

22 May 2025

FAO Chief Planning Officer
Planning Department

Dear Sir/Madam,

Re: Fairlands, Church Road, Farley Hill, Wokingham, RG7 1TU.

I am pleased to enclose a Section 73 variation application to planning application **231960** for '*Full application for the proposed change of use of land from agricultural to holiday park with the siting of 8No static caravans, 1No office cabin, 1No washing block and 4No bin stores (part-retrospective).*' which was granted by the Council on 10 November 2023, subject to conditions.

This section 73 application seeks to re-word condition 8 (Use) to facilitate longer, short-term lets on site. Accompanying this letter are all relevant completed forms and the original location plan.

Condition 8

The condition relevant to this variation application is condition 8, which states:

'Use - The development hereby permitted shall be used for holiday purposes only and shall not be occupied for any more than 28 days per annum without the express written permission of the Local Planning Authority. There shall be no use of the development hereby permitted as either the primary or permanent residential accommodation of any persons at any time.

Reason: For the avoidance of doubt and to ensure that the development is operated details hereby approved. The site is within an area where dwellings would not normally be permitted and permission is only granted due to the holiday use

Relevant policy: NPPF, Core Strategy policies CP1, CP6, CP8, CP9 and CP11, and Managing Development Delivery Local Plan CC02 and TB21.'

It is respectfully requested that the wording of condition 8 seeks to be changed. The current permission only allows for individuals to rent for holiday purposes and a maximum of 28 days. The variation of this

conditions seeks to extend the maximum no. of days currently allowed due to requests for longer stays on the land has received by the applicant.

A similar application was submitted to the Council for a different site 'Land At Pineridge Park Nine Mile Ride Wokingham RG40 3ND' under LPA ref 212133. This application was made for a *'Full application for the change of use of land from Builders yard to Holiday Park Site to include 6no. Holiday lodges, car parking and cycle store'*. This application was allowed at appeal on 2 December 2022. Condition 13 of this allowed appeal states: *'13) The use of the site is limited to holiday or short let caravans/lodges and shall not be used, sold or sub-let as separate dwellings.'*

We ask that the same wording is used for condition 8 of the subject application as condition 13 for app ref 212133. We see this to be a suitable alternative wording whilst giving the council comfort on maintaining the short-term restriction on use.

This will allow for the applicant to provide the option for stays longer than 28 days without the need to apply the Local Planning Authority for this request separately every time, as per the current requirement of the wording in condition 8.

The applicant wishes to make this amendment in this way to ensure that they still respect the intention of the original permission, and it ensures that the site will continue its use a short term rental/holiday lets and will not become long term accommodation.

Conclusion

It is respectfully requested that condition 8 to be varied to allow for longer let to be allowed on site.

All other conditions are to remain as issued upon the Decision Notice for application ref **231960**. I trust this information is sufficient to vary the relevant conditions. If the council has any queries, please let me know.

Yours sincerely,



Emily Temple BSc (Hons) MSc MRTPI

Executive Director & Founder | ET Planning

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