

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260239
Site Address:	Lockey Farm, Sindlesham Road, Arborfield, Wokingham, RG2 9JH
Expiry Date:	20 April 2026
Site Visit Date:	3 March 2026
Proposal: Retrospective application for single-storey extension to existing café.	

PLANNING CONSTRAINTS/STATUS

Bat Roost Habitat Suitability
Scale and Location of Development Proposals - **Countryside**
Great Crested Newt Consultation Zone – **Amber and Red Risk Zones**
Nuclear Consultation Zone – **12km Zone**
Landscape Character Assessment Area
Local Plan Update Submitted Sites
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
PRoW Improvement Plan

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy (CS)	CP1 – Sustainable Development CP3 – General Principles for Development CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB17 – Local Centres and Neighbourhood and Village Shops TB18 – Garden Centres and other small rural units outside Development Limits TB21 – Landscape Character TB23 – Biodiversity and Development
Wokingham	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy

Borough Local Plan Update (LPU)	SS3 – Development within or adjacent to major and modest settlements SS4 – Development within or adjacent to minor settlements SS5 – Development in the countryside SS8 – Meeting our employment needs CE1 – Design principles for efficient buildings CE2 – Environmental standards for non-residential development C1 – Active and sustainable transport and accessibility C2 – Mitigation of transport impacts and highway safety and design C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging ER2 – Employment uses outside of Core Employment Areas ER3 – Supporting the rural economy FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity HC7 – Light pollution HC8 – Noise pollution
Other	Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Sustainable Design and Construction Supplementary Planning Document Arborfield and Newland Village Design Statement

PLANNING HISTORY		
Application No.	Description	Decision & Date
021518	Proposed erection of agricultural building for use of free range chickens.	Approved 03/10/2002
031196	Application for temporary permission to site a temporary dwelling.	Approved 11/07/2003
040679	Proposed erection of 1m high earth shelter (bund) for chickens. Retrospective.	Approved 05/04/2004
041389	Application for a prior agricultural determination for the erection of an agricultural polytunnel	Approved (permitted development) 29/11/2004
050783	Proposed demolition of existing farm shop building and proposed erection of a replacement farm shop (A1) and cafe (A3) with widened access and provision of car park for 16 cars.	Approved 11/01/2006
072398	Application for an Agricultural Determination for the erection of an agricultural barn.	No objections 23/08/2007
101637	Proposed erection of permanent agricultural dwelling. Demolition of existing temporary	Approved

	dwelling.	17/06/2010
111176	Proposed change of use of land for the erection of tea room building and children's play area	Refused 28/04/2011
112094	Application for variation to conditions 2 and 7 of planning consent F/2005/5155 to remove cafe element, the whole building in use as farm shop. Retrospective.	Approved 29/12/2011
112302	Proposed change of use of land from agriculture to a mixed use for the stationing of a cafe building and children's play area	Approved 24/08/2011
221245	Full application for the erection of buildings and fenestration alterations to accommodate the single storey extension to farm shop/café. Single storey infill and extension to create a hair salon. Siting of a Portacabin for use as an Architect's office. Siting of a shipping container for use as a florist. Storage of caravans (RETROSPECTIVE).	Refused 13/07/2022
222980	Full planning application for the erection of single storey extensions to the farm shop and café. (Retrospective)	Approved 21/11/2022
223670	Full planning permission for recreational vehicle storage and erection of an infill building for use as a hairdresser plus associated works (retrospective).	Approved 28/02/2023
230020	Full planning permission for the erection of 2 buildings for Class E use. (Retrospective)	Refused 13/03/2023, Dismissed at Appeal
231531	Full planning application for the proposed change of use of land from agriculture to equestrian use plus erection of menage and 1.2m surrounding fence. (Part Retrospective)	Refused 11/09/2023
231470	Full application for the proposed change of use of land from agricultural use to outdoor recreation use (Use Class F1(c)) to form an extension to children's play area.	Application withdrawn
231663	Full application for the change of use of a building from agricultural use to the storage of motor vehicles (Retrospective).	Approved 12/09/2023
232955	Application for a certificate of existing lawful development for the use of the site for outdoor recreation purposes.	Approved 22/01/2024
232978	Full application for the change of use of land	Approved

	and buildings from agricultural to equestrian use including the erection of a ménage and fencing. (Part retrospective)	29/02/2024
240971	Full application for the change of use of land from agricultural use to outdoor recreation use to form an extension to a children's play area, plus the erection of 2no. bouncy pillows and associated fencing. (Retrospective)	Approved 17/06/2024
250120	Full application for the erection of 1 no. building to form a farm shop, change of use of former farm shop building to Class E(g)(ii) use and alterations to the parking layout. (Part retrospective)	Approved 02/04/2025

CONSULTATION RESPONSES

Internal

WBC Drainage – No objections
WBC Highways – No objections
WBC Growth & Delivery (Planning Policy) – No comments received
WBC Built Heritage Officer – No objections
WBC CIL – No comments received
WBC Ecology Newts – No objections
WBC Ecology – No comments received
WBC Waste Services – No comments received
WBC Cleaner and Greener – No comments received

External

Thames Water Utilities Ltd – No comments received

REPRESENTATIONS

Parish/Town Council	Arborfield & Newland Parish Council notes that this is another retrospective application from this applicant. While we wish to support local businesses and their owners, we also urge them to follow the planning process for future applications. Despite this being a retrospective application, taking account of the merits of the case, the Council has no objections to this application being granted.
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

Lockey Farm, formally known as 'Newlands Farm' is located immediately north of the Arborfield Cross settlement boundary and as a result is located within the designated Countryside. The site is accessed from Sindlesham Road (B3030) and upon entering the farm there is a courtyard/parking area which is surfaced with a loose gravel.

The site is in the Countryside. To the immediate south lies the settlement of Arborfield Cross and to the west lies the settlement of Arborfield. To the north lies predominantly open fields lined with vegetation, except for a small number of dispersed dwellings and agricultural buildings. To the east lies open fields apart from a handful of large, dispersed dwellings.

Proposal Description:

This application seeks retrospective approval for the erection of a single storey infill extension to the existing café building on site. The extension serves as a walk-in fridge for the café.

Principle of Development:

Policy Context:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

Paragraph 88 of the NPPF titled 'Supporting a prosperous rural economy' states that planning policies and decisions should enable:

- a) *the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new*
- b) *buildings;*
- c) *the development and diversification of agricultural and other land-based rural businesses;*
- d) *sustainable rural tourism and leisure developments which respect the character of the countryside; and*
- e) *the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.*

Paragraph 89 of the NPPF follows on from this by stating that planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

The site lies within the Countryside as designated in the Wokingham Borough Core Strategy. Core Strategy policy CP11 states, in order to protect the separate identity of settlements and maintain the quality of the environment, proposals outside of development limits will not normally be permitted except in certain circumstances.

This criteria is as follows:

- 1) It contributes to diverse and sustainable rural enterprises within the borough, or in the case of other countryside-based enterprises and activities, it contributes and/or promotes recreation in, and enjoyment of, the countryside; and
- 2) It does not lead to excessive encroachment or expansion of development away from the original buildings; and
- 3) It is contained within suitably located buildings which are appropriate for conversion, or in the case of replacement buildings would bring about environmental improvement; or
- 4) In the case of residential extensions, does not result in inappropriate increases in the scale, form or footprint of the original building;
- 5) In the case of replacement dwellings the proposal must:
 - i) Bring about environmental improvements;
 - or ii) Not result in inappropriate increases in the scale, form or footprint of the original building.
- 6) Essential community facilities cannot be accommodated within development limits or through the re-use/replacement of an existing building;
- 7) Affordable housing on rural exception sites in line with CP9.

Assessment:

The extension proposed is a modest addition to an existing lawful rural enterprise/business (farm) at the site which is considered appropriate for its Countryside location, thereby complying with criterion 1 of CP11. The café was considered appropriate as an acceptable farm diversification project when it was first granted permission and the proposal is for a minor addition to this. The minor scale of the extension and the fact it would be enveloped by existing development also leads to the conclusion that it would lead to excessive encroachment or expansion of development away from the original buildings, thereby complying with criterion 2 of CP11.

The proposed development is required to comply with the first three criteria of CP11 to be considered in principle. The development complies with criteria 1 and 2, with criterion 3 not being relevant to the development proposals. As such, the development is considered compliant with CP11 and acceptable in principle.

Character of the Area:

The extension proposed is very minor in scale and developed by existing development. Views of its form would not be readily available from the public realm and overall, the impact on the character of the area would be negligible/acceptable.

Neighbouring Amenity:

Due to the very minor scale of the extension and the 19 metre separation it retains from the nearby farmhouse, there are no concerns on neighbouring amenity grounds.

Highway Access and Parking Provision:

WBC Highways raise no objections to the proposed extension in terms of its impact on highway safety or parking provision.

Flooding and Drainage:

The application site is located within Flood Zone 1 and has a low risk of surface water flooding. The scale of the extension raises no further concerns in terms of fluvial or surface water flood risk.

Landscape and Trees:

There are no arboricultural or landscape character concerns related to the development.

Ecology:

Biodiversity Net Gain:

As the development is retrospective, the proposals are exempt from mandatory biodiversity net gains.

Bats:

The site is located within a Bat Roost Suitability Habitat but due to the nature of the proposals, there are no anticipated impacts on this protected species.

Great Crested Newts:

The site is located within Amber and Red Risk Zones for Great Crested Newts. Despite this, due the minor scale and retrospective nature of the proposals, there are no anticipated impacts on this protected species.

Conclusion:

Overall, the proposed development complies with the development plan. Subject to conditions, this application is recommended for approval.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approval
Date:	23 March 2026

Earliest date for decision:	19 March 2026
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Recommendation agreed by: (Authorised Officer)	<i>HMM</i>
Date:	23 March 2026