

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 5 October 2026

Application Number: 261241

Location: Malmsbury Estate, Remenham Hill, Henley, RG9 3HN

Proposal: Full application for the change of use of part of the existing office and staff welfare and veterinary treatment buildings to groom's accommodation. (Retrospective)

Recommendation: Approve

Conditions and/or Reasons

1. Approved details - This permission is in respect of the submitted application plans and drawings numbered WOK-NM-211-3.02 Rev A – Block Plan; WOK-NM-211.3.06- Rev B – Floorplan; WOK-NM-211-3.04 rev A – Elevations; WOK-NM-211.3.01 Site Location Plan received by the Local Planning Authority on 21 May 2026. The development shall be carried out in accordance with the approved details.

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.

2. The accommodation and associated welfare facilities shall be retained in accordance with Drawing No. WOK-NM-211.3.06- Rev B – Floorplan and shall not be altered so as to provide additional sleeping accommodation.

Reason: To ensure the accommodation remains commensurate with the identified operational need.

3. The residential grooms accommodation shown on Block Plan WOK-NM-211- 3.02 Rev A hereby permitted shall be occupied only by:

1. one person solely or mainly employed in the operation of Park Place Polo, together with any resident dependants; and

2. during the period between 1 February and 1 October in any calendar year, up to 4 additional persons employed on a temporary or seasonal basis in connection with the operation of Park Place Polo.

At no time outside the period of 1 February to 1 October shall the residential accommodation be occupied by more than one permanent employee of Park Place Polo (together with any resident dependants).

The accommodation hereby approved shall remain as groom's accommodation ancillary to and occupied in connection with the operation of Park Place Polo and shall not be occupied as an independent C3 dwellinghouse or separate planning unit.

Reason: The accommodation has only been justified on the basis of an essential need associated with the equestrian enterprise and is not suitable as an unrestricted dwelling in the countryside and Green Belt.

4. No area of land shall be enclosed, laid out or used as private residential garden associated with the accommodation.

Reason: To safeguard the character of the countryside and openness of the Green Belt.

5. An up-to-date register of occupiers of the accommodation shall be maintained and made available to the Local Planning Authority upon request. The register shall record the names of occupiers, their role within the enterprise and the dates of occupation.

Reason: To enable the Local Planning Authority to monitor compliance with the occupancy restriction.

6. Within one month of the date of this permission, the room labelled 'Store' on Drawing No. WOK-NM-211.3.06 Rev B (Floorplan) shall be returned to and thereafter retained as a store and shall not be used for sleeping accommodation or as a bedroom at any time.

Reason: To ensure the accommodation remains commensurate with the identified essential rural worker need and in the interests of proper planning.

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.

2. For the avoidance of doubt, the accommodation approved under this permission has been assessed and approved as shared groom accommodation associated with the operation of Park Place Polo. It does not comprise a dwellinghouse within Use Class C3 and does not benefit from the permitted development rights typically available to dwellinghouses under the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Recommendation and conditions/reasons agreed:

BJC

Date: 29 September 2026

REMEMBER - The earliest date for a decision on this application is: **9 July 2026**