

EASTERN AREA PLANNING COMMITTEE

10TH DECEMBER 2025

UPDATE REPORT

Item No: (2) **Application No:** 25/00234/FUL **Page No.** 25 - 37

Site: Land South of The Rancher, Manor Farm Lane, Tidmarsh, RG8 8EX

1. Registered Speakers

Please refer to List of Speakers provided under separate cover.

2. Additional Consultation Responses

Public representations:	
	No additional representations received.

3. The applicant has submitted an updated plan of the whole land holding to show the full extent of the farm in the blue line and red line. This has been included in the file for information but will not be presented to the Committee as it was submitted within 5 working days of the meeting. Notwithstanding, the plan confirms the extent of the applicant's ownership to the south of the site, which was queried during the Committee site visit.

4. Updated Recommendation

The recommendation remains as set out in the agenda committee report, subject to the following additional/amended condition.

1	<p>Removal of portacabin.</p> <p>The existing portacabin on site shall be removed in its entirety within one month of the barn hereby approved being first taken into use and the site shall be left in a neat and tidy condition.</p> <p>Reason. The portacabin is not authorised, and its retention would cause ongoing visual harm in the NWDNDL, contrary to policy SP2 in the WBLPR of 2023 to 2041.</p>
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