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Your Ref:
Our Ref: APP/X0360/C/15/3085493 & 3085495
Date: 13 February 2018

Dear Mrs Heine

Appeals at Land off Blagrove Lane, Wokingham, Berkshire RG41 4BA

Thank you for your letter of 15 January 2018 on the above appeals. It has been passed to me for investigation and reply as I am an officer in the Customer Quality team with responsibility for answering complaints and queries on behalf of the Planning Inspectorate. In considering your complaint I have asked for comments from Inspector Graham Dudley who made the appeal decision; and a Senior Manager who is also an experienced Inspector specialising in Enforcement appeals.

You have pointed out in your correspondence that that the personal permission granting consent to Mr Richard Coyle and his wife Annie Coyle is incorrect as neither resides on the site in question and permission was not sought on their behalf. Additionally, permission has been given for 2 permanent Traveller pitches rather than for the 3 families who currently reside there.

Having reviewed the evidence we accept there are errors in conditions 1 and 2 of this decision. This is unfortunate, particularly as the appeal has been quashed in the High Court and re-determined on two previous occasions. Although this is a rare occurrence it does not excuse the fact that the current decision is flawed.

Regrettably, we are unable to re-issue a corrected version as the errors go beyond what is allowed in law. A corrected decision can only be considered for small slips such as typographic errors that do not affect the reasoning contained within the document. We do not consider the errors in this particular decision to be minor in nature as the conditions are fundamental to the permission granted.

We further realise that there are limitations in the type of remedial action that can be taken at this stage. A further challenge in the High Court may be possible if the administrative court is prepared to extend the challenge period beyond the 28 days usually allowed. Alternately, you can apply to Wokingham Borough Council to see if you are able to have the conditions modified or discharged.

With the above in mind I can advise you that a significant upheld complaint has been

recorded as a result of this investigation. Although we aim to give the best service possible there will unfortunately be times when things go wrong. Please accept our sincere apologies for the shortcomings which have been identified in this appeal decision.

Finally, my findings on this case have been brought to the attention of the Inspector and his professional manager. A copy of this letter has also been sent to Wokingham Borough Council for information.

Yours sincerely

Aggie Lewis-Jones

Ms Aggie Lewis-Jones
Customer Quality