



WOKINGHAM BOROUGH COUNCIL

PLANNING CONTRAVENTION NOTICE

IMPORTANT - THIS COMMUNICATION AFFECTS YOUR PROPERTY

WOKINGHAM BOROUGH COUNCIL

**TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED
BY THE PLANNING AND COMPENSATION ACT 1991)**

Ref: RFS/2022/087794

SERVED BY: WOKINGHAM BOROUGH COUNCIL

1. THIS IS A FORMAL NOTICE is served by the Council because it appears to them that there may have been a breach of planning control, within section 171A (1) of the above Act, at the land described below. It is served on you as a person who appears to be the owner or occupier of the land or has another interest in it, or who is carrying out operations in, on, over or under the land or is using it for any purpose. The Council require you, in exercise of their powers under section 171C (2) and (3), so far as you are able, to provide certain information about interest in, and activities on, the land.

2. THE LAND TO WHICH THE NOTICE RELATES

Land at Bluebell Farm, Commonfield Lane, Barkham RG40 4PR ('the Land') shown edged by a red line on the attached Plan 1 and caravans/mobile homes number 1-6 edged by a blue line on the attached Plan 2.

3. THE BREACH OF PLANNING CONTROL ALLEGED

Without planning permission, the stationing of caravans/mobile homes for human habitation on the Land

4. WHAT YOU ARE REQUIRED TO DO

Provide in writing, the following information:

1. The name and address of any person(s) known to you as having an interest in "the Land" whether as freeholder, mortgagee, lessee or otherwise.

freeholder Mrs Sue Edgar, Bluebell Farm Commonfield Lane RG40 4PR
Mortgage: Northwest, 36 St Andrew Sq, Edinburgh EH2 2XB

2. Do you have any interest "the Land", if so what is that interest?

Yes freehold owner

3. When did your interest in "the Land" commence?

Approx 10th March 2007

4. What was 'the Land' used for before the siting of caravans/mobile homes for human habitation?

Since approx 2008 unsure for exactly, the property has had a Caravan/
Camping site, business yard, C3 House,
Prior to this House/Paddock/garden

5. Are 1-6 permanently kept on the land or are pitches rented? If pitches are rented, what is the maximum length of stay of a caravan / mobile?

Not permanent Max 28 days

6. Are the caravans/mobile homes numbered 1 -6 on Plan 2 for permanent occupation? If Yes, how long have 1-6 been on the land and used in this way. If No, please state the maximum length of time they are occupied and whether this is on a rental basis. If rental, please state the maximum length of time they are rented for.

No - 28 days holiday lets, daily

7. What are the manufacturer details for each of the caravans/mobile homes numbered 1-6 on Plan 2?

1. Bailey Pegasus	5. Atlas Fantasy Super
2. Atlas Fantasy	6. Leisure home Rio Vista
3. Cosalt Torbay	7. (Sarah Elgar - Continental)
4. ABI Phoenix	

8. How were the caravans/mobile homes numbered 1-6 on Plan 2 brought to the site (e.g. towed, transporter, how many pieces)?

Towed one piece

9. What facilities do the caravans/mobile homes numbered 1-6 on Plan 2 contain (e.g. kitchen, bathroom, living room, bedroom)?

kitchen, sleeping areas/bedrooms, Bathroom
living area/room.

10. What services are connected to the caravans/mobile homes numbered 1-6 on Plan 2 (e.g. electric, gas, water)?

own LPG Bottle.
Electric hook up to Caravan Site Connection
Water hook up to Caravan Site Connection
Sewer hook up to Caravan Site Connection.

11. Who currently occupies each of the caravans/mobile homes numbered 1-6 on Plan 2 and on what date did they first occupy them? Please state the full name of each occupant.

not occupied, holiday lets regular short stays.

12. Are any of the occupants claiming Gypsy/ Traveller status? If Yes, please state their full name and the number of the caravan as shown on Plan 2.

Not relevant to 2-6.

No 1 is a Gypsy (Daughter's mother in law) & my Daughter's static is Gypsy status

13. What were the occupants of 1-6 previous address(es) before moving to the Land?

N/A. Holiday short stay lets.

14. Do you or any person or company collect or receive rent or any other payment, either directly or indirectly from the occupiers of the caravans/mobiles homes numbered 1-6 on Plan 2, if 'yes' provide the name(s) of the person or company who receives the rent?

no, site/night stay fee

15. If the answer to 14 above is 'yes', from whom is rent received?

N/A.

16. Are there any tenancy agreements for the occupiers of the caravans/mobile homes numbered 1-6 on Plan 2, if so, please provide details?

N/A.

17. Do any of the occupiers of the caravans/mobile homes numbered 1-6 on Plan 2 have any medical or social needs?

Not occupied N/A.

18. Are there any school age children, residing on a permanent basis in the caravan/mobile homes numbered 1-6 on Plan 2, if so, please state name, age and which school do they attend?

N/A.

19. Please mark on Plan 2 and return it with your answers any other caravans/mobile homes not covered by the Local Planning Authority.

See plan 2.

20. Please advise if any caravans other than those numbered 1-6 are permanently kept on the land or are pitches rented? If pitches are rented, what is the maximum length of stay of a caravan / mobile?

Caravan 7.
Caravan 1. } permanent

21. Please advise who currently occupies any of the caravans/mobile other than those numbered 1-6 and on what date did they first occupy them? Please state the full name of each occupant.

Sarah Elgar 17th April 2010 Caravan 7.

22. Please advise what facilities the caravans/mobile other than those numbered 1-6 contain (e.g. kitchen, bathroom, living room, bedroom)?

kitchen, bathroom, living room, bedroom

Circled.

23. Please advise what services are connected to the caravans/mobile homes other than those numbered 1-6 (e.g. electric, gas, water)?

LPG Bottle gas water, Sewage, Electric

24. Are there any tenancy agreements for the occupiers of the caravans/mobile homes other than those numbered 1-6, if so, please provide details?

no

25. Is there anything further you wish to bring to the attention of the Local Planning Authority?

been used as a Caravan no save to say the property has
Site for human habitation for more than

I hereby declare that the information I have provided in completing this questionnaire is true and accurate to the best of my knowledge:

10 years, ✓

Signed: Susan Elgar Dated: 11/4/23

Print Name: SUSAN ELGAR

Time within which the information must be provided: **within twenty-one days, beginning with the day on which this notice is served on you.**

5. OPPORTUNITY TO MAKE REPRESENTATIONS IN RESPONSE TO NOTICE

If you wish to make an offer to apply for planning permission, or to refrain from carrying out any operations or activities, or to undertake remedial works; or to make any representations about this notice, the Council, or representatives of the Council by prior arrangement will consider them at Council Offices, Shute End, Wokingham, Berkshire RG40 1WR should you make an appointment, where you will be able to make any such offer or representations in person at that time and place.

6. WARNING

It is an offence to fail, without reasonable excuse, to comply with any requirements of this notice within twenty-one days beginning with the day on which it was served on you. The maximum penalty on conviction of this offence is a fine of £1,000. Continuing failure to comply following a conviction will constitute a further offence. It is also an offence knowingly or recklessly to give information, in response to this notice, which is false or misleading in a material particular. The maximum penalty on conviction of this offence is a fine of £5,000.

7. ADDITIONAL INFORMATION

If you fail to respond to this notice, the Council may take further action in respect of the suspected breach of planning control. In particular, they may issue an enforcement notice, under section 172 of the 1990 Act, requiring the breach, or any injury to amenity caused by it, to be remedied.

If the Council serve a stop notice, under section 183 of the 1990 Act, section 186(5)(b) of the 1990 Act provides that should you otherwise become entitled (under section 186) to compensate for loss or damage attributable to that notice, no such compensation will be payable in respect of any loss or damage which could have been avoided had you given the Council the information required by this notice, or had you otherwise co-operated with the Council when responding to it.

Dated: 23 March 2023

Signed:



S Castle – Planning Enforcement Team Leader

Council's Authorised Officer

Development Management & Regulatory Services
Wokingham Borough Council
Shute End
Wokingham RG40 1WR

PLANNING CONSTRAINTS MAP

WOKINGHAM
BOROUGH COUNCIL



Scale: 1:1,654
Date: 23/12/2022



Plan 2

