and has obtained planning, listed building approvals and release of conditions to make the property a new home. See 212487- Listed Building Approved 24 September 2021 and 212486- Approved 25 February 2022. This included a change of use for the previous restaurant use to residential.

Other relevant planning background is set out below.

F/2007/2932 Application for the erection of a semi-permanent siting of a marquee with retention of raised timber base. Refused 25/01/2008.

An enforcement notice was issued on 08/05/2008 for a installation that included a marquee, catering facilities and porta-loos.

The appeal issued on 02 April 2009 dismissed both that for the refused application and for that of the enforcement.

The above was for a large scale development associated with the Restaurant use and to service weddings and other entertainments. The proposed building was for structures amounting to approximately 368 sq m including catering and toilet elements.

The pre-application advice received in April 2026 was clear in the summary that:

In summary, whilst the nature of the proposed use is considered visually appropriate for its Countryside location, the Council are concerned regarding the intensity of the use in the absence of clarification, exacerbated by the site's unsustainable location in terms of access to sustainable forms of transport. The site's flood risk is also a pertinent consideration, a matter that will require careful consideration prior to the submission of any future application.

Additional information has been provided in terms of proposed use and transport (included in this documents) flood risk and ecology.

2-Current situation and the proposals:

Like many landowners and since Covid the current owner has a small business which is home based.

The business is a well-being service that provides, amongst other personal improvement regimes: holistic healing including yoga, crystal bowl sound healing, crystal workshops and other low key / low usage experiences.

This normally for groups no larger than 20 people.

The size of the proposed temporary tent / marquee is 11.6 x 5.8 metres. 67.28 sq metres. See images attached below.

There won't be any live music or weddings.

The time that is proposed for the temporary structure to be in place would be from April to September, 6 months maximum annually.

In this proposal there is no construction, no disturbance to the ground or development near the water course that might affect the river.

The proposed temporary structure will sit on an area of well-maintained garden.



Figure 1- Tent in closed configuration



Figure 2- Tent in part open configuration



Figure 3- Tent shown in open configuration

3-Consideration:

The proposed temporary structure is of a diminutive nature and by virtue of its size, massing and footprint will not be in conflict with the verdant setting or with the context of the listed building.

The use will be low key and neighbourly as part of a home holistic healing business. Inherent in the nature of the proposed use, the environment one is looking to achieve is one of calm and quiet.

The time required for its presence would be only 6 months as stated above.

The previous scheme refused and dismissed at appeal referenced above was a significantly larger proposal, 368 sq metres, 6 times the size of what is currently being proposed.

The previous scheme included electrical, water and waste connections. The new proposed scheme does not require services.

The previously considered high intensity use for a much longer period is not comparable to the reasonable low intensity use now being proposed.

- **Activities and transport-**

Overview of Activities-

New Moon Mill is a small-scale, community-focused wellbeing space offering a range of holistic therapies and group activities designed to support mental, emotional, and physical wellbeing.

The space is used for a combination of:

- One-to-one therapy sessions;
- Small group sessions; and,
- Occasional larger group gatherings (typically up to 20 participants).

Group offerings generally take place 1–2 times per week, with an average attendance of approximately 10 participants per session. Activities are usually scheduled during evenings and weekends, with sessions concluding no later than 10:00pm.

Types of Offerings-

The activities held at New Moon Mill include:

- Yoga classes;
- Sound healing sessions;
- Reiki and energy healing;
- Guided meditation and breathwork;
- Day retreats focused on wellbeing and personal development;
- Holistic therapy training workshops; and,
- Creative and nature-based wellbeing sessions.

These offerings are delivered in a calm, structured environment with a strong emphasis on safety, inclusivity, and community connection.

Benefits to the Community-

The services provided at New Moon Mill offer a range of recognised wellbeing benefits, including:

- Mental health support: Practices such as meditation, sound healing, and yoga are widely known to reduce stress, anxiety, and promote emotional balance.
- Physical wellbeing: Gentle movement practices improve mobility, flexibility, and overall physical health.
- Social connection: Group sessions create opportunities for community interaction, reducing isolation and fostering a sense of belonging.

- Personal development and education: Training workshops provide opportunities for skill development and learning in holistic therapies.
- Connection to nature: The setting encourages time spent outdoors, which is linked to improved mood, reduced stress levels, and overall wellbeing.

The space serves a diverse range of participants, including local residents, many of whom attend regularly and benefit from consistent access to these services.

Transport and Accessibility-

Attendees travel to New Moon Mill using a variety of transport methods:

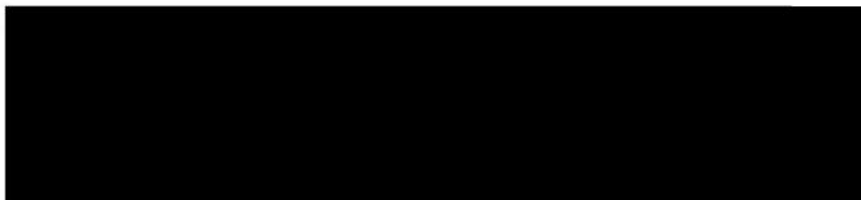
- Car sharing- This is actively encouraged within community groups, and discounted ticket options are often offered to those who share transport;
- Public transport: Some attendees travel by train and complete their journey via local taxi services; and,
- Sustainable travel: A number of local participants walk or cycle to the site.

These measures help to minimise traffic impact and support environmentally conscious travel choices.

Please let me know if you require any clarification of the application or further information.

We look forward to hearing from you in due course.

Yours sincerely,



Scot Masker, RIBA

Director

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