

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	251293
Site Address:	Hatch Gate Farm, Lines Road, Hurst, Wokingham, RG10 0SP
Expiry Date:	28 June 2025
Site Visit Date:	4 June 2025
Proposal: Prior approval submission for the proposed erection of 1 no. agricultural building for storage.	

PLANNING CONSTRAINTS/STATUS

Local Authorities
Affordable Housing Thresholds
Borough Parishes
Scale and Location of Development Proposals
Great Crested Newt Consultation Zone
Ground Water Zones
Nuclear Consultation Zone
Borough Wards
Landscape Character Assessment Area
SSSI Impact Risk Zones
Gas Pipes
Great Crested Newt Consultation Zone Minor

PLANNING POLICY/LEGISLATION

Town and Country Planning Act 1990 (as amended)

Section 55	Provides that 'development' includes the carrying out of building operations on land, and 'building operations' includes structural alterations or additions to buildings.
------------	--

Section 57	Planning permission is needed for all development of land.
------------	--

Section 187a	Enforcement for breach of conditions
--------------	--------------------------------------

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Section 7	Prior approval applications: time periods for decision
-----------	--

Article 3	In conjunction with Schedule 2, Part 6, Class A grants planning permission for agricultural developments on units of 5 hectares or more
-----------	---

Article 4	Provides that the planning authority may give direction to restrict the effect of Article 3
-----------	---

PLANNING HISTORY

Application No.	Description	Decision & Date
-----------------	-------------	-----------------

680/1951	Implement shed	Approved 8 January 1952
1852/1954	Grain store	Approved 13 April 1954
R/182/1964	Silage barn and covered cattle yard	Approved 1 October 1964
1381/1972	Agricultural building	Approved 31 August 1972
1121/1973	Two barns, open yard, and silo barn	Approved 5 August 1973
42642	Conversion of farm buildings to nine dwellings with garages	Approved 24 March 1995
F/1996/63701	Conversion of farm buildings to residential (amendment to 42642)	Approved 11 November 1996
F/1999/0084	Two storey garage with store to Hatch Gate Farmhouse	Refused 12 January 2000
F/2000/1007	Proposed erection of detached garage and store.	Approved 5 May 2000
LB/2006/6960	Internal alterations and window changes to Hatch Gate Farmhouse	Approved 7 July 2006
F/2009/2341	Two storey rear and single storey side extension to Hatch Gate Farmhouse	Refused 25 January 2010
F/2011/2059	Two storey side extension and single storey rear orangery extension to Hatch Gate Farmhouse	Refused 6 January 2011
F/2012/1317	Two storey rear and single storey side extension to Hatch Gate Farmhouse	Refused 27 July 2012
F/2012/2263	Two storey side extension and single storey rear orangery extension to Hatch Gate Farmhouse	Approved 3 January 2013
F/2014/2729	Part two/part single storey rear and side extensions and single storey side extension to Hatch Gate Farmhouse with re-alignment of driveway	Approved 17 July 2015
SO/2015/1249	Screening Opinion for EIA for the erection of a cattle shed, farm machinery store/cattle handling shed and formation of cattle yard	Issued 20 May 2015
F/2015/1235	Formation of cattle yard, cattle shed and farm workshop	Approved 16 September 2015
153460	Variation to F/2014/2729 (PD rights)	Approved 4 February 2016
160516	Erection of cattle shed (No. 2)	Approved 25 May 2016

160517	Erection of cattle shed (No. 3)	Approved May 2016	25
160518	Erection of cattle shed (No. 4)	Approved May 2016	25
181534	Erection of agricultural shed	Approved August 2018	2
201288	Temporary CoU for the stationing of 47 caravans for residential purposes	Approved July 2020	13
202584	Temporary CoU for the stationing of 47 caravans for residential purposes (enlarged area to 201288)	Refused November 2020	16
203330	Temporary CoU for the stationing of 41 caravans for residential purposes (retrospective and temporary)	Approved January 2021	26
211634	Full application for the proposed erection of an agricultural building.	Approved July 2021	15
213672	Application for submission of details to comply with the following condition of planning consent 211634 dated 15/07/2021. Condition 3. Drainage. 4. Landscaping. 5. Archaeology.	Approved December 2021	6

CONSULTATION RESPONSES

Internal

None.

External

None.

REPRESENTATIONS

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

PROPOSAL

This application relates to the proposed construction of one agricultural building at Hatch Gate Farm, measuring approximately 18.29m in width, 73.1m in length and 7.8m in height (maximum).

The proposed agricultural building would provide for storage of fertiliser, farm equipment and agricultural machinery. The building would be open sided and would be constructed from timber boarding and cladding.

PART A.1 APPRAISAL				
Town and Country Planning Act 1990 (as amended)			Yes	No
1	s.55	Does it constitute development?	✓	
2	s.191	Would it be contrary to an enforcement notice?		✓
3	s.187a Art.3 (4)	Would it be contrary to any condition imposed by any planning permission granted or deemed to be granted?		✓
The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)			Yes	No
4	Art.3(5)	Are the building operations involved in the construction of the original building/use lawful?	✓	
5	Art.4	Is there an 'Article 4 Direction' in effect for the site?		✓
6	Sch.2 Pt. 6	Does it consist of the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of: (a) works for the erection, extension or alteration of a building; (b) any excavation or engineering operations which are reasonably necessary for the purposes of agriculture within that unit?	✓	
7	A.1(a)	Would the development be carried out on a separate parcel of land forming part of the unit which is less than 1 hectare in area?		✓
8	A.1(b)	Would it consist of the erection or extension of any agricultural building on an established agricultural unit (as defined in paragraph X of Part 3 of this Schedule) where development under Class Q or S of Part 3 (changes of use) of this Schedule has been carried out within a period of 10 years ending with the date on which development under Class A(a) begins?		✓
9	A.1(c)	Would it consist of, or include, the erection, extension or alteration of a dwelling?		✓
10	A.1(d)	Would it involve the provision of a building, structure or works not designed for agricultural purposes?		✓
11	A.1(e)	Would the ground area covered by: (i) any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations exceed 1,000 square metres; (ii) any building erected or extended or altered by virtue of Class A would exceed 1,500 square metres; calculated as described in paragraph D.1(2)(a) of this Part?		✓
12	A.1(f)	Would it be within 3 kilometres of the perimeter of an aerodrome and the height of any part of any building, structure or works exceed 3 metres?		✓
13	A.1(g)	Would it be not within 3 kilometres of the perimeter of an aerodrome and the height of any part of any building, structure or works exceed 12 metres?		✓

14	A.1(h)	Would any part of the development be within 25 metres of a metalled part of a trunk road or classified road?		✓
15	A.1(i)	Would it consist of, or include, the erection or construction of, or the carrying out of any works to, a building, structure or an excavation used or to be used for the accommodation of livestock or for the storage of slurry or sewage sludge where the building, structure or excavation is, or would be, within 400 metres of the curtilage of a protected building?		✓
16	A.1(j)	Would it involve excavations or engineering operations on or over article 2(4) land which are connected with fish farming?		✓
17	A.1(k)	Would any building for storing fuel for or waste from a biomass boiler or an anaerobic digestion system be: (i) used for storing waste not produced by that boiler or system or for storing fuel not produced within the unit (ii) within 400 metres of the curtilage of a protected building		✓
18	A.1(l)	Would the erection or extension of a building be carried out on land or a building that is, or is within the curtilage of, a scheduled monument?		✓

PART A.2 APPRAISAL

Part 6 Class A

The description of Part 6 Class A states that permitted development is for the erection of a building that is *'reasonably necessary for the purposes of agriculture within that unit.'*

Development under Class A is permitted subject to the following requirements under Part A.2:

- a) *where development is carried out within 400 metres of the curtilage of a protected building, any building, structure, excavation or works resulting from the development are not used for the accommodation of livestock except in the circumstances described in paragraph D.1(3) of this Part or for the storage of slurry or sewage sludge, for housing a biomass boiler or an anaerobic digestion system, for storage of fuel or waste from that boiler or system, or for housing a hydro-turbine;*

The proposed barn would be less than 400m from residential properties (protected buildings) to the north and south but would not involve the storage of livestock, slurry or sludge. The building would be used for the storage of fertiliser and farm equipment.

- (2) *Subject to sub-paragraph (3), development consisting of the erection, extension or alteration of a building...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...*

Siting

A Supporting Statement and application form was submitted to support the application. In terms of siting, the building would be well removed from Dunt Lane to the west, Davis Street to the north and Lines Road to the east. It would be located near existing established development within Hatch Gate Farm; approximately 13m from the existing cattle sheds to the south. The proposed siting would read as part of the existing group of agricultural buildings. The landscape to the north is open in character. The siting of the new building would utilise existing internal access arrangements within the farm, by virtue of an existing track that runs from the main entrance of the farm to the buildings to the south of the proposed barn and westwards to Dunt Lane. The use of the barn for the storage of fertiliser and farm equipment, including agricultural machinery would not be of detriment to the amenity of the existing structures on site or the wider landscape.

Design and External Appearance

In design terms, the building adopts a relatively standard agricultural form and is considered acceptable.

In terms of external appearance, the submitted Supporting Statement and application form outlines the building would be open on all sides and would be constructed from timber boarding and cladding (green, brown and white). The appearance would be similar to several existing buildings on the farm and would be in keeping with the rural area.

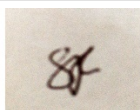
On the basis of the above, prior approval is not required.

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

Recommendation:	Prior approval not required
Date:	11 June 2025
Earliest date for decision:	23 June 2025

Recommendation agreed by: (Authorised Officer)	
Date:	20.6.25

