

Date: 3 February 2022
Application: 220186
Appeal: APP/X0360/C/21/3289003



**WOKINGHAM
BOROUGH COUNCIL**

Barkham Village Residents Association

Development Management &
Compliance

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Dear Barkham Village Residents Association

Appeal by: Mrs Candice Jules

Site Address: The Coombes, Coombes Lane, Barkham, Wokingham, RG41 4SU

Proposal: Alleged breach of planning control consisting of – without planning permission the material change of use of the Land for storage purposes.

Linked appeal - APP/X0360/C/21/3289004

An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice. The enforcement notice was issued for the following reasons:

(i) The breach has occurred within the last 10 years.

(ii) The use is an unsustainable form of development which fails to protect and enhance the environment. It is in a remote unsustainable location, with no access to facilities with a reliance on the private motor vehicle. As such the development is contrary to the National Planning Policy Framework, Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document January 2012 (Core Strategy) policies CP1, CP3, CP7, CP9 and CP11 and, Wokingham Borough Development Plan Adopted Managing Development Delivery Local Plan February 2014 (Managing Development Plan) policies CC01, CC02, CC03, CC07, TB21 and TB23.

(iii) The use creates visual harm which has a detrimental, urbanising impact on the otherwise open, rural and undeveloped character of the area. As such the development is contrary to the National Planning Policy Framework, Core Strategy policies CP1, CP3, CP7, CP9 and CP11 and, Managing Development Delivery policies CC01, CC02, CC03, CC07, TB21 and TB23.

(iv) To remedy the breach of planning control.

The enforcement notice requires the following steps to be taken:

(i) Cease the use of the Land for storage purposes.

(ii) Remove all stored items (except those legitimately required for forestry), including but not limited to building materials and residential items, from the Land.

The appellant has appealed against the notice on the following grounds:

(c) That there has not been a breach of planning control (for example, because permission has already been granted, or it is permitted development).

The appeal will be determined on the basis of an **inquiry**. The procedure to be followed is set out in The Town and Country Planning (Hearings and Inquiries Procedures) (England) (Amendment) Rules 2009 (Statutory Instrument 2009/455) and The Town and Country Planning (Hearings and Inquiries Procedure) (England) (Amendment) Rules 2013 (Statutory Instrument 2013/2137).

If you wish to make comments, or modify/withdraw your previous representation, you can do so on the <https://acp.planninginspectorate.gov.uk/> or by emailing teame1@planninginspectorate.gov.uk. If you do not have access to the internet, you can send **three** copies to:

Daniel Engel, The Planning Inspectorate, Room , Temple Quay House, 2 The Square, Bristol, BS1 6PN.

All representations must be received by 3 March 2022. Any representations submitted after the deadline will not usually be considered and will be returned. The Planning Inspectorate does not acknowledge representations. **All representations must quote the appeal reference.**

Any representations you submit to the Planning Inspectorate will be copied to the appellant and this local planning authority and will be considered by the Inspector when determining the appeal. Appeal documentation can be found on the <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>.

You can get a copy of one of the Planning Inspectorate's 'Guide to taking part in planning appeals' booklets free of charge from <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal> or from us.

When made, the decision will be published on the Planning Inspectorate's website.

Yours sincerely,
Development Management & Compliance