

PD AGRICULTURAL
DRAFT DECISION NOTICE



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 21 January 2026

Application Number: 253107

Location: Sheeplands Farm, Wargrave Road, Wargrave, Wokingham, RG10 8DL

Proposal: Prior approval submission for the proposed erection of an extension to the existing heat pump barn to form an agricultural plant building housing additional water-source heat pump equipment.

Recommendation: Prior Approval Approval

Conditions and/or Reasons

1. Timescale

The development must be carried out before the expiration of five years from the date this prior approval was given.

Reason: In accordance with A.2(2)(vi)(aa) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

2. Approved Details

This prior approval is to be carried out in accordance with the following plans and documents:

25197 S101 - Location Plan

25197 P101 - Proposed Block Plan

C005-2122-02-02 Rev 06 - Proposed New Plantroom Layout

Letter titled 'Prior Notification for Proposed Agricultural Building Extension - Sheeplands Farm'

Received 19th and 24th December 2025

Reason: In accordance with A.2(2)(v)(aa) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

3. Ceasing of agricultural use

Where the use of the extension for the purposes of agriculture within the unit permanently ceases within 10 years from the date on which the development was substantially completed; and planning permission has not been granted on an application, or has not been deemed to be granted under Part 3 of the Act, for development for purposes other than agriculture, within 3 years from the date on which the use of the building or extension for the purposes of agriculture within the unit permanently ceased, then, unless the local planning authority have otherwise agreed in writing, the building or, in the case of development consisting of an

extension, the extension, must be removed from the land and the land must, so far as is practicable, be restored to its condition before the development took place, or to such condition as may have been agreed in writing between the local planning authority and the developer.

Reason: In accordance with A.2(5) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

4. Notification to Local Planning Authority

Within 7 days of the date on which the development is substantially completed, the developer must notify the local planning authority in writing of that fact.

Reason: In accordance with A.2(7) of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended)

Informatives

1. The applicant is reminded that they are required to comply with all requirements and conditions of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). Furthermore, it should be noted that this prior approval could not be implemented if the extension approved under app 210639 is also built out and vice versa.

2. The applicant is reminded that this prior approval process, under Class A, Part 6, Schedule 2 of Class A, Part 6, Schedule 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) only considers works for the erection, extension or alteration of a building or excavation of engineering operations. As such, separate permission/ consents may be required for the heat pump equipment itself, as this is not considered under this prior approval process.

Recommendation and conditions/reasons agreed:



Date: 13/01/26