

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	250483
Site Address:	Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY
Expiry Date:	28 March 2025
Site Visit Date:	7 January 2025
Proposal: Prior approval submission for the proposed erection of 1 no. building for forestry purposes.	

PLANNING CONSTRAINTS/STATUS

Contaminated Land Consultation Zone
Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Thames Basin Heaths SPA Mitigation Zones
Local Plan Update Submitted Sites

PLANNING HISTORY

Application No.	Description	Decision & Date
250065	Prior approval submission for the proposed erection of 1 no. agricultural building for storage of farm machinery, materials and products required for the maintenance of pasture areas.	Prior approval not required: February 2025
070329	Application for proposed Change of Use from B1(c) and B8 to class B1(c), B8 and Waste Electrical and Electronic Equipment (WEEE) Storage, refurbishment, transfer and recycling (Sui Generis).	Approved: September 2008
070613	Change of use of Redundant Farm Buildings to Use for Purposes Within Classes B1(c)/B8	Approved: July 2007
050584	Proposed change of use of agricultural land to provide improved parking and servicing arrangements for employment site and re-	Approved: July 2006

	routing of private way. Demolition of redundant poultry shed.	
052438	Proposed change of use of agricultural land to provide improved parking and servicing arrangements for the adjacent permitted employment use and rerouting of private way. Removal of redundant poultry shed.	Refused: July 2005
042239	Proposed change of use of redundant agricultural buildings to B1 use (industrial), use of building H for ancillary B8 (storage) use, associated alterations, extensions and site works.	Approved: December 2004
041629	Proposed change of use of redundant agricultural buildings to B1c (light industrial) and B8 (storage) use, new access from Basingstoke Road, visibility splay improvements to junction of The Street & Basingstoke Road, stopping up 2 existing accesses onto Basingstoke Road and new internal access track.	Approved: July 2004
040586	Proposed change of use of agricultural buildings to B1c/B8 use and new access from Basingstoke road, visibility splay improvements to junction of The Street & Basingstoke road, stopping up of 2 accesses onto Basingstoke road and new internal access track. Demolition of 2 farm buildings.	Approved: April 2004
010106	Renewal of temporary permission for parking on agricultural land.	Approved: February 2001
961561	Temporary Change Of Use Of Agricultural Land To Car Parking For Adjacent Office Premises	Approved: August 1996
31387	Erection of Farmhouse	Approved: September 1988
24812	O/L Detached Farmhouse	Refused: January 1986
24811	Refurbishment of existing house; erection of extension and glazed link; demolition of courtyard link.	Refused: January 1986
24809	CoU to Offices	Refused: January 1986 (Allowed at appeal)
21601	CoU part house to office	Refused:

		July 1984
21606	O/L Farmhouse	Refused: June 1984
21605	O/L Residential Courtyard Development	Refused: June 1984

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

This application relates to the proposed construction of a forestry building at Wyvols Court Farm, measuring approximately 20 metres (depth) x 37 metres (width) x 10 metres (maximum ridge height).

The proposed building would allow for the expansion of the existing willow production on-site. The building would be constructed using composite wall and roof panels in olive green colour, alongside double skin galvanised steel roller shutter doors in moorland green colour.

The application is made under Schedule 2, Part 6, Class E of the General Permitted Development Order. There are references to agriculture on the application form, but the supporting statement and plans refer to a forestry building.

Regulations:

The General Permitted Development Order, Schedule 2, Part 6, Class E allows for the carrying out on land used for the purposes of forestry, including afforestation, of development reasonably necessary for those purposes consisting of – works for erection, extension or alteration of a building.

The supporting statement refers:

“Existing operations related to willow production are to be expanded to allow for further production stages, including the splitting of logs, sawing, and shaping of raw materials to take place on site prior to finishing into cricket bats. The proposed new forestry building will provide suitable storage and processing space for this expansion of

operations. Evidence of the typical types of production and processing to be undertaken within the proposed building can be found within Appendix 3. This includes timber handling, sawing of logs, spitting into clefts and rough sawing into basic bat blanks in readiness for further processing. Further to the above, additional information was requested by the LPA with regard to the scale and nature of this process."

Development is not permitted by Class E where:

- (a) it would consist of or include the provision or alteration of a dwelling;

N/A

- (b) the height of any building or works within 3 kilometres of the perimeter of an aerodrome would exceed 3 metres in height;

N/A

- (c) any part of the development would be within 25 metres of the metalled portion of a trunk road or classified road; or

N/A

- (d) any building for storing fuel for, or waste from, a biomass boiler or an anaerobic digestion system would be used for storing waste not produced by that boiler or system for storing fuel not produced on land which is occupied together with that building for the purposes of forestry.

N/A

Conditions:

The conditions are as follows:

Paragraph 1

Subject to sub-paragraph (3), development consisting of the erection of a building or the extension or alteration of a building or the formation or alteration of a private way is permitted by Class E subject to the following conditions—

- (a) the developer must, before beginning the development, apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to the **siting, design and external appearance of the building** or, as the case may be, the siting and means of construction of the private way;

See below.

- (b) the application must be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid;

The application has been submitted with a site plan, written description of development and the applicant has paid the required fee.

(c) the development must not begin before the occurrence of one of the following—

- (i) the receipt by the applicant from the local planning authority of a written notice of their determination that such prior approval is not required;
- (ii) where the local planning authority give the applicant notice within 28 days following the date of receiving the applicant's application of their determination that such prior approval is required, the giving of such approval;
- (iii) the expiry of 28 days following the date on which the application under subparagraph (1)(b) was received by the local planning authority without the local planning authority making any determination as to whether such approval is required or notifying the applicant of their determination;

Development has not yet commenced.

(d) where the local planning authority give the applicant notice that such prior approval is required, the applicant must—

- (i) display a site notice by site display on or near the land on which the proposed development is to be carried out, leaving the notice in position for not less than 21 days in the period of 28 days from the date on which the local planning authority gave the notice to the applicant;
- (ii) where the site notice is, without any fault or intention of the applicant, removed, obscured or defaced before the period of 21 days referred to in paragraph (d)(i) has elapsed, the applicant is treated as having complied with the requirements of that subparagraph if the applicant has taken reasonable steps for protection of the notice and, if need be, its replacement;

(e) the development must, except to the extent that the local planning authority otherwise agree in writing, be carried out—

- (i) where prior approval is required, in accordance with the details approved;
- (ii) where prior approval is not required, in accordance with the details submitted with the application; and

(f) the development must be carried out—

- (i) where approval has been given by the local planning authority, within a period of 5 years from the date on which approval was given,
- (ii) in any other case, within a period of 5 years from the date on which the local planning authority were given the information referred to in paragraph (b).

(2) In the case of development consisting of the significant extension or the significant alteration of the building such development may be carried out only once.

(3) Sub-paragraph (1) does not preclude the extension or alteration of a building if the building is not on article 2(4) land except in the case of a significant extension or a significant alteration.

As has been outlined, Class E development is permitted subject to the condition that before beginning the development, the developer shall apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to:

Siting

The proposed forestry building would be located near existing established development within the wider Wyvols Court Farm holding that includes several agricultural and commercial buildings. The siting of the new building utilises existing internal access arrangements within Wyvols Court Farm, by virtue of an existing track that runs from the main entrance of the farm to the buildings to the southside of the proposed barn. This is set behind an existing substantial hedgerow and tree planting which runs parallel to the Basingstoke Road and thus would have restricted views from the public realm. The use of the barn for the established willow production would not be of detriment to amenity of the existing structures on site or the wider landscape.

Design and External Appearance

The building would be constructed using composite wall and roof panels in olive green colour, alongside double skin galvanised steel roller shutter doors in moorland green colour. The appearance of the building would be reflective of its intended purpose, consistent with similar such buildings found in the countryside and those existing buildings on the farm.

Summary

As the proposed building meets all the requirements as set out in Class E of Part 6 of Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015, and the siting, design and external appearance of the building is considered acceptable, prior approval is granted.

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, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. 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:	N/A
Recommendation:	Prior approval granted
Date:	25 March 2025
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	27.03.25