

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 18 July 2025

Application Number: 251246

Location: Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU

Proposal: Application to vary condition 8 of planning consent 231960 for the proposed change of use of land from agricultural to holiday park with the siting of 8No static caravans, 1No office cabin, 1No washing block and 4No bin stores (part- retrospective). Condition 8 refers to the temporary use period and the proposed variation seeks to extend the temporary period.

Recommendation: Refused

Reasons

1. The proposed amendment to condition 8 would introduce unrestricted short-term lets above the formerly agreed temporary period, outside of development limits within the designated countryside which is contrary to the spatial objectives of the development plan. The proposal as a whole would not fall into any of the exceptional categories as identified by CP11 of development plan, nor comply with its overarching aim and is unacceptable in principle. This is contrary to the NPPF and policies CP1, CP3, CP9 and CP11 of the Core Strategy.

2. By virtue of increased scale of activity, semi-permanent, unrestricted occupation and use other than for time-restricted holiday purposes, the proposal poses a significant adverse harm to the character of the countryside within this otherwise rural environment and Area of Special Character. The proposal is therefore contrary to the NPPF, Policies CP1, CP3 and CP11 of the Core Strategy and TB26 of the MDD Local Plan.

3. The application site is within an unsustainable location that in line with intensified use would exacerbate a modal shift away from sustainable modes of transport, by reason of the isolated, edge of village location, distances to facilities and services, limited public transport links and poor quality of the walking/cycling an environment. This is contrary to policies CP1, CP2, CP3, CP6 and CP11 of the Core Strategy, CC01 and CC02 of the MDD Local Plan, the Borough Design Guide SPD and the NPPF.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before

the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:

A handwritten signature in purple ink, appearing to be 'Aje', is written over the text 'Recommendation and conditions/reasons agreed:'.

Date: 11/07/25

REMEMBER - The earliest date for a decision on this application is: **18 June 2025**