



e-mail to; West3@planninginspectorate.gov.uk

8th February 2022

Application: 212365 (Wokingham Borough Council)

Appeal: APP/X0360?W/21/3288284

Dear Sir/ Madam

Re: PLANNING APPEAL MADE UNDER SECTION 78 (AS MODIFIED) OF THE TOWN AND COUNTRY PLANNING ACT 1990

Little Birches, Dunt Lane, Wokingham, RG10 0TA; Full Application for the proposed change of use of land for the stationing of a mobile home for independent residential purposes.

Hurst Village Society (HVS) is grateful for the opportunity to comment on this appeal, which is to be determined on the basis of written representations. In so doing it fully supports the decision to refuse the original application by Wokingham Borough Council, and would reiterate our objections that we made in writing at the time of that application. For ease of reference that letter is attached.

Again we strongly refute the claim by the applicant in their planning statement that "The conclusion reached is that material planning considerations and the wider objectives of National and Planning Policy support the grant of permission."

The site of the existing mobile home is outside of the settlement boundary and is within the countryside, and there is no suggestion by the applicant that any of the exceptions, when it is accepted that Planning Policy CP11 restricting development in all areas outside of the development limits should be relaxed are pertinent in this case.

When the original permission was granted there were strict conditions attached as to its future use and that if those occupancy requirements (and those relating to Little Birches) at any time in the future were not met, the mobile home together with the hardstanding should be removed.

This application should not be regarded as a "Windfall Site" in respect of Wokingham Borough Council's Local Plan Update.

There is a clear Planning Policy conflict in this case and this application for the removal of the occupancy conditions on the existing planning permission has not been shown to be in line with the aspirations of National and Local Policy to protect the countryside and promote sustainable development and therefore, in the opinion of HVS, Wokingham Borough Council quite properly refused the application.

Hurst Village Society hopes that in determining this Appeal you will come to the same conclusion and dismiss the Appeal.

Yours faithfully,

John Osborne on behalf of Hurst Village Society