

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261128
Site Address:	White Hill Farm, Remenham Church Lane, Remenham, Henley-On-Thames, Oxfordshire, RG9 3EU
Expiry Date:	10 June 2026
Site Visit Date:	19 May 2026
Proposal: Prior approval submission for the proposed new road.	

PLANNING CONSTRAINTS/STATUS

- Green Belt
- Countryside
- Minerals Site Consultation Area
- Flood Zone 1

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

RELEVANT PLANNING HISTORY – White Hill Farm

App No.	Description	Decision/Date
1067/1957	Residential development (outline)	Refused 4 March 1958
T/1996/63475	CoU of agricultural buildings to Class B8 storage use	Approved 19 November 1996
T/1998/67128	Renewal of T/1996/63475 for five years	Approved 30 December 1998
VAR/2000/1776	Variation of named user within Unit 2 in as approved in T/1998/67128	Approved 5 September 2000
F/2002/7240 and F/2002/7241	CoU of agricultural buildings to Class B8 storage use	Approved 23 October 2002

VAR/2008/0622	Relaxation of Condition 9 of F/2002/7240 for Unit 2	Refused 26 April 2007
VAR/2007/2329	Removal of Conditions 5, 6 and 9 of F/2002/7240 and 7241 (to allow hours of use of 6:30am to 7pm)	Refused 5 November 2007
CLP/2008/0751	Warehouse extension to eastern side of building (Unit 5) (CLP)	Approved 17 June 2008
VAR/2010/2177	Removal of Conditions 5, 6 and 9 of F/2002/7240 and 7241 (to allow hours of use of 6:30am to 7pm)	Refused 3 November 2010
A/11/2151000	Appeal against refusal of VAR/2010/2177	Dismissed 5 August 2011
162686	Use of Units 7 and 8 for ground maintenance/forestry/tree husbandry, provision of hire of plant machinery, open storage, parking and storage of vehicles and the stationing of an office container for functions (CLE)	Refused 9 December 2016
171033		Refused 30 May 2017
183534	CoU of warehouse at Unit 5 to light industrial	Withdrawn 3 April 19
190888	Proposed Lawful Development Certificate for change of use from Class B8 to Class B1 (unit 5)	Approved 3 April 2019
200765	Prior approval submission for the proposed erection of a general purpose agricultural hay and straw storage building.	Approved 27 April 2020
251693	Prior approval submission for the proposed erection of 1 no. agricultural storage building.	PA not required 11 August 2025

CONSULTATION RESPONSES

Internal

None

External

None

REPRESENTATIONS

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

PROPOSAL

The application seeks permission for the formation of a new track to improve access to the existing turkey rearing operation at White Hill Farm. The proposed track would extend from the existing hardstanding/compound and run parallel to the site's boundary with Remenham Church Lane, with the existing hedgerow retained. The track would have an approximate length of 110 metres.

The application is made within the scope of a prior approval made under Class A of Part 6 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015. The factors for consideration when assessing this application is whether or not the proposed development would fall within the parameters and restrictions of Class A (agricultural development) of the Use Class Order and the provisions of paragraph A.2 of Schedule 2, Part 6 of the Town and Country Planning (General Permitted Development) (England) Order 2015.

SITE DESCRIPTION

Vehicular access would remain via an existing access onto Remenham Church Lane which currently serves other commercial and agricultural units in the ownership of the applicant. The application site sits within the wider White Hill Farm area, which the applicant has previously advised comprises an agricultural unit of 25 hectares.

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?		✓

NOTES

Does it consist of the carrying out on agricultural land comprised in an agricultural unit of 5 hectares or more in area of –

(b) any excavation or engineering operations,...which are reasonably necessary for the purposes of agriculture within that unit?

The site plan included with the submission does not demonstrate an area of more than 5 hectares, however there is a significant amount of surrounding agricultural land and the application form states that the overall unit is over 5 hectares in size and this is accepted.

In assessing whether the new track is necessary for the operations of the unit, it is noted that limited information has been provided by the applicant on this criteria. It has been stated in the application form that the track is *"to ensure year all weather all access to turkey rearing, to ensure agricultural vehicles have efficient and safe operations"*. The proposed track clearly leads to an area of the site where the turkey rearing takes place and is already in use by vehicles as demonstrated by the associated site assessment. The development would simply formalise the track by utilising hardstanding.

Overall, sufficient information has been provided to date for the LPA to consider that the proposed track is reasonably necessary for the purposes of agriculture.

Would the ground area covered by any works or structure (other than a fence) for accommodating livestock or any plant or machinery arising from engineering operations would exceed 1,000 square metres?

The development does not fall within these criteria.

The application must be accompanied by a written description of the proposed development and of 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 materials to be used and the applicant has paid the required fee.

PART A.2 APPRAISAL

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 track would be sited approximately 150m from the nearest residential property (protected building) of Johns Cottage, Remenham Church Lane, Remenham, which is located south of the application site towards the junction with White Hill (A4130). However, the works would not be used for the accommodation of livestock, nor would it be used for the storage of slurry or sewage.

- (2) *Subject to sub-paragraph (3), development consisting of the formation or alteration of a private way...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

The access track, although extending away from the built form and development associated with the farms main compound, would not be completely isolated. It would be located near existing established development within the wider White Hill Farm holding that includes other agricultural buildings, and would have a relationship with the nearby boundary fencing and the adjacent highway. The siting of the new hardstanding utilises existing internal access arrangements for the site, by virtue of an existing track that runs from the main entrance of the farm to the location of the proposed track. This is set behind existing substantial hedgerow and tree planting which runs parallel to the Remenham Church Lane and thus would have restricted views from the public realm.

Design and External Appearance

The proposed road would utilise recycled aggregate and would be dark grey in colour. This is considered an acceptable use of materials.

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

OTHER MATTERS

The submitted plans indicate that the proposed agricultural track would cross an existing public footpath (REME1).

The presence of a public right of way does not, in itself, exclude the development from permitted development under Schedule 2, Part 6, Class A of the GPDO.

There are no provisions within Part 6 which restrict agricultural development on land crossed by a public right of way.

Matters relating to the protection of public rights of way, including any requirement for temporary closure, surface treatment or reinstatement, fall under separate highways and public rights of way legislation and are not matters for consideration under this prior approval application.

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:	1 June 2026

Recommendation agreed by: (Authorised Officer)	
Date:	01/06/26