

Appeal Decision Report

9th July – 5th August 2009

MAIDENHEAD

Appeal Ref.: 09/60009/REF **Planning Ref.:** 08/02616/FULL **Plns Ref.:** APP/T0355/A/09/2094066

Appellant: Royal Berkshire Polo And Equestrian Centre **c/o Agent:** Mr M Green - Green Planning Solutions
LLP 3A High Street Much Wenlock Shropshire TF13 6AA

Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Change of use of land from agricultural to equestrian (practice polo pitches) incorporating re-contouring works and new access

Location: **Land Between Sheepcote Lane Ascot Road And Paley Street Maidenhead**

Appeal Decision: Withdrawn **Decision Date:** 27 July 2009

Appeal Ref.: 09/60023/REF **Planning Ref.:** 08/02647/FULL **Plns Ref.:** APP/T0355/A/09/2097460

Appellant: Mr Geoff Bovington **c/o Agent:** Mr Peter Smith PJSA Limited The Old Place Lock Path Dorney
Windsor SL4 6QQ

Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Retrospective application for the parking of three skip lorries and skips, with ancillary workshop

Location: **Meadow Lane Farm Oakley Green Road Oakley Green Windsor SL4 5UL**

Appeal Decision: Allowed **Decision Date:** 24 July 2009

Main Issue: Established that the proposal would constitute inappropriate development in the Green Belt, therefore the issue was whether there were any very special circumstances to justify the development. The Inspector considered that the lorries and skips would be entirely screened from public views and would have no significant effect on the visual amenities of the Green Belt. The Inspector considered that diversification to support the existing farming activity would accord with the government's objectives for the countryside and therefore considerable weight was attached to the benefits of the diversification. The Inspector considered and attached considerable weight to the absence of any suitable buildings on the farm for diversification. The proposal was compatible with the farming operation and of a limited scale. The need for diversification, together with the absence of any suitable buildings on the site, lend strong support to the proposal. Taken together, the Inspector considered these matters clearly outweighed the totality of harm and therefore very special circumstances exist which justify the development

Appeal Ref.: 09/60033/REF **Planning Ref.:** 08/01768/FULL **Plns Ref.:** APP/T0355/A/09/2099429

Appellant: Leon Tusz Developments Ltd **c/o Agent:** Mr Adam Tewkesbury Upton McGougan Limited I A C House, Moorside Road Winchester Hampshire SO23 7RX

Decision Type: Delegated **Officer Recommendation:** Refuse

Description: Construction of a pair of semi detached and one detached houses following demolition of existing dwelling

Location: **Gwynant 31 Belmont Road Maidenhead SL6 6JL**

Appeal Decision: Dismissed **Decision Date:** 29 July 2009

Main Issue: The Inspector concludes that the material increase in the number of vehicular trips using the proposed access would, because of the substandard visibility, be detrimental to highway safety.
