



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

The site is within the greater KGV Recreation Ground and is already used as a skate park. It is comprised of modular skate units sat atop a tarmacadam base.

Applicant Details

Name/Company

Title

ms

First name

Lucy

Surname

Moffatt

Company Name

Twyford Parish Council

Address

Address line 1

PO Box 8250

Address line 2

Address line 3

Town/City

Reading

County

Berkshire

Country

England

Postcode

RG6 9SZ

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

mark

Surname

clogg

Company Name

Maverick Industries Ltd

Address

Address line 1

Unit G2 Arena Business Centre

Address line 2

Holyrood Close

Address line 3

Town/City

Poole

County

Country

Postcode

BH17 7FJ

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☒ Yes
☐ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

The proposed works include the removal of the old modular skate park units and replacing them with an integrated free form spray concrete multi use skate park. The replacement park will sit on the site of the existing skate park but not every part of the existing tarmacadam floor will be built over. The upright external elements will have earth bunds leading up to them which will then be set to grass. There will be no requirement for ugly galvanised steel hand rails in the new skate park. The visuals supplied will illustrate

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☐ Yes
☒ No

Has the proposal been started?

- ☐ Yes
☒ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

The proposed works would be a development undertaken by a Local Authority (in this case the Parish Council) and would satisfy the criteria within Part 12 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by not exceeding 4 metres in height or 200 cubic metres in capacity.

The existing skate park was built nearly 20 years ago and as such, the use of the land as a skate park has been established.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

I have been unable to locate a planning certificate for the original skate park - I have searched multiple planning sites for it - it is possible I am still looking in the wrong place or given the length of time ago it was granted, it may not be available electronically.

I know I will need to provide an attachment to fulfill a field later in this application therefore I can only provide a statement there which I trust will meet your needs.

Select the use class that relates to the existing or last use.

Other

Other (please specify)

Sui Generis i.e skatepark in a public open space: the use falls outside defined limits of use class

Information about the proposed use(s)

Select the use class that relates to the proposed use.

Other

Other (please specify)

Sui Generis i.e skatepark in a public open space: the use falls outside defined limits of use class

Is the proposed operation or use

☒ Permanent

☐ Temporary

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

The proposed works would be development undertaken by a Local Authority (in this case the Parish Council) and would satisfy the criteria within Part 12 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) by not exceeding 4 metres in height or 200 cubic metres in capacity.

The proposed replacement skate park also sits on the footprint of the well established existing skate park

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

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

Interest in the Land

Please state the applicant's interest in the land

- ☒ Owner
- ☐ Lessee
- ☐ Occupier
- ☐ Other

Declaration

I/We hereby apply for Lawful development: Proposed 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

mark clogg

Date

18/10/2024