

Date: 12 March 2025
Application: 250051
Appeal: APP/X0360/C/25/3358834



**WOKINGHAM
BOROUGH COUNCIL**

Barkham Village Residents Association
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Dear Barkham Village Residents Association

WRITTEN REPRESENTATION

Appeal by: Mrs Susan Elgar

Site Address: Bluebell Farm, Commonfield Lane, Barkham, RG40 4PR

Proposal: Alleged breach: Without planning permission, the material change of use of the Land for the storage of caravans including associated fencing.

An appeal has been made to the Secretary of State against the decision of Wokingham Borough Council to issue an enforcement notice for the above breach.

Reasons for issuing the notice:

- i) It appears to the Council that the above breach of planning control has occurred within the last 10 years.
- ii) The storage of caravans and associated works represents an unacceptable encroachment of development into the open Countryside and is harmful to the immediate character of the Land as such the unauthorised development conflicts with the National Planning Policy Framework 2023 and Wokingham Borough Adopted Core Strategy 2010 Policies CP1, CP3 and CP11.
- iii) To remedy the breach of planning control.

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

- (a) That planning permission should be granted for what is alleged in the notice.
- (b) That the breach of control alleged in the enforcement notice has not occurred as a matter of fact.
- (c) That there has not been a breach of planning control.
- (f) The steps required to comply with the requirements of the notice are excessive, and lesser steps would overcome the objections.
- (g) The time given to comply with the notice is too short.

The appeal will be determined on the basis of a **written representations** procedure, as set out at: [Criteria for determining the procedure for planning, enforcement, advertisement and discontinuance notice appeals - GOV.UK](#).

Interested persons who wish to make comments can do so on [Planning Inspectorate](#) **by the 11th of April 2025**. Please note that if comments are submitted after the deadline, the Inspector will not normally look at them and they will be returned. Your views **will be disclosed** to the parties to the appeal unless the representations are withdrawn before the 6 weeks deadline.

From 1st April 2024 the Planning Inspectorate no longer accept interested party comments sent via email. Any comments submitted by email will not be considered and will be returned. Comments from interested parties on appeals will only be accepted through the Appeals Casework Portal, or via a letter to Temple Quay House. Further advice can be found here: [Streamlining comment submission for planning and enforcement appeals - GOV.UK \(www.gov.uk\)](#).

If you wish to make a comment in writing you can send it to the case officer: **Jeremy Richards**, The Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please note that the Planning Inspectorate will not acknowledge representations. They will, however, ensure that letters received by the deadline are passed on to the Inspector dealing with the appeal.

A copy of the guidance booklet is here: [Taking part in a planning, listed building or enforcement appeal - GOV.UK \(www.gov.uk\)](#).

Documents relating to the appeal are visible on the Council's website by viewing application number **250051**. [Wokingham Borough Council Online Planning](#).

The decision will be published on the [Planning Inspectorate](#) website and also on the Council's website. The Planning Inspectorate reference is **APP/X0360/C/25/3358834**.

The decision will be published on GOV.UK ([www.gov.uk](#)).

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