

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 15 August 2025

Application Number: 251268

Location: Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ

Proposal: (retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered/titled:

- Location Plan - Rev A (received 16/06/2025)
- Site Plan (received 28/05/2025)
- Flood Risk Assessment [de Courcy Town Planning Consultants] (received 05/08/2025)

The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

2. The mobile homes hereby permitted shall only be occupied by agricultural workers (as defined in section 336(1) of the Town and Country Planning Act 1990) under the employment of Sheeplands Farm. Should the associated agricultural use cease, the mobile homes shall be permanently removed and the land shall be restored to its original condition before the development took place.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the specific needs of the site, being the need for agricultural workers accommodation. Relevant Policies: NPPF(Paragraph 84), Core Strategy Policies CP3, CP11 & CP12 and MDD Local Plan Policy TB01.

3. There shall be no more than 10 mobile homes stationed on the application site at any time unless the prior approval of the local planning authority has first been sought and obtained.

Reason: In the interests of safeguarding the Countryside and Green Belt. Relevant Policies: Core Strategy Policies CP1, CP3, CP11 & CP12 and MDD Local Plan Policies CC03, TB01 & TB21.

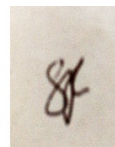
Informatives

1. The applicant is reminded that it is their responsibility to acquire a licence from the Council for the stationing of the caravans on site following approval of this application. For further information, please see <https://www.wokingham.gov.uk/business-and-licensing/apply-licence>.

2. 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. This planning application has been the subject of positive and proactive discussions with the applicant in terms of:

- amended plans being submitted by the applicant to overcome concerns relating to flood risk.

The decision to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF is considered to be a positive outcome of these discussions.

A small, square, light-colored stamp or mark containing a handwritten signature in dark ink.

Recommendation and conditions/reasons agreed:

Date: 8.8.25

REMEMBER - The earliest date for a decision on this application is: **8 July 2025**