



WOKINGHAM
BOROUGH COUNCIL

Informal Hearing
Statement by Local Planning Authority

Appellant:	Durio Limited
Site:	Park Place Stables, Remenham Hill, Henley-on-Thames, Berkshire, RG9 3HN
Local Planning Authority Reference:	182524
Planning Inspectorate Reference:	APP/X0360/W/19/3224329

1 Introduction

- 1.1 This appeal statement relates to a refusal of planning permission at Park Place Stables, Remenham Hill, Henley on Thames.
- 1.2 An application for full permission, reference 182524, was submitted to the Local Planning Authority (LPA) on 11th September 2018 and was validated on 20th September 2018. It was for the erection of a stable (consisting of 24 boxes, tack room, feed room and storage) with outdoor arena. This was refused on 19th December 2018 and the subsequent appeal started on 18th September 2019.
- 1.3 Where possible, the appeal statement will avoid repetition of the content of the Officer Report, which is attached to this statement as Appendix 1.

2 The site and its surroundings

- 2.1 The site is located to the south of White Hill (A4130) and consists of an access to the highway, a stable block, a training area for horses and an area of landscaping. To the south and east are further equestrian-related structures, although these are not within the red line. They include a proposal for a concurrent appeal by Informal Hearing under reference APP/X0360/W/19/3224323 (LPA reference 182327). The appeal site is located within Park Place and Temple Combe Registered Park and Garden, listed Grade II*, which also contains a number of other Grade II listed structures and buildings including the main dwelling, Park Place, which is Grade II listed.
- 2.2 From a wider perspective, Park Place contains numerous buildings and structures associated with the main dwelling but nonetheless maintains the character of the area, which is for scattered and sporadic development set in a rural area.

also impact on the assessment to be made by the Planning Inspector, particularly during the site visit. It is therefore relevant to detail some of the non-compliance, against which enforcement action is being considered:

Buildings and Structures

- This appeal for stables and an arena is now partly retrospective; the stables applied for are on site, albeit in a smaller form and in two locations, the larger being in the proposed location
- Intensification of use of the existing American barn, which was approved for the stabling of six horses under PA ref F/2014/1637, the remainder to be used for associated storage. The barn now stables approximately 16 horses, with no space remaining for associated storage, as shown in Appendix 11
- Non-compliance with drawings for the polo training arena, resulting in it being more above-ground than approved
- Retention of a show jumping arena granted a temporary permission expiring on 31st March 2015
- Sewage treatment plant partly above ground and fenced in, to the east of the existing American barn stables
- Open-roofed storage area to the north of the existing American barn stables, housing building materials
- Shed by the irrigation pond
- Marquee framework bolted to the ground, therefore having a degree of permanence, appearing to be a wash-down area for horses to the north of the polo arena
- Two existing agricultural sheds and a third shed under construction to the east of the polo arena
- Seven portakabins to the south of the polo arena
- Gallops fencing – expressly stated as not required in the relevant permission (LPA ref 162288)
- Pavilion design and location not as approved; proposed without windows in the roof and as a traditional structure in cedar shingles and oak cladding, to be left untreated to silver naturally over time

Groundworks

- Irrigation pond larger and shaped differently to that approved, apparently including with a steeper gradient
- Introduction of viewing mounds to the north-east corner and to the west of the polo pitch
- Gravel access track to the western viewing mounds
- Enlarged tarmacked area to the north of the polo arena

Loss of natural parkland feel

- Plastic liner to the irrigation pond
- Black and white marker posts alongside the access road towards the polo arena
- Extent of tarmac and gravel

Planting

- Tree planting not all implemented
- Dead, diseased or dying trees not replaced
- No wildflower meadow around the border of the irrigation pond
- No native species planting around the perimeter of the pond, to encourage great crested newts as proposed

- 4.8 Some Appendices are not referred to in numerical order. This is because of the overlap between the two appeals, and is in order to avoid duplication of submissions.

5 Provisions of the Development Plan and other policy documents

- 5.1 The development plan for the Borough comprises the Wokingham Borough Core Strategy 2010; the Managing Development Delivery (MDD) Local Plan 2014 and supplementary planning documents.