

Our ref: 794-PLN-NPI-00295

Date: 16 December 2024

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Wokingham Borough Council
Development Management,
Wokingham Borough Council,
Civic Offices, Shute End,
Wokingham,
RG40 1BN

Dear Sir/Madam,

Walnut Tree Farm, Benham Lane, Wokingham, Riseley, RG7 1RY

I hereby submit an application under Class B2 (b) (i), Part 11, Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (GPDO) in relation to the demolition of buildings at Walnut Tree Farm, Benham Lane, Wokingham, Riseley, RG7 1RY.

The application comprises:

- This letter;
- Application form duly signed and dated;
- Site Location Plan 00295-0001-01;
- Demolition Plan-00295-0002-01;
- Copy of Site Notice (and *in situ* photo).

Site Location and Description

The site is situated to the south of Part Lane, and is accessed directly from Benham Lane. The site is approximately 0.5km from the centre of Riseley.

Proposed Development

It is proposed to demolish: open sided barn to the left of the entrance to the site; and 2 no. sheds to the right. The buildings are all redundant and surplus to requirements of the caravan site.

Method of Demolition

In all cases, the buildings will be assessed for asbestos prior to demolition.

In the case of the barn, the cladding, rainwater goods and roofing will be detached from the metal frame manually. The frame will be cut using a plasma cutter/angle grinder or gas torch to ground level.

After the removal of any buttresses, the sides of the sheds will be knocked over using a digger or similar vehicle.

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Disposal of Material

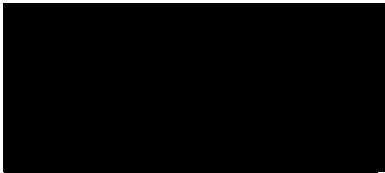
Inert material will be removed from the site by a licenced waste contractor. Waste material will be segregated from other waste streams recycled where possible, or otherwise sent to a transfer station. Contaminated material will be exported by a specialist contractor.

Site Restoration

It is the applicants intention to address the redevelopment of the site under the Town and Country Planning Act 1990 (as amended) ('the 1990 Act') and or Class B, Part 5, Schedule 2 of the GPDO. Should the Applicant not be able secure the redevelopment of this site under the 1990 Act, the site will be landscaped as part of the existing use of the site as a caravan site.

It is the Applicant's view that the proposal is permitted development by virtue of Schedule 2, Part 11 Class B of the GDPO and there is no requirement for prior approval of the method of demolition

Yours sincerely,
for RPS Consulting Services Ltd



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