



WOKINGHAM
BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING ACT 1990:
SECTION 191 AND 192

TOWN AND COUNTRY PLANNING
(DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015: ARTICLE 39

Mr Neil March
Southern Planning
Practice
Youngs Yard
Churchfields
Twyford, Winchester
SO211NN

NOTIFICATION OF APPROVAL OF CERTIFICATE OF LAWFUL EXISTING USE OR DEVELOPMENT

Application Number: 242607
Applicant Name: Rilex International Ltd
Site Address: Malmesbury Estate, Remenham Hill, Remenham,
Berkshire, RG9 3HN
Proposal: Application for a certificate of existing lawful
development for the erection of 2 no. pony lines.
Date of Decision: 29 November 2024

Wokingham Borough Council hereby certify that on 15 October 2024 (being the date of application for this certificate), and subject to any conditions or informatives below, the operations described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and shown in red on the attached Plan 1 **would have been lawful** within the meaning of Section 191/192 of the Town and Country Planning Act 1990 (as amended) or section 26H (2) of the Planning (Listed Buildings & Conservation Areas) Act 1990 (as amended), for the following reason(s):

1. The pony lines constitute development requiring planning permission. The relevant test for Lawful Use is the 'balance of probability'. Based on the evidence provided and the Local Planning Authority's own information, it is considered to have been demonstrated that, pony lines have been substantially completed for at least four years. It is therefore considered that the application of a certificate of existing lawful use should be approved.

Informatives

1. This Certificate relates to operational development only.

FIRST SCHEDULE

Proposal: Application for a certificate of existing lawful development for the erection of 2 no. pony lines.

Address: Malmesbury Estate, Remenham Hill, Remenham, Berkshire, RG9 3HN

The figure is a detailed site location plan for the Park Place Polo field. It shows the polo field as a large, irregularly shaped area with a central goal. Surrounding the field are various roads, including Park Place, and several buildings, some of which are labeled with names like 'Park Place Polo' and 'Park Place Polo'. The plan also shows a large, irregularly shaped area labeled 'Park Place Polo' and a smaller area labeled 'Park Place Polo'. A scale bar at the bottom left indicates a scale of 1:2500. A north arrow is located at the bottom right. The title 'Site Location Plan' and scale 'Scale 1:2500' are printed at the bottom left. A legend at the bottom right identifies the drawing as 'WCKNM-211-1.7.01' and includes a date of 'Jun 2024'.

West and East Elevations

South and North Elevations

Plan

22240

11000

metal wires

metal pole

metal wire

metal pole

Pony Lines
Plan and Elevations
Scale 1:100

	CLIENT: Rilex International Ltd	TITLE: Plans and Elevations	SCALE AT A3: 1:100	DATE: Jun 2024
	PROJECT: LDC, Pony Lines, Park Place Polo, Remenham, Henley-on-Thames	DWG NO: WOK-NM-211-1.7.03	REV: B	

The copyright of the drawing remains with Southern Planning Practice Ltd, and this may not be reproduced or stored in retrieval systems without written permission. This drawing is intended for planning purposes only. Not for construction. Subject to any amendments and variations. All dimensions are in millimetres unless otherwise stated. All dimensions are to be confirmed by the client. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided. The client is responsible for the accuracy of the information provided.

Signed

MHead

Marcia Head

Head of Development Management - Place & Growth

Date: 29 November 2024

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING ACT 1990: SECTION 191 AND 192

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015: ARTICLE 39

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.

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 or Section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990). There is **no time** limit for the submission of appeals in respect of certificates of lawful existing use/development.

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.