
Supplementary Planning Statement

3 Salmond Road

Lawful development certificate for continued C2 use of the property

Produced by David Smith – WBC Development Team

18 December 2024

This statement provides additional information and elaboration to that contained in the previous statement / submissions of 12 December.

In addition to the previous evidence submitted, the Council's Revenue and Recovery Team have confirmed that the property:

“appears to have been used for children's home for period 3.12.2003- 14.7.2022, as an exemption from council tax was on the account for all occupiers under 18 years old” – see email confirmation at appendix A.

The Ofsted reports previously submitted evidenced inspections of the property between 2009 and 2022. An Ofsted Inspection was not undertaken at the property in the calendar year 2015. Notwithstanding, the Registered Provider for the 2014 and 2016 Ofsted reports is listed as Calcot Services for Children, which indicates continuity of service between those reports – as is corroborated by the Council tax records. Calcot Services are a residential children's home provider – see csfc.co.uk.

The Council purchased the property from Sukhbir Singh (who is one of the Directors of Calcot Services for Children) on 7th June 2023. Since that time the Council has been renovating the property with the express intention to continue the children's home use. The renovations are complete and the Council are now ready to re-register the property with Ofsted and start placing children there.

The evidence available indicates that the children's home became immune from enforcement action in 2013 (according to the Council tax records) and at least by 2019 (the Council tax records corroborated by the Ofsted reports). The use therefore became lawful at that time, pursuant to S191 para 2 of the Town and Country Planning Act 1990 (as amended).

Under current government planning guidance, “in the case of applications for existing use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability” (GOV.UK: Paragraph: 006 Reference ID: 17c-006-20140306).

In this instance the evidence presented is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.

Appendix A – Email from WBC Council Tax

From: Kim Irvine <Kim.Irvine@wokingham.gov.uk>
Sent: 17 December 2024 13:17
To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Cc: Kim Irvine <Kim.Irvine@wokingham.gov.uk>
Subject: RE: 3 Salmond Road, Shinfield, Wokingham, RG2 8QN

Hi Connie

Our records show it is currently a long term empty property.

However, it appears to have been used for children's home for period 3.12.2003- 14.7.2022, as an exemption from council tax was on the account for all occupiers under 18 years old

Kim Irvine

Revenue Inspector

Wokingham Borough Council