

Appeal Documents

Application Ref:211880



WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application for Planning Permission. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	Land East of Wargrave Road
Address line 1	Wargrave Road
Address line 2	
Address line 3	
Town/city	Twyford
Postcode	RG10 9PN

Description of site location must be completed if postcode is not known:

Easting (x)	478538
Northing (y)	177121
Description	

2. Applicant Details

Title	Mr
First name	James
Surname	Smith
Company name	
Address line 1	c/oAgent
Address line 2	
Address line 3	
Town/city	Crowthorne
Country	

2. Applicant Details

Postcode

RG45 6DS

Are you an agent acting on behalf of the applicant?

☒ Yes ☐ No

Primary number

Secondary number

Fax number

Email address

3. Agent Details

Title

Mr

First name

Charlie

Surname

Rollet-Manus

Company name

ET Planning

Address line 1

200 Dukes Ride

Address line 2

Address line 3

Town/city

Crowthorne

Country

Postcode

RG45 6DS

Primary number

Secondary number

Fax number

Email

4. Site Area

What is the measurement of the site area?
(numeric characters only).

0.40

Unit

Hectares

5. Description of the Proposal

Please describe details of the proposed development or works including any change of use.

If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

Change of use of land to equestrian with erection of stable

Has the work or change of use already started?

☐ Yes ☒ No

6. Existing Use

Please describe the current use of the site

vacant

Is the site currently vacant? ☒ Yes ☐ No

If Yes, please describe the last use of the site

NIL use

When did this use end (if known)? DD/MM/YYYY

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated ☐ Yes ☒ No

Land where contamination is suspected for all or part of the site ☐ Yes ☒ No

A proposed use that would be particularly vulnerable to the presence of contamination ☐ Yes ☒ No

7. Materials

Does the proposed development require any materials to be used externally? ☒ Yes ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material):

Walls	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Treated timber vertical boarding

Roof	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Profile metal sheeting

Doors	
Description of existing materials and finishes (optional):	N/A
Description of proposed materials and finishes:	Treated timber vertically boarded

Are you supplying additional information on submitted plans, drawings or a design and access statement? ☒ Yes ☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2021-29-200 A Plans and Elevations as proposed

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Are there any new public roads to be provided within the site? ☐ Yes ☒ No

Are there any new public rights of way to be provided within or adjacent to the site? ☐ Yes ☒ No

8. Pedestrian and Vehicle Access, Roads and Rights of Way

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ☐ Yes ☒ No

9. Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces? ☒ Yes ☐ No

Please provide information on the existing and proposed number of on-site parking spaces

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	0	1	1

10. Trees and Hedges

Are there trees or hedges on the proposed development site? ☐ Yes ☒ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ☐ Yes ☒ No

If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of your local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside your application. Your local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.

11. Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's Flood map for planning. You should also refer to national standing advice and your local planning authority requirements for information as necessary.) ☐ Yes ☒ No

If Yes, you will need to submit a Flood Risk Assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ☐ Yes ☒ No

Will the proposal increase the flood risk elsewhere? ☐ Yes ☒ No

How will surface water be disposed of?

☐ Sustainable drainage system

☐ Existing water course

☒ Soakaway

☐ Main sewer

☐ Pond/lake

12. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?

To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.

a) Protected and priority species:

- ☐ Yes, on the development site
☐ Yes, on land adjacent to or near the proposed development
☒ No

b) Designated sites, important habitats or other biodiversity features:

12. Biodiversity and Geological Conservation

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

c) Features of geological conservation importance:

- ☐ Yes, on the development site
- ☐ Yes, on land adjacent to or near the proposed development
- ☒ No

13. Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains Sewer
- ☐ Septic Tank
- ☐ Package Treatment plant
- ☐ Cess Pit
- ☒ Other
- ☐ Unknown

Other

Manure Skip for removal from site

Are you proposing to connect to the existing drainage system?

☐ Yes ☒ No ☐ Unknown

14. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

☒ Yes ☐ No

If Yes, please provide details:

Please refer to statement

Have arrangements been made for the separate storage and collection of recyclable waste?

☐ Yes ☒ No

15. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

☐ Yes ☒ No

16. Residential/Dwelling Units

Please note: This question has been updated to include the latest information requirements specified by government. Applications created before 23 May 2020 will not have been updated, please read the 'Help' to see details of how to workaround this issue.

Does your proposal include the gain, loss or change of use of residential units?

☐ Yes ☒ No

17. All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?
Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes ☒ No

18. Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☐ Yes ☒ No

19. Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes ☒ No

20. Industrial or Commercial Processes and Machinery

Does this proposal involve the carrying out of industrial or commercial activities and processes?

☐ Yes ☒ No

Is the proposal for a waste management development?

☐ Yes ☒ No

If this is a landfill application you will need to provide further information before your application can be determined. Your waste planning authority should make it clear what information it requires on its website

21. Hazardous Substances

Does the proposal involve the use or storage of any hazardous substances?

☐ Yes ☒ No

22. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

23. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

24. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☒ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

25. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years left to run. ** 'agricultural holding' has the meaning given by reference to the definition of 'agricultural tenant' in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person role

- ☐ The applicant
☒ The agent

Title

Mr

25. Ownership Certificates and Agricultural Land Declaration

First name	Charlie
Surname	Rollet-Manus
Declaration date (DD/MM/YYYY)	01/06/2021

☒ Declaration made

26. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☒

Date (cannot be pre-application)	01/06/2021
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Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

Please note: This version of the form should only be used for submissions relating to planning applications in England.
There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:
https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'.

Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

1. Application Details

Applicant or Agent Name:

Emily Temple

Planning Portal Reference (if applicable):

Local authority planning application number (if allocated):

Site Address:

Land East of Wargrave Road, Twyford, RG10 9PN

Description of development:

Change of use from agricultural to equestrian and erection of stables

2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 3** ☒

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes ☐

No ☐

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐

No ☐

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question ☐

No

If 'No', you can skip to **Question 4** ☒

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes ☐

No ☒

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes ☐

No ☒

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**

5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes ☐ No ☐

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes ☐ No ☐

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

c) Do you wish to claim a self build exemption for a whole new home?

Yes ☐ No ☐

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

d) Do you wish to claim an exemption for a residential annex or extension?

Yes ☐ No ☐

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: www.planningportal.co.uk/cil

6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes ☐ No ☐

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes ☐ No ☐

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
1					Yes ☐	No ☐	Date: or Still in use: ☐
2					Yes ☐	No ☐	Date: or Still in use: ☐
3					Yes ☐	No ☐	Date: or Still in use: ☐
4					Yes ☐	No ☐	Date: or Still in use: ☐
Total floorspace							

7. Existing Buildings (continued)

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes ☐ No ☐

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes ☐ No ☒

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

8. Declaration

I/we confirm that the details given are correct.

Name:

Emily Temple

Date (DD/MM/YYYY). Date cannot be pre-application:

09/06/2021

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

For local authority use only

Application reference:



**WOKINGHAM
BOROUGH COUNCIL**

TOWN AND COUNTRY PLANNING ACTS

TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Mr Charlie Rollet-Manus
ET Planning
200 Dukes Ride
Crowthorne
RG45 6DS

NOTIFICATION OF APPROVAL OF PLANNING PERMISSION

Application Number: 211880
Applicant Name: Mr James Smith
Site Address: Land East Of Wargrave Road, Wargrave Road,
Twyford, RG10 9PN
Proposal: Full application for the proposed change of use of
land from agricultural to equestrian with erection of a
stable.

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale - The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 2021-29-400-A; 2021-29-500-A; 2021-29-501-B & 2021-29-200-A received by the local planning authority on 01/06/2021. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. External materials - The materials to be used in the construction of the external surfaces of the building hereby permitted shall be as those identified in drawing

2021-29-200-A, unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Reason: To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3.

4. Prior to the commencement of development, the close board fencing on the southern part of the site as shown on approved plan no. 2021-29- 500-A shall be permanently removed from the land.

Reason: To ensure that all unauthorised development is removed from the site, in the interest of visual amenity.

5. Landscape Details - Prior to occupation of the development, a scheme of landscaping shall be submitted to and approved in writing by the local planning authority specifying details of boundary treatments, field fencing and gates in relation to the stable and fields; soft landscape proposals for enhancement of native hedgerow boundary noting species, planting sizes and proposed numbers/densities where appropriate, and implementation timetable. Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.

Reason: To ensure adequate planting in the interests of visual amenity. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Retention of trees and shrubs - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

7. Cessation of Equestrian Use - The building hereby approved shall only be used as ancillary to the main equestrian use of the land and for no other purpose including commercial purposes or groom's accommodation unless otherwise agreed in writing by the local planning authority. If the building hereby approved should cease being used for the purposes ancillary to the approved equestrian use (i.e., for stabling, tack and feed store, mower store and storage of hay bales and straw) within 10 years from the date of substantial completion or first use, whichever is the latter, then the approved stable building shall be removed from the land, and the land shall be restored to its condition before the development took place (i.e., grassland) within 12 months of the date that the equestrian use ceased.

Reason: To safeguard the character of the area including landscape character and Countryside. The buildings hereby approved would constitute inappropriate development in the Green Belt and countryside if it were not for the proposed

equestrian use. Relevant policies: Core Strategy policies CP1, CP3, CP11 & CP12 and Managing Development Delivery Local Plan policy TB21.

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

MHead

Marcia Head
Service Manager - Place & Growth
Date: 16 August 2021

PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW



WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990

Other statutory legislation: This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

The Town & Country Planning (Development Management Procedure)

Order: This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

Officer Report: An officer report explaining the decision will be available to view online.

Purchase notices: If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

Appeals to the Secretary of State: If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

12 weeks from the decision date above in the case of a refusal of a 'householder' application:

Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

12 weeks from the decision date above in the case of a refusal of a 'minor commercial' application:

Being the refusal of an application for development of an existing building or part

of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5 where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

6 months from the decision date above in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

6 months from the decision date above in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service as set out on the [.gov.uk](http://www.gov.uk) website which contains information and guides on the appeal process. Alternatively you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Planning Inspectorate website](http://www.planninginspectorate.gov.uk). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

Discharge of Conditions: This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](http://www.planningportal.gov.uk).

Street Naming and Numbering for new dwellings: If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from streetnamingandnumbering@wokingham.gov.uk. Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

Access to privately owned land: The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

Gas Mains and Services: Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://www.lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or plantlocation@sgn.co.uk.

Building Regulations: Building regulations approval may be required for the proposed development; please see the [Council's building control page](#).

Fire Regulations: In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

NOTES

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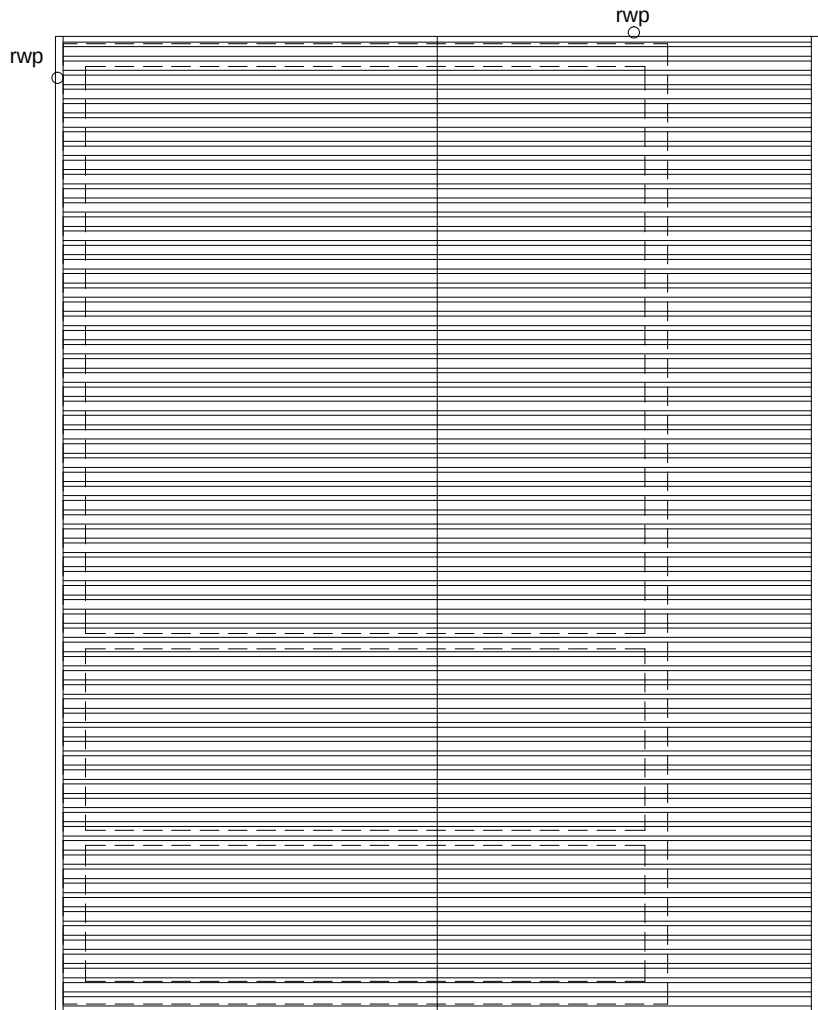
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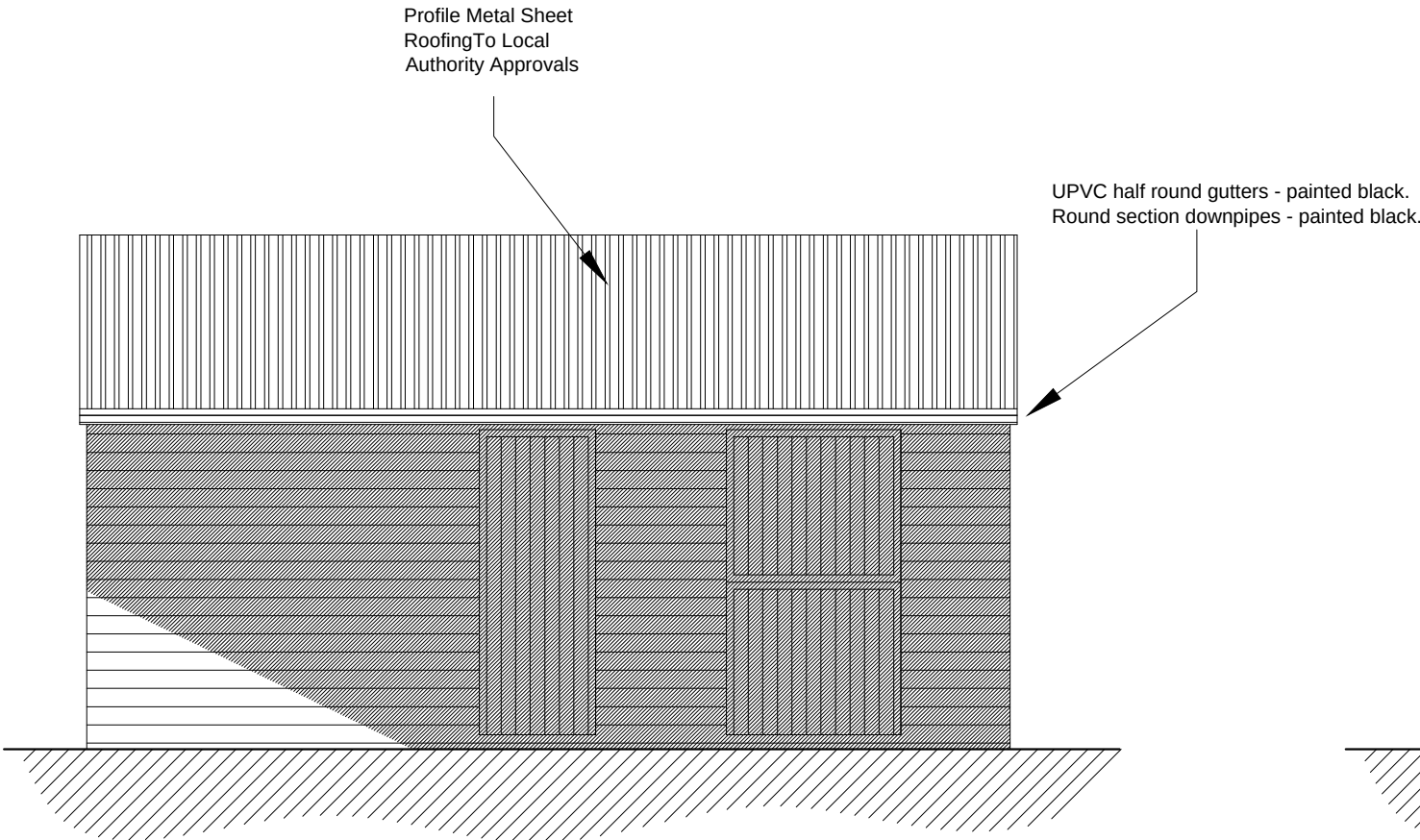
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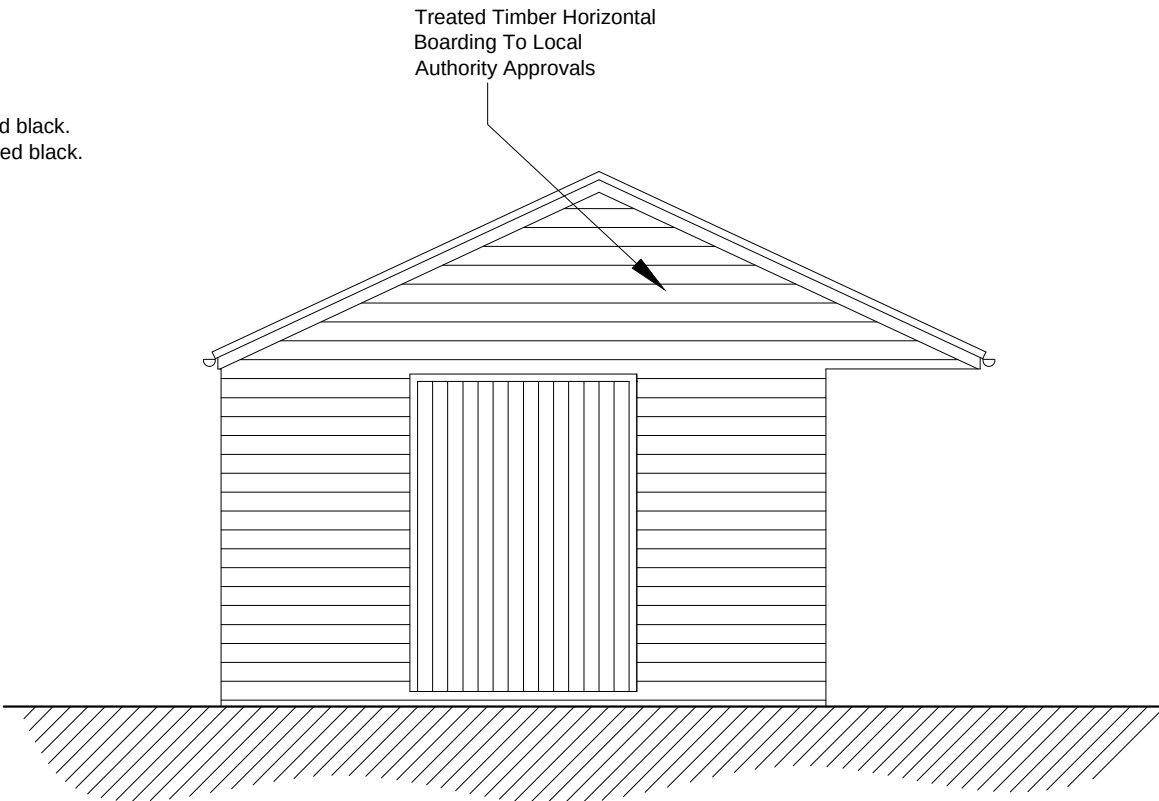
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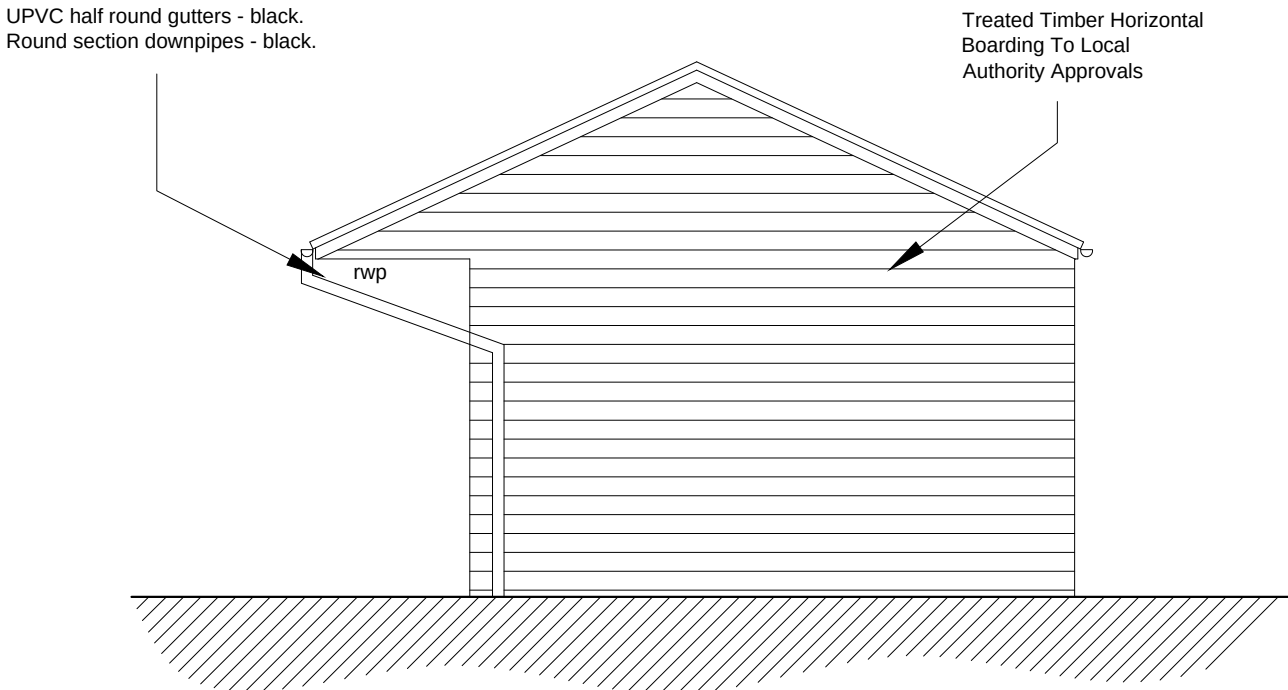
Roof Plan
Scale 1:50



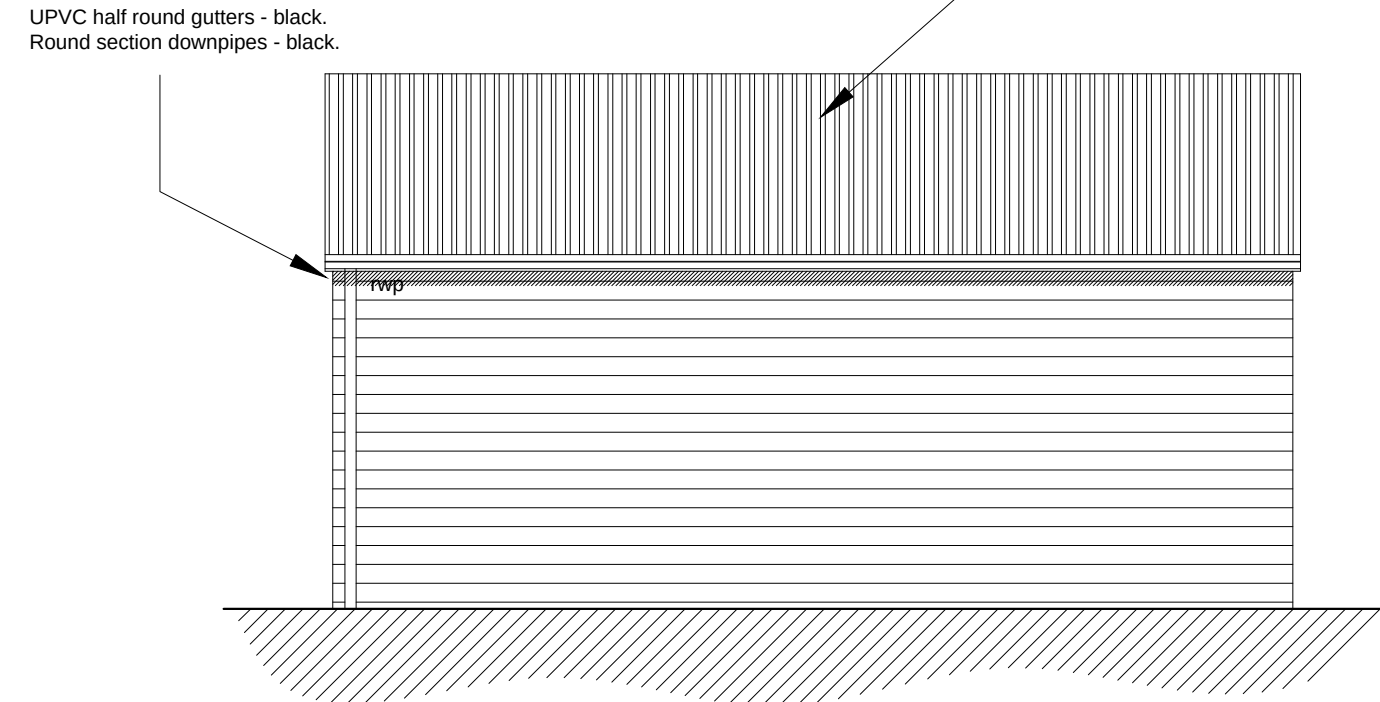
North Elevation
Scale 1:50



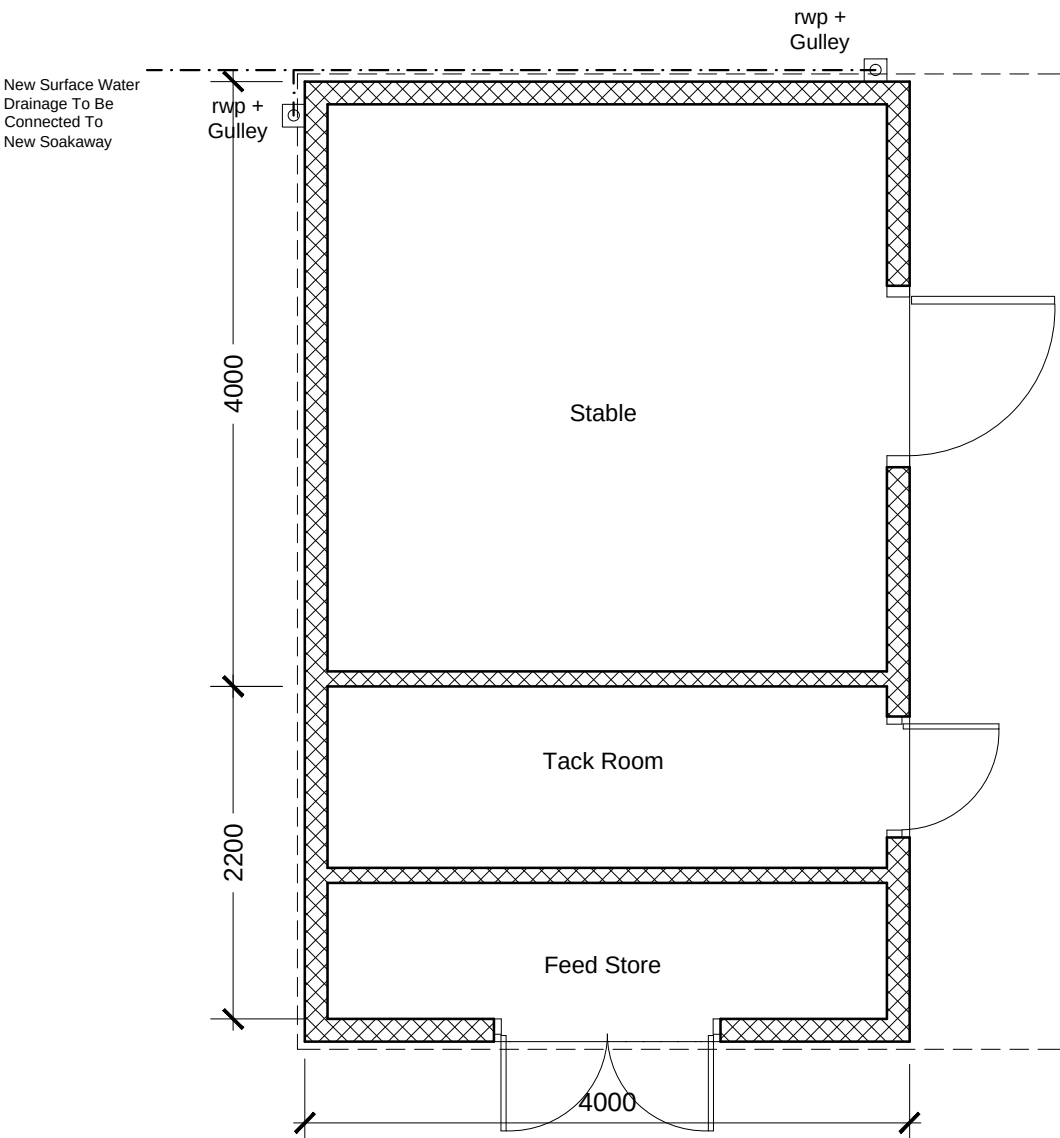
West Elevation
Scale 1:50



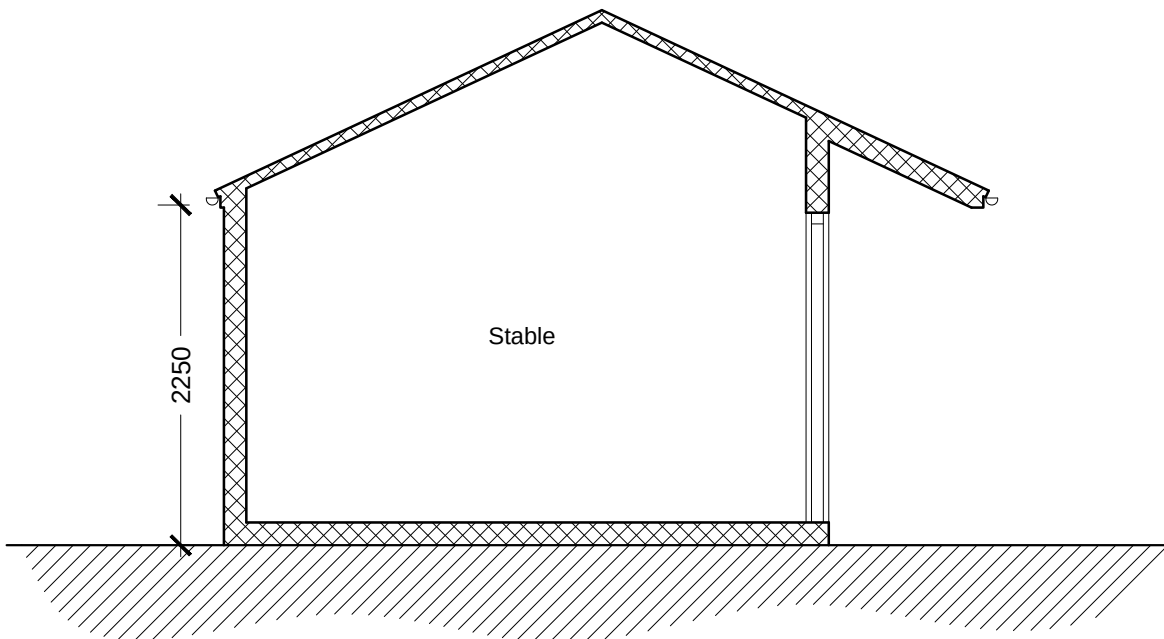
East Elevation
Scale 1:50



South Elevation
Scale 1:50



Ground Floor
Scale 1:50



Typical Section
Scale 1:50

Materials Notes

Roofs: Profile Metal Sheetting

Rainwater goods: UPVC half round - Black.
Round section downpipes - Black.

Walls: Treated Timber Vertical Boarding to Local Authority approval.

Doors: Teated Timber Vertically Boarded.

Other: Areas of handstanding etc to detail and to be to Local Authority approval.

A Amended To Client Requirements

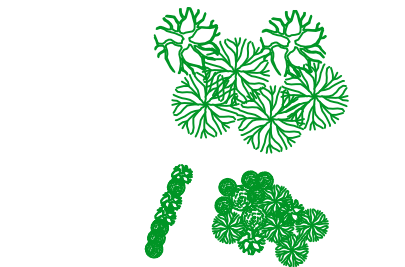
27-04-2021

Contract Proposed New Stable Building On Available Land Off Wargrave Road, Twyford, Berkshire. RG10 9PN		mpas	
Client Mr +++++		Martin Peacock Architectural Services Limited	
Drawing Plans And Elevations As Proposed		Old Reading Room Main Street, Stainforth, Settle North Yorkshire BD24 9PE. Tel: 07765 224 261	
Drawn Scale Date	MDP 1:50 @A1 22-04-2021	Job No 2021-29	Revision Drawing No 200 A

Key

Existing Landscaping
(Trees)

Existing Landscaping
(Low Level Planting / Hedge)



Application Boundary



NOTES

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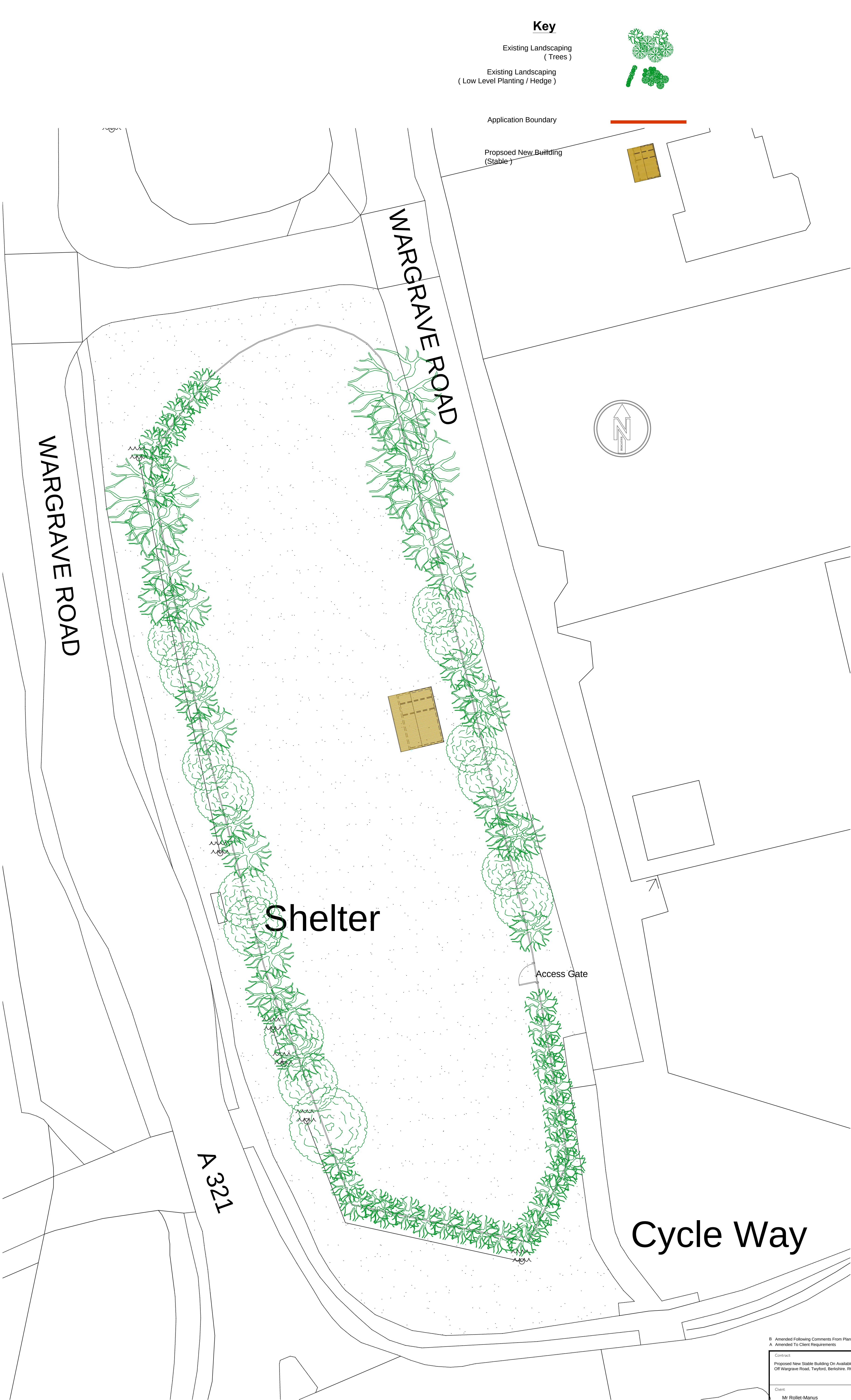
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Site Layout
Scale 1:200

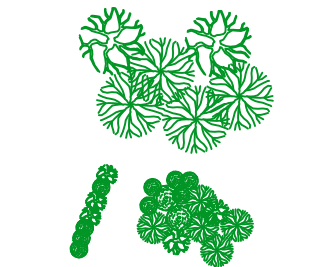
A Minor Amendment			09-06-2021	
Contract Proposed New Stable Building On Available Land Off Wargrave Road, Twyford, Berkshire. RG10 9PN			mpas	
Client Mr Rollet-Manus			Martin Peacock Architectural Services Limited	
Drawing Site Layout As Existing			Old Reading Room Main Street, Stanforth Settle North Yorkshire YO24 5PE Tel: 07765 224 261	
Drawn MDP	Job No 2021-29	Drawing No 500	Revision A	
Scale 1:200 @A1	Date 22-04-2021			



Key

Existing Landscaping
(Trees)

Existing Landscaping
(Low Level Planting / Hedge)



NOTES

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Site Layout
Scale 1:200

B - Amended Following Comments From Planners A - Amended To Client Requirements			09-06-2021 27-04-2021	
Contract: Proposed New Stable Building On Available Land Off Wargrave Road, Twyford, Berkshire. RG10 9PN			mpas	
Client: Mr Rollet-Manus			Martin Peacock Architectural Services Limited	
Drawing: Site Layout As Proposed			Old Reading Room Main Street, Stanforth Settlement North Yorkshire YO24 5PE Tel: 07765 224 261	
Drawn: Scale: Date:	MDP 1:200 @A1 22-04-2021	Job No: 2021-29	Drawing No: 501	Revision: B

NOTES

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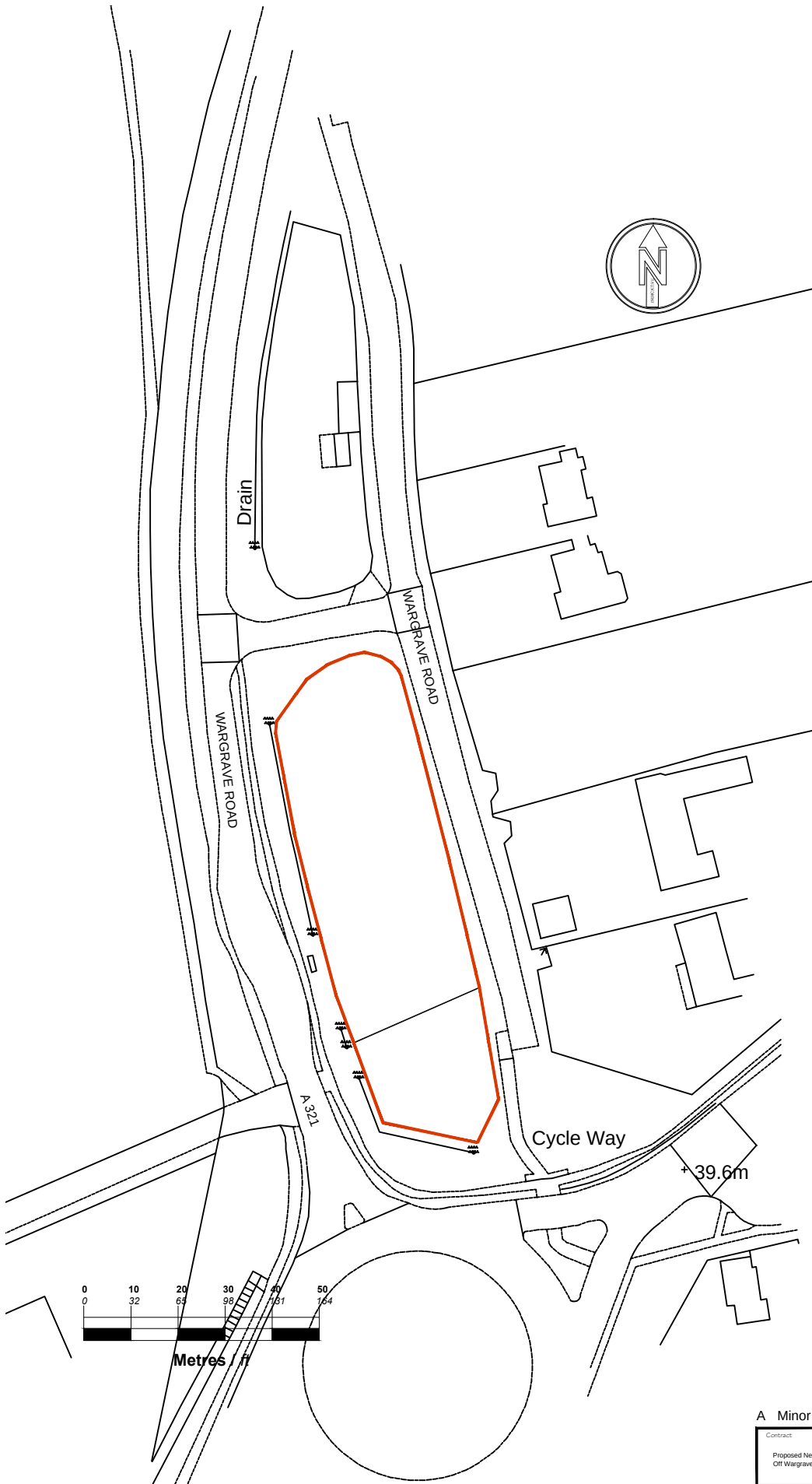
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Location Plan
Scale 1:1250

A Minor Amendment			09-06-2021	
Contract			mpas	
Proposed New Stable Building On Available Land Off Wargrave Road, Twyford, Berkshire. RG10 9PN			Client Mr Rollet-Manus Martin Peacock Architectural Services Limited 	
Drawing			Location Plan Old Raising Room Man Street, Stairforth, Settle North Yorkshire BD24 9PE. Tel: 07765 224 261	
Drawn	MDP	Job No	2021-29	Revision
Scale	1:1250 @A4			
Date	22-04-2021	Drawing No	400	A



Planning

Full planning application

Client:

Mr. James Smith

Land East of Wargrave Road

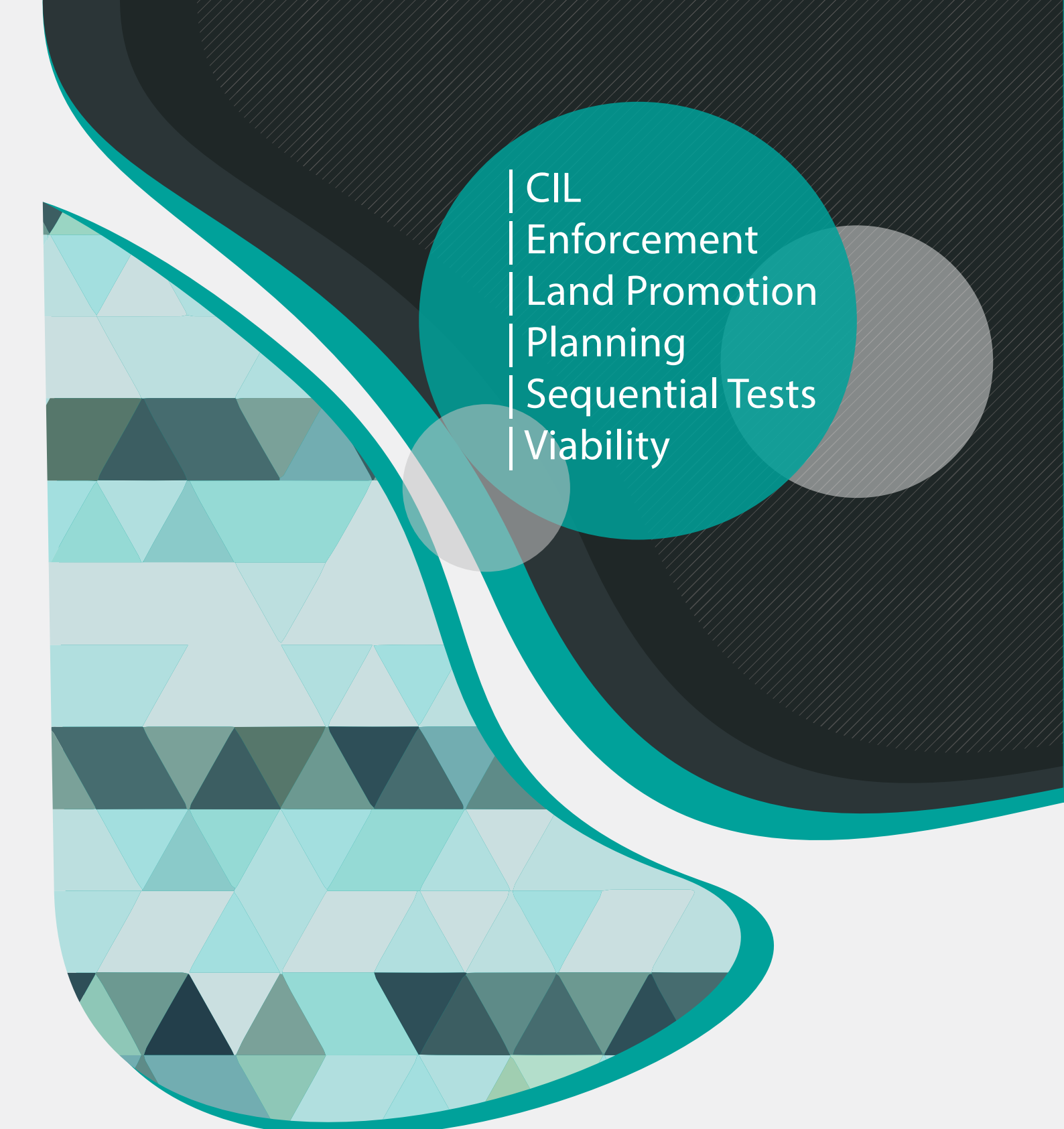
Twyford, RG10 9PN

*Change of use of land from agricultural to equestrian
and the erection of stables*

Emily Temple **Bsc (Hons) Msc MRTPI**

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1. Introduction

- 1.1 This statement is produced to support a planning application for the Change of use of land from agriculture to equestrian with erection of a stable.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Martin Peacock Architectural Services Limited:
 - 2021-29-500 "Site Layout As Existing" 1:200
 - 2021-29-501 "Site Layout As Proposed" 1:200
 - 2021-29-200 "Plans and Elevations As Proposed" 1:50
 - 2021-29-400 "Location Plan" 1:1250
- 1.4 The relevant application fee will be submitted by the applicant separately

2. Site Location and Description

- 2.1 The site is located on the corner of where the Wargrave Road meets the A4 Bath Road just north of Twyford and is within the Green Belt. The site is currently undeveloped and forms an area of greenery, acting as a 'buffer zone' for the cluster of residential dwellings immediately east of the site.
- 2.2 The stables are proposed to be sited on the east side of the site, away from the busy Wargrave Road. Access to the stables is to be afforded off a cul-de-sac to the East, which takes access off the main Wargrave Road, to the north of the site.
- 2.3 The site forms part of a wider area of green and agricultural land, whereby residential density is particularly low. The opposite side of the road is occupied by the playing fields for the Piggot School, further contributing to a sense of openness and green land.

3. Planning History

- 3.1 Application Ref 170278 – Full application for the change of use of land to a residential Gypsy site for one pitch, including one static caravan, parking, hardstanding, fencing, gates and cesspit (retrospective). Refused 24th March 2017. The land has since been vacated.

4. Development Proposals

- 4.1 Regarding the requirements of NPPG Paragraph: 029 Reference ID: 14-029-20140306 in respect of Design and Access Statements, the proposal is described as follows:
- 4.2 **Use and Amount:** The proposed use is for the change of use from agricultural to equestrian land with the erection of stables.
- 4.3 The development comprises a single stable block, and associated tack room and feed store.
- 4.4 It is noteworthy that a water connection is already installed on site, which will permit drinking water for the horse.
- 4.5 **Layout and Scale:** The proposed stables will be located adjacent to the Eastern boundary of the site, away from the main, busy road. The stable is single storey and is designed to subtly reflect the countryside character, being timber clad in appearance. Owing to its siting away from the road, the development will not cause obstruction to traffic, and will not be ominously visible from the public realm due to existing screening.
- 4.6 **Scale Height & Mass:** The stable is proposed to measure approximately 3.5 metres in height, and has a total width (including the roof overhang) of approximately 5.1 metres.
- 4.7 **Landscaping:** Existing trees are retained and protected through the construction process.
- 4.8 **Appearance:** The site would retain its existing character as an area of green land, with the proposed stable being single storey and rural in character.

- 4.9 Owing to the modest scale and size of the stable, and the existing screening around the site, the openness of the countryside would not be unduly affected. No external lighting is proposed.
- 4.10 **Access & Parking:** Whilst the existing access to the site will be retained, there is little to no need for parking; there is ample on street parking within the cul-de-sac off Wargrave Road, and sufficient space for off road parking and turning space can be afforded within the paddock itself, if required.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application. Some weight also needs to be given to the content of the Ministerial Statement, 'Planning for Growth', issued in March 2011.
- 5.2 The 'Golden Thread' running through the centre of guidance within the NPPF is the presumption in favour of sustainable development. Paragraph 38 of the NPPF states that "Local planning authorities should approach decision on proposed development in a positive and creative way" and "at every level should seek to approve applications for sustainable development where possible".
- 5.3 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.4 **Green Belt:** The site is located within the Green Belt. The fundamental aim within the NPPF, to protect the Green Belt is "to prevent urban sprawl by keeping land permanently open; the

essential characteristics of Green Belts are their openness and their permanence” as stated in paragraph 133.

5.5 The NPPF, at paragraph 143, states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. The construction of new buildings is inappropriate save for a closed list of exceptions which are detailed at paragraphs 145 and 146.

5.6 The exceptions listed in paragraph 145 include:

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

The stables support an equestrian development which is considered an outdoor recreation use. The stables are therefore an appropriate facility to support this use.

5.7 Paragraph 146 states that "Certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it". Included in this is the following:

e) material changes in the use of land (such as changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).

The development is the inherent change of use from agricultural to equestrian, which constitutes a change of use of land. As the application site will remain entirely open, it is considered that openness is preserved in accordance with the requirement of paragraph 146.

- 5.7 The change of use to equestrian land is therefore considered a 'not inappropriate' exception, as an inherent change of use of land included within its new purpose. The proposed stable is considered to be ancillary to this change of use as the function by which any outdoor activity can occur.
- 5.8 Policy CP12 – Green Belt of the Wokingham Borough Core Strategy (January 2010) states Planning permission will not be granted for inappropriate development within the metropolitan Green Belt as defined in PPG2. As discussed above, the proposal does not constitute inappropriate development within the criteria as laid out in the NPPF, which replaces PPG2.
- 5.9 It is therefore presented in view of the above that the proposed development is acceptable in principle, meeting the required tests set out in the Core Strategy and the NPPF. This is however subject to matters including impacts on the local character of the area, highway safety, etc. These are presented below.
- 5.10 **Character and Appearance of the Area:** As per the submitted plans, the proposed stable building would be timber clad. The use of timber allows the development to subtly conform with the rural nature of the site and surrounding area, and gives a renewed sense of purpose to the paddock.
- 5.11 The stable is proposed to be set well back from the main road, thus significantly reducing the visibility of the stable from the public highway and therefore creating a minimal effect on the character of the area.
- 5.12 The land is currently undeveloped, and whilst forming a fallback agricultural land use, is not used in any effective way for agriculture as it is too small. Therefore, development of the proposed nature will be the most suitable given the nature of the surrounding area. The

proposal will allow the site to maintain its rural setting and appearance, whilst maximising its efficiency through equestrian use.

- 5.13 **Residential Amenity** The proposed development would not have any adverse effect on adjoining land uses with regards to overlooking, loss of light or overbearing. The structure is not large, by definition and will not cause any obstruction for residents of the adjacent properties. The site is of ample separation distances to any neighbouring properties, and the proposed use will not lead to unreasonable increases in noise or activity levels compared to the existing.
- 5.14 Manure will be collected in a skip stored on site and removed at regular intervals to ensure that odour is also of minimal effect. Combined with the development being for a single stable this effect is not considered adverse.
- 5.15 **Trees and Landscaping:** Whilst there are no trees within the paddock boundary, it is surrounded by mature vegetation. However, the proposed building has been sited so as to avoid damaging any roots, or require the removal of any trees.
- 5.16 **Transport and Parking:** The site would be wholly operated as a private stable for a single owner; there is no proposal for staff as per a private livery yard, nor a riding school for tuition. Thus the traffic movements would be minimal and related solely to the private traffic movements associated with the private ownership of the site. It is therefore considered that the effect on transport and parking is completely minimal and should not be a barrier to development.
- 5.17 The existing access is considered appropriate for the minor additional use. It must be noted that as a minor road, the only users of the cul-

de-sac are the adjacent residents. Therefore, traffic is already extremely low, and will not be affected by this development.

5.18 **Refuse and recycling:** In order to carry out the safe and efficient process of manure collection and waste removal, a skip will be placed on the site. It is considered that no other waste will occur at the site, thus no further provisions need be made.

5.19 **Sustainability and Energy:** Paragraph 8 of the NPPF supports the transition of development to a low carbon future. The national Code for Sustainable Homes has now been abolished, however it is proposed that the development would conform to Part L of the Building Regulations which as of 2010 requires a 25% reduction in carbon emissions over the 2006 standards. By way of contributing to the reduction in carbon, the proposal would also achieve current building construction standards with added sustainability measures through;

A. The limitation of the amount of inherent material, structure and embodied energy through the employment of good building standards;

B. Use of locally sourced, recycled materials and labour where practicable;

C. Recycling of waste construction materials where practicable;

5.20 The proposal is therefore considered to comply with sustainability objectives in this respect.

5.21 **Ecology:** There is no material impact from the change of use of the land or from the erection of the stable block, and as such no effect on local ecology. The open land of the site will remain so.

- 5.22 **Community Infrastructure Levy:** Equestrian use has a £NIL charge and does not trigger any CIL liability.

Other matters

- 5.23 The site is within close proximity of bridleway WARG BR 2i to the east of Twyford and bridleways to the west of Wargrave, which is to the north of the site. This signifies the value of the area in terms of equestrian use, thus the nature of the development is appropriate in such a location.
- 5.24 The site is slightly smaller than the advisory guidance from the British Horse society of 1 acre per horse, however the proposed development includes a feed store such that the grazing of the horse would be supplemented in this way. The council have previously accept this approach in the stables application at Longwater Lane reference 173089.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would provide greater efficiency of land appropriate to the location, without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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