



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Erection, Extension or
Alteration of a Building for Agricultural or Forestry use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as
amended) - Schedule 2, Part 6

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	Sheeplands Farm
Address Line 1	Wargrave Road
Address Line 2	
Address Line 3	Wokingham
Town/city	Wargrave
Postcode	RG10 8DL

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
478790	177833

Description

Applicant Details

Name/Company

Title

Mrs

First name

Darlyn

Surname

Gbuyi

Company Name

Hall Hunter Partnership (Farming)

Address

Address line 1

Heathlands Farm

Address line 2

Honey Hill

Address line 3

Town/City

Wokingham

County

Wokingham

Country

United Kingdom

Postcode

RG40 3BG

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

The Proposed Building

Please indicate which of the following are involved in your proposal

- ☐ A new building
- ☒ An extension
- ☐ An alteration

Please describe the type of building

The proposal is for an agricultural plant building forming an extension to an existing heat pump barn at Sheeplands Farm. The extension will be a steel-framed structure clad in brown composite panels and will be used solely to house additional water-source heat pump equipment required to support the heating of agricultural polytunnel strawberry crops.

Please state the dimensions of the building

Length

11.09metres

Height to eaves

4metres

Breadth

10metres

Height to ridge

5.15metres

Please describe the walls and the roof materials and colours

Walls

Materials

Kingspan RW 60mm Core Composite Panel

External colour

Van Dyke Brown BS08B29

Roof

Materials

Kingspan RW 80mm Core Composite panel

External colour

Roof Cladding Colour - Van Dyke Brown BS08B29
Rain Water System PVC - Black BS00E53

Has an agricultural building been constructed on this unit within the last two years?

☐ Yes

☒ No

Would the proposed building be used to house livestock, slurry or sewage sludge?

☐ Yes

☒ No

Would the ground area covered by the proposed building exceed:

- 1,000 square metres (if relying on the temporary provision to use the permitted development rights as they stood prior to 21 May 2024)

- 1,250 square metres (where the agricultural unit is under 5 hectares)

- 1,500 square metres (where the agricultural unit is 5 hectares or more)

☐ Yes

☒ No

NOTE: If the ground area covered exceeds the square metre limit it will not qualify as Permitted Development and an application for Planning Permission will be required.

Has any building, works, pond, plant/machinery, or fishtank been erected within 90 metres of the proposed development within the last two years?

☐ Yes

☒ No

Would the erection, extension, or alteration be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?

☐ Yes

☒ No

The Site

What is the total area of the entire agricultural unit? (1 hectare = 10,000 square metres)

73.0

Scale

Hectares

What is the area of the parcel of land where the development is to be located?

1 or more

Hectares

How long has the land on which the proposed development would be located been in use for agriculture for the purposes of a trade or business?

Years

25

Months

0

Is the proposed development reasonably necessary for the purposes of agriculture?

☒ Yes

☐ No

If yes, please explain why

The proposed development is reasonably necessary for the purposes of agriculture as it is required to house additional water-source heat pumps needed to provide sufficient heating capacity for an expanded area of heated strawberry polytunnels. The additional heating infrastructure is essential to maintain appropriate growing conditions, extend the UK strawberry growing season, and enable the continued efficient and viable operation of the established agricultural holding.

Is the proposed development designed for the purposes of agriculture?

- ☒ Yes
☐ No

If yes, please explain why

The proposed development is specifically designed for the purposes of agriculture. The extension is solely intended to house additional water-source heat pump equipment required to heat agricultural polytunnels used for commercial strawberry production. The building's size, layout, steel frame and composite panel cladding are dictated by the operational requirements of the plant and maintenance access, and it has no alternative or non-agricultural use. The development is therefore wholly and directly related to the functioning of the agricultural holding.

Does the proposed development involve any alteration to a dwelling?

- ☐ Yes
☒ No

Is the proposed development more than 25 metres from a metalled part of a trunk or classified road?

- ☒ Yes
☐ No

What is the height of the proposed development?

5.1	Metres
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Is the proposed development within 3 kilometres of an aerodrome?

- ☐ Yes
☒ No

Would the proposed development affect an ancient monument, archaeological site or listed building or would it be within a Site of Special Scientific Interest or a local nature reserve?

- ☐ Yes
☒ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☐ Yes
☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Declaration

I/We hereby apply for Prior Approval: Building for agricultural/forestry use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Darlyn Gbuyi

Date

19/12/2025