

E-mail: helen.maynard@wokingham.gov.uk
Date: 25 March 2025
My Ref: RFS/2024/089971



WOKINGHAM BOROUGH COUNCIL

Mr Edward James Smith
The Furze, Dunt Avenue,
Hurst, Reading,
Berkshire
RG10 0SY

Development Management &
Regulatory Services

P.O. Box 157

Shute End, Wokingham

Berkshire RG40 1WR

Tel: (0118) 974 6000

Dear Mr Smith,

Subject: Without planning permission, the use of the Land for:

- (a) sports massage & therapy**
 - (b) storage of cars**
 - (c) storage of a touring caravan**
 - (d) The change of use of land to a car sales business**
- and the erection of a building and formation of hardstanding**

Site: Land to the rear of The Furze, Dunt Avenue, Hurst RG10 0SY

Breach (a) has been regularised through the approval of planning application 250055 for “*Application to vary condition 3 and 6 of planning consent 39571 for the change of use of redundant agricultural building to B1 use (Design Studio). Condition 3 and 6 refers to use Class and vehicle parking spaces and the variation is to change the use Class limitation of condition 3 to use Class E and to remove the requirement to formally mark out parking spaces for condition 6 (retrospective)*” on 6 March 2025.

Breach (b) is related to breach (d) and is discussed below.

Breach (c): Please confirm whether the caravan has been removed from the land. If the caravan has not been removed, please confirm the date by which it will be removed for us to consider our next course of action.

Breach (d): On 19 March 2025 planning application reference 250109 for “*Full application for proposed change of use of the existing building and associated land to a car sales garage. (Retrospective).*” was refused. This application was submitted to regularised breach (d).

You are requested to remove the unauthorised use, cars, signage and any associated paraphernalia relating to breach (d) from the site **within 28 days of the date of this letter**. The Council will be preparing an enforcement notice to secure the removal of the unauthorised development if we do not receive confirmation from you that it will be removed and within an appropriate timescale.

The erection of a building: It has been agreed that the operational development is lawful. Any use of the building is not confirmed as lawful.

The formation of hardstanding: The hardstanding formed in 2013 is agreed as lawful. The hardstanding formed in 2017 was not agreed to be lawful as this would depend on the purpose for which it was formed. I have not had any information provided on this therefore cannot yet form a judgement on its lawfulness. Please confirm how you intend to regularise this breach.

Please confirm your intentions in relation to all matters within **7 days of the date of this letter.**

Yours sincerely,

Helen Maynard

Helen Maynard
Team Manager– Development Management & Compliance (Specialist)

Cc: *Drew's Motor Vehicles*
Mr Smith