

12th August 2025

Danielle Davis
Stratfield Mortimer Parish Council

Development and Housing

West Berkshire Council
Council Offices
Market Street
Newbury
RG14 5LD

Our Ref: 25/00172/05NOAC

Tel: 01635 519451

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Dear Sir/Madam

ENFORCEMENT ENQUIRY NUMBER: 25/00172/05NOAC

SITE: Manns Farm, Nightingale Lane, Mortimer, Reading RG7 3PS

NATURE OF COMPLAINT: Alleged breach of a planning condition re. 22/01080/FUL

I write in reference to the complaint of an alleged breach of planning control, as detailed above, which you submitted to us on the **12th May 2025**.

We have now completed our investigation into the alleged breach, and I am writing to inform you that the file has now been closed and no further action or investigation will take place for the following reason/s:

1. Development does not always require a planning application. In some circumstances, it is permitted under national permitted development rights.

In this instance, the use is considered to fall within the limitations and conditions of those rights. Accordingly, no breach of planning control has been identified.

The outdoor fitness area will be used for a total of 28 days in this calendar year. This is in accordance with the provisions of Class B, Part 4 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), which allows the temporary change of use of land for up to 28 days in any calendar year.

We have received a formal schedule of classes and can confirm that this complies with the above legislation. Therefore, there is no breach of planning control at the present time. Should the area be used for more than 28 days in the calendar year, this would constitute a breach and the case would be re-opened for investigation.

Thank you for bringing this to our attention. If any new or additional breaches of planning control occur upon the land, then please report them via our website <https://www.westberks.gov.uk/planningenforcement> or via email to planningenforcement@westberks.gov.uk.

Yours faithfully

Fenella Woods