

VARIATION/REMOVAL OF CONDITION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 July 2025

Application Number: 251150

Location: Land Opposite 130-144 Wargrave Road, Twyford, RG10 9PN

Proposal: Application to vary condition 1 & 2 of Appeal Decision APP/X0360/W/23/3320780 for Application 230310. Full application for the proposed change of use of land to a single Gypsy and Traveller pitch with the siting of 1 no. mobile home and conversion of the existing stables to a day room, plus associated parking, landscaping and gate. Condition 1 and 2 refers to the use permitted, and the variation is changes to the permitted use.

Recommendation: Refused

Reasons

1. The proposal constitutes inappropriate development within the Green Belt and would result in harm to the openness of the Green Belt. The development is therefore contrary to the NPPF (2024), PPTS, Policy TB01 of the Managing Development Delivery Local Plan and Policy CP12 of the Core Strategy.

2. The proposals represent development outside of settlement limits within the designated countryside which is contrary to the spatial objectives of the Development Plan. The development as a whole would not fall into any of the exceptional categories as identified by CP11 of the Development Plan and therefore is unacceptable in principle. This is contrary to the NPPF (2024), PPTS and Policies CP1, CP3, CP9 and CP11 of the Core Strategy.

3. By reason of its urbanising appearance, the proposed development would result in adverse harm to the character and appearance of the Countryside and Green Belt and within an otherwise rural and open environment. The proposal is therefore contrary to the NPPF (2024), Policies CC03, TB10 and TB21 of the Managing Development Delivery Local Plan, Policies CP1, CP2, CP11 and CP12 of the Core Strategy and the Twyford Neighbourhood Plan.

Informatives

1. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed: *MC*

Date: 09.07.2025

REMEMBER - The earliest date for a decision on this application is: **7 June 2025**