



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
Phone: 0118 974 6000

Application to determine if prior approval is required for a proposed: Temporary Use of Buildings or Land for the purpose of Commercial Film-Making and provision of Temporary Structures, Works, Plant or Machinery required in connection with that use

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) - Schedule 2, Part 4, Class E

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	
Address Line 1	
Address Line 2	
Address Line 3	
Town/city	
Postcode	

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

474426

168623

Description

Land south of Oldhouse Farm Barn, Shinfield

Applicant Details

Name/Company

Title

First name

Surname

c/o Agent

Company Name

Shinfield Studios Ltd

Address

Address line 1

C/o Agent

Address line 2

Address line 3

C/o Agent

Town/City

C/o Agent

County

Country

United Kingdom

Postcode

RG1 3BE

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Ms.

First name

Molly

Surname

Huck

Company Name

Stantec

Address

Address line 1

The Blade

Address line 2

Abbey Square

Address line 3

Town/City

Reading

County

Country

Postcode

RG1 3BE

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Permitted development rights are subject to conditions set by legislation to ensure that only appropriate proposals are eligible. The need to apply to the Local Planning Authority to see if prior approval is required is one such condition.

The questions below will help determine if the proposals are eligible for this permitted development right.

Does the land in question, or the land on which the building(s) in question are situated, have an area of more than 3 hectares (30,000 square metres)?

- ☐ Yes
☒ No

Please note, the 3 hectare limit was increased from 1.5 hectares on 26 July 2023 via amendments to permitted development legislation.

Will the land or building(s) be used for overnight accommodation?

- ☐ Yes
☒ No

Will any temporary structure, works, plant or machinery provided:

- Exceed 20 metres in height; or
- Where any part of the structure, works, plant or machinery is within 10 metres of the curtilage of the land, exceed 5 metres in height

- ☐ Yes
☒ No

Please note, the 20 metre limit was increased from 15 metres on 26 July 2023 via amendments to permitted development legislation.

Is any part of the land, site or building(s):

- in a conservation area;
- in an area of outstanding natural beauty;
- in an area specified by the Secretary of State for the purposes of enhancement and protection of the natural beauty and amenity of the countryside;
- in the Broads;
- in a National Park;
- in a World Heritage Site;
- in a site of special scientific interest;
- in a safety hazard area
- in a military explosives storage area;
- a scheduled monument (or the site contains one)
- a listed building (or within the curtilage of a listed building)

☐ Yes

☒ No

Schedule of dates and hours of operation

This permitted development right is only applicable to temporary use, not exceeding 12 months in any 27 month period, for the purpose of commercial film-making.

Please provide the dates and hours of every proposed filming period:

Start date for filming period:

01/07/2025

End date for filming period (must be on or after the start date):

30/04/2026

Start time during this period:

00:00

End time during this period:

00:00

Please note, the 12 month period was increased from 9 months on 26 July 2023 via amendments to permitted development legislation.

Description of Proposed Works, Impacts and Risks

Please describe the proposed development:

Please refer to covering letter

Please provide details of any transport and highways impacts and how these will be mitigated:

Please refer to covering letter

Please provide details of any noise impacts and how these will be mitigated:

Please refer to covering letter

Please provide details of any light impacts of the development, in particular the effect on any occupier of neighbouring land of any artificial lighting to be used, and how these will be mitigated:

Please refer to covering letter

Please provide details of any flooding risks and how these will be mitigated.

A site-specific flood risk assessment must accompany the application and should be attached in the supporting documents section.

Please refer to covering letter

Declaration

I/We hereby apply for Prior Approval: Temporary use for commercial film-making as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Molly Huck

Date

05/12/2024