

Date: 15 May 2025
Application: 251150



WOKINGHAM
BOROUGH COUNCIL

tony white
White Planning
Wey Bank
Alton Road
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GU10 5EL

Development Management &
Compliance

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Dear tony white,

NOTIFICATION OF VALIDATION OF VARIATION/REMOVAL OF CONDITION

Thank you for your recent application which has now been accepted as a valid submission. Further information is set out below:

Application Number: 251150
Applicant Name: Mr J Smith
Site Address: Land Opposite 130-144 Wargrave Road, Twyford,
RG10 9PN
Target date for decision: 9 July 2025
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.

- **Determination:** We will now undertake statutory consultation and the application will be displayed on the Council's website. The application was deemed to be valid on 14 May 2025 and therefore a decision should be made by 9 July 2025.
- **Case officer:** The case officer for this application is Tariq Bailey-Biggs.
- **Site Visits:** An officer will make a site visit during the determination process.
- **Community Infrastructure Levy (CIL):** Some schemes may be liable for CIL. Further information is available on the WBC website.
- **Appeals:** If a decision has not been made by 9 July 2025, there is a statutory right to appeal to the Secretary of State on grounds of 'non – determination'. This must be within 6 months of the above date and submitted to the Planning

Inspectorate: (0117) 372 8000 or [Planning Inspectorate Website](#) for full applications. Householder applications must be appealed within 12 weeks of the decision using the [Planning Inspectorate Website](#).

- **Building Regulations:** Your development may require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.
- **Site Notices:** Please print and display the enclosed site notice for a period of 21 days and ensure that it can be seen clearly by the public.
- **Conditions:** Should an application be granted with pre-commencement conditions, these must be discharged under a separate conditions discharge application.
- **Fee receipt:** We have received and accepted a fee of £86.00 in respect of this application.
- **Further information:** For more information on the planning process please visit our website including our [frequently asked questions page](#).

Yours sincerely,
Development Management & Compliance

PLANNING APPLICATION SITE NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Planning 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.

The application is available to view online by scanning the QR code or visiting wokingham.gov.uk → Planning → Comment/Search planning applications and typing in the application number above. All libraries in the Borough have internet access in order to view this page. **Comments on the application can be made** online from this page. For more information on the planning process, view our frequently asked questions page on the council website.



Any comments must arrive on or before 07/06/2025. Comments made are not confidential and can be seen by anyone as they form part of the public application record. The comments, unless offensive, discriminatory and/or racist, will appear on the Council's website within 24 hours and **include the submitted name and address**. Due to the high volume of comments received we do not provide individual responses.

Reason for notice:

Date: 15 May 2025