APPLICATION NO:
VAR/2000/1812

LOCATION:
New Stables School ~~Road~~ Lane, Riseley Reading.

APPLICANT:
Mr & Mrs L Hedges C/O Dr R K Home

PROPOSAL:
Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan.

EARLIEST DATE FOR DECISION: **24/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
17/08/2000

CASE OFFICER: **Angela Odell**

No obs 21/12/01 SV

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs L Hedges
C/O Dr R K Home
91
Mortimer Road
London
N1 4LB

Application Number: VAR/2000/1812

Parish: **SWALLOWFIELD**

Location: **New Stables, School Lane, Riseley, Reading.**

Proposal: **Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan on plot 1 from Mr Leonard Moss to Mr Leonard Hedges.**
Mr. Adrian Cooper.

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Informatives

1. This permission relates to the application as amended with drawing number 2 submitted to the Local Planing Authority on 27 July 2000 showing plot 1 and does not approve the proposals as originally submitted.

2. You are advised, in compliance with The Town and Country Planning (General
   Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
   Berkshire Structure Plan Policy C2
   □oddon Area Local Plan Policy LTV2
   Deposit Draft Wokingham District Local Plan Policies WCC1 and WH12

John Mitchell

John Mitchell
Development Control Manager
Date: 25/09/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

Dr. Robert Home M.A.(Cantab), Ph.D., Dip.TP., M.R.T.P.I.

Chartered Town Planner
91 MORTIMER ROAD, LONDON N1 4LB
Telephone: 020-7249 7818
Fax: 020-7241 0582

22. JUN. 2000* 1812

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire RG11 1BN

5 June 2000

Dear Sir

New Stables, School Lane, Riseley

I am instructed by my client to apply to vary the personal occupancy condition (no.1) imposed upon this site in the planning appeal decision dated 1989 (Inspectorate reference T/APP/H0330/A/88/100518/P5). That condition restricted the occupation to three people (Leonard Moss, Adrian Cooper and Michael Cooper), with Mr. Moss' name changed to George Jones in 1995.

The present application relates to Plot 3, and seeks to change the occupancy from Mr. Adrian Cooper to Mr. Leonard Hedges, or to restrict occupancy to gypsies as defined in Section 80 of the Criminal Justice and Public Order Act 1994. In my experience of similar cases recent practice has preferred gypsy occupancy rather than personal conditions, having regard to central government advice on the subject.

I would substantiate Mr. Leonard Hedges' gypsy status and local connections as follows. He was born in a caravan in Wokingham 52 years ago, and has always lived in caravans (apart from a short period as a child in a house in Binfield). He has travelled widely, especially in the South of England, for farm and tree work, and was recently on an unauthorised site near Romsey with a relative. His wife is also a gypsy, and is related to the previous occupier of plot 3, Mr. Adrian Cooper.

If I can be of further assistance please let me know.

Yours sincerely

Dr. Robert Home

WORK SHEET FOR : Angela Odell

Application Number : VAR/2000/1812

Applicant : Mr & Mrs L Hedges C/O Dr R K Home.

Location : New Stables, School ~~Road~~ Lane, Riseley, Reading. *
Proposal : Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan.on plot 1. *

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

Date Registered : 22/06/2000

Earliest Date for Decision : 24/07/2000

Latest Consultation Date/Site Notice Expiry Date : 24/07/2000

This application will have expired on: 17/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Swallow p.c: Original plans inaccurate as confuse which plot referred to. Object as should not allow usage of site in perpetuity - original circumstances allowed it and should be reverted to give land. - N.B 'No commercial use' condition - site needs clarifying

- Hart DC: No objection.
- EHO: No objection.
-

Planning Issues :

Application Number: VAR/2000/1812

Appraisal :

History In 1989 appeal allowed for 3 mobile home plots for gypsy families. Inspector allowed because, although he recognised the breach of countryside policies, he considered need outweighed objection, ~~[illegible]~~. In his para. 31 he considered that it should be made personal because they had acted responsibly and this weighed in his considerations. In view of this, ~~consider~~ and that the current applicant's wife is related to the previous occupier consider that a change in named occupier is preferable to unfettered gypsy occupation.

Correct plans now submitted.

Recomendation : Approval: ☑ **Refusal:** ☐
(tick appropriate box)

Application Number VAR/2000/1812
Conditions/Reasons for Refusal N.B. Tibbalt to address & description -

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Vary condition No. 1 to delete
			'Mr Leonard Moss' and replace with
			"Mr. Leonard Hedges."
			~~Additional conditions~~
			~~Informatives~~
	~~pto~~		Informatives
		☒ NO2	☒ ~~plan~~ drawing No. 2 ~~27.7.00~~ ☒ 27.7.00
		☒	correct plot (plot4)
			N16
			BSP: C2
			LALP: LTV2
			WDLP: WCC1 & WH12.

RECORD OF SITE VISIT

SITE ADDRESS: New Stables School Road Riseley Reading.

APPLICATION NUMBER: VAR/2000/1812

OFFICER: Angela Odell

DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area

3. DESCRIPTION OF SITE/BUILDING Existing mobile home site.

4. RELATIONSHIP TO ADJOINING PROPERTIES 2 gypsy plots to south, ~~two~~ Plot 2 has a caravan on it currently + plot 1 a mobile home.

5. SITE CONSTRAINTS

TREES conifers + gate to road (Sth. bdy)

ACCESS/PARKING Nai Sth lane.

LEVELS Flat.

BOUNDARY TREATMENT walls on 3 sides (+ see above)

OTHERS

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 1 September, 2000
My ref. AO/VAR/2000/1812

Dr R K Home
91 Mortimer Road
LONDON N1 4LB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Dr Home

APPLICATION VAR/2000/1812
PROPOSED VARIATION TO CONDITION 1 OF CONSENT 30309 TO ALLOW CHANGE OF NAMED OCCUPIER OF CARAVAN AT NEW STABLES, SCHOOL LANE, RISELEY, SWALLOWFIELD

Thank you for your letter of 24 July and enclosed plan. However, it appears that the plot marked in red is incorrect. I presume from your letter that it is plot 3 for Mr L moss which should be red-lined not plot 1. If this is the case, please submit corrected plans. If not, please telephone me to clarify the situation.

It is important that the additional information is submitted to me within two weeks, i.e. by 15 September, to ensure that the application is not determined on the basis of the current unsatisfactory submission. Should you have any difficulty in meeting this deadline or should you wish to discuss the additional information, please contact me immediately. However, I advise you that receipt of revised plans will not commit the authority to approving the application.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel: (0118) 974 6445

Date: 11.9.00

My ref: VAR/2000/1812

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: VAR/2000/1812
New Stables, School ~~Road~~ Lane, Riseley, Reading.
Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan on plot 1

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ REFUSAL: ☐ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 21.9.00

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **VAR/2000/1812**
New Stables, School Road, Riseley, Reading.
Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

33328/9

AMO

CS

COPIES TO: ACK: FILE:

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berks
RG40 1WR

Our Ref: 00/00868/ADJ
Your Ref:

Enquiries to: NCottrell
Ext: 4571
16th August 2000

Dear Sir/Madam

Proposed variation to Condition 1 of consent 30309 to allow change of named occupier of caravan at New Stables, School Road, Riseley.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 4th July 2000.

I confirm that Hart District Council raise **NO OBJECTIONS**.

Yours faithfully

R. G. Percival

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE

uf00153.rtf

Received by Wokingham District Council

Application No: VAR/2000/1812

Proposal:
Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan.

Location:
New Stables, School Road, Riseley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). *If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.*

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/07/2000. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

30 June 2000

SWALLOWFIELD PARISH COUNCIL

PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

PLANNING 32702
CS
COPIES TO:
FILE:

04 August 2000

FAX TO ANGELA ODELL

FROM CELIA ADAMS

MESSAGE:

Re App. VAR/2000/1812 - New Stables, School Lane, Riseley

The new plans you sent through show 'red line round plot 3 only' - but on the map itself the red line is around plot 1. I'm confused!!! Can you let me know which is the right one please!!

Many thanks

Celia

4.Aug. 2000 10:43 SWALLOWFIELD PARISH COUNCIL No.0704 P. 1/1
SWALLOWFIELD P C

Date: 31 July 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: VAR/2000/1812

Location: New Stables, School Lane, Riseley, Reading.

Proposal: Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan on plot 3.

Applicant: Mr & Mrs L Hedges C/O Dr R K Home.

Case Officer: Angela Odell

The new plans show the following: Red line round Plot 3 only.

Comments are required by 10/08/2000.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / VAR/2000/1812 (Ludhouse) Date Rec. 27.7.00

Location: New Stables, School Lane, Riseley

Parish Swallowfield

Applicant: Mr & Mrs L Hedges.

Description of attached plans showing red line round plot 3 only.

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees)
2. NK (Env. Design)
3. XA (Highways)
4. NF (Building Control)
5. BC/DC Liaison

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From

New Site Notice ~~Y~~ Yes

New Description

CASE OFFICER AO.

Consultations Sent by Admin. on 31.07.PS

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: VAR/2000/1812

Proposal:
Showing red line round Plot 3 only.

Location:
New Stables, School Lane, Riseley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday, closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 10/08/2000. Written comments submitted will become available for public inspection.

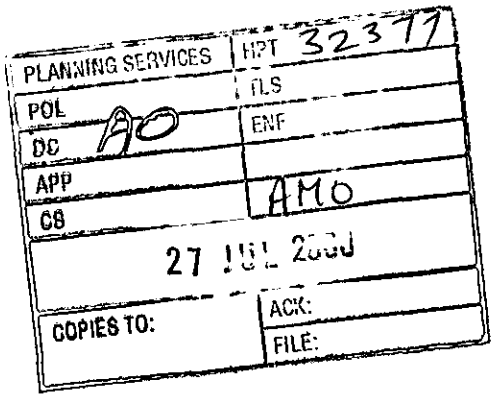
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

31 July 2000

Dr. Robert Home *M.A.(Cantab), Ph.D., Dip.TP., M.R.T.P.I.*

Chartered Town Planner
91 MORTIMER ROAD, LONDON N1 4LB
Telephone: 020-7249 7818
Fax: 020-7241 0582



Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire RG11 1BN

24 July 2000

Dear Sir

New Stables, School Lane, Riseley

Further to your telephone message, I enclose a revised site plan with the plot edged in red (four copies).

Yours sincerely

Dr. Robert Home

2000 | 1812

1812 AO

REVISED PLAN

VAR/2000/1812

Please send revised red site notice ~~dated~~ with corrected ~~address~~ description of development - directly to the applicant:

Leonard + Maude Heafes,
Newstables,
School Lane,
Risely
RG7 1XN.

add onto end "on plot 3"

-thanks

Angi.
25/7

✓ given 2 WBC.

CH 25/7

Received by Wokingham District Council

Application No: VAR/2000/1812

Proposal:
Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan on plot 3.

Location:
New Stables, School Lane, Riseley, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
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WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/08/2000. Written comments submitted will become available for public inspection.

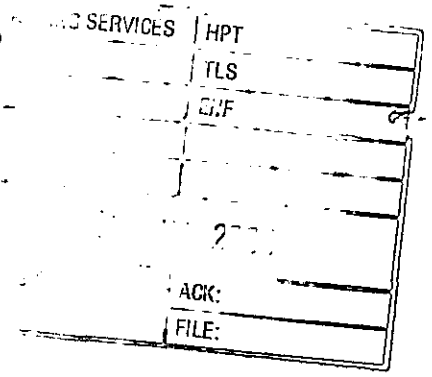
In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

25 July 2000

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

Copy 31783



13 July 2000

FAXED AND POSTED (2 pages)

Planning Dept.
Wokingham District Council
Shute End, Wokingham
Berks RG40 1WR

Attn: Angela O'Dell

Dear Sirs,

Please find below the Parish Council's comments on current applications:

104/VAR/2000/1812 - Proposed variation to condition 1 of consent 30309 to allow change of named occupier of caravan, New Stables, School Lane, Riseley

The original granting of planning permission was as a consequence of a contentious and unusual set of circumstances. If the circumstances had been of a more normal nature, it is unlikely that planning permission would have been granted. Consequently the Parish Council strongly objects to this application which will allow usage of this site in perpetuity, whilst if the existing condition, which was imposed for a reason, is enforced, then in due course the site should revert to agricultural land. The Parish Council also wishes the District Council to note that the plan as provided is not accurate. Plot 1 now has two entrances, one being a separate access onto School Lane, the second an access onto the Devil's Highway. In addition, the site is off School Lane and not School Road. The Parish Council would also like the District Council to note another condition in the Inspector's decision letter which states that *'no commercial, business or other non-residential activity shall be carried on on the land to which this permission relates'*. This is because we understand that tarmac equipment and vehicles have been seen at the New Stables in the past.

105/F/2000/1838 - Proposed demolition of existing offices workshops and sorting office and erection of new offices workshops and sorting office plus alteration of highway, Riseley Stores & RCD House, Basingstoke Road, Riseley

The Parish Council wholeheartedly supports these proposals as:

1. The new buildings are of a high standard and blend in satisfactorilywith neighbouring properties, and in particular with the Grade II listed Riseley Stores.
2. The overall visual aspects of the centre of Riseley will be enhanced, particularly with the additional landscaping caused by the highway alterations.
3. The logical alteration of the highway should help to slow down some of the high speed traffic, particular those vehicles coming from Reading on the B3349 Basingstoke Road and continuing along the Odiham Road.

Yours faithfully,

Mrs. C. Adams, Clerk

PLANNING SERVICES RPV
POL FILE

Attn: Angela Odell
F/2000/1999 - Proposed two storey side extension to form new showroom and office, Blanke Villa, Lambs Lane, Spencers Wood

Given that this is currently a commercial site, the Parish Council does not consider that the proposed showroom and office will further detract from the visual amenity of the area.

However, the Parish Council is concerned that:
a) this proposal will generate additional traffic along a rural road, and
b) given that no additional parking off street is proposed beyond the existing that there may be a risk that there is insufficient off street parking at peak periods, causing on street parking and the consequent congestion of thie highway.

Attn: Emy Circuit
F/2000/1902 Balcombe Lodge, Spring Lane, Swallowfield - New Plans showing parking layout

The Parish Council is content with the proposed parking arrangements.

Attn: Angela Odell
F/2000/1506 Land at Sheerlands Road, Arborfield - revised plans showing alteration of number of proposed units.

The Parish Council does not consider that this variation affects the overall consequence of the development on this site to any appreciable extent and therefore stands by its original comments.

Attn: Angela Odell
VAR/2000/1812 New Stables, School Lane, Riseley - red line round Plot 3

The Parish Council stands by its strong objection to this proposal and would like to reiterate that the plan is inaccurate regarding the access and there is now some confusion being made as to which is Plot 1 and which is Plot 3. The Parish Council assumes that the drawing as provided is incorrect - but this must be clarified.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

SWALLOWFIELD P C
9.Aug. 2000 9:57 SWALLOWFIELD PARISH COUNCIL No.0711 P. 3/3

PLANNING SERVICES	HPT
POL	TLS
BC	ENF
APP	
CS	
14 JUL 2000	
COPIES TO: IRM	ACK:
	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Angela Odell
Planning Department

Date: 22/07/00

NEW STABLES, SCHOOL ROAD, SWALLOWFIELD. VAR/2000/1812

Having considered the above application for amendment, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: [redacted] 22/6/00	Map No. 111. Site ...033.
Officer: AO | Application No. VAR/2000/1812	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(V) PROPOSED VARIATION TO CONDITION 1 OF CONSENT 30309 ~~FOR~~ TO ALLOW CHANGE OF NAMED OCCUPIER OF CARAVAN

Location: NEW STABLES ~~&~~ SCHOOL LANE RISELEY

Parish: SWALLOWFIELD Ward: Swallowfield

30.6.2000.

Applicant: MR/MRS HEDGES

Fee Received 95-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	(to include access from highway - not clear on map supplied)	15/6	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	Not clear if app is for Plot 1 or Plot 3. Plot 1 = A Cooper, but Plot 3 is specified in letter.	15/6	✓

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 30.6.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : Hart ✓
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area)

Paul Turrell (Gipsy Liaison Officer?)

No pre-apps

NEIGHBOURS:

S/N + Plots 1, 2 New Stables, School Lane Riseley
The Crossways, Mill Road, Riseley
The Corner House, Mill Road ✓
Three Gables, Devil's Highway, "
Weller Cottage, " " "

22. JUN. 2000* 1812

FAX COVER SHEET

TO: Dr Horne

FROM: Mrs Hurst

DESTINATION FAX No: 020 7241 0582

DATE: 20/6/00

TIME: 2.45

SUBJECT: Planning application.

TOTAL NUMBER OF PAGES (Inc. this cover sheet): 2

Hope I've got the fax no correct - I found it on an old file. Herewith copy of plan from microfilm - Scale may not accurate

Environmental Services Department, P.O Box 157, Civic Offices, Shute End,
Wokingham, Berkshire RG40 1WR. Tel (0118) 9746428. Fax (0118) 9746484.

Dr. Robert Home M.A.(Cantab), Ph.D., Dip.TP., M.R.T.P.I.

Chartered Town Planner
91 MORTIMER ROAD, LONDON N1 4LB
Telephone: 020-7249 7818
Fax: 020-7241 0582

22. JUN. 2000* 1812

PLANNING SERV'CES	DPT
POL	TLS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

Planning Dept
Wokingham District Council
Shute End
Wokingham
Berkshire RG11 1BN

20 June 2000

Dear Sir

New Stables, School Lane, Riseley

Further to my letter of 5 June, I now enclose the application with the 1:2500 location plan relating to the original decision. Also I should clarify that the application relates to Plot 1 as shown on the sketch plan but is now known as Plot 3.

Yours sincerely

Dr. Robert Home

SH
CVMK

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 1374

22.JUN.2000* 1812

Council's ref
CE/BHDC/400/18/11/31
Your ref

Our ref
T/APP/H0330/A/88/100518/P5

Date -7 AUG 89

Dr R K Home
91 Mortimer Road
LONDON
N1 4LB

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971,SECTION 36 AND SCHEDULE 9
APPEAL BY J.BARR, A.COOPER & M.COOPER
APPLICATION NO. 30309

1. I have been appointed by the Secretary of State for the Environment to determine your Clients' appeal against Wokingham District Council's refusal to grant planning permission for the continuance of the use of land at School Lane and Devil's Highway, Riseley, for residential caravan pitches for three gipsy families (3 mobile homes). I held an Inquiry into this appeal on the 15th and 16th June 1989.

2. The appeal site is a flat open parcel of land, some 0.342 hectares in extent, at the corner of a very large agricultural field and at the junction of two country lanes. The site is roughly rectangular in shape and is separated from the large field by a ditch, an earth bank and a close-boarded fence. The roadside boundaries of the site are defined by earth banks and dense hedgerows. The county boundary between Hampshire and Berkshire runs along Devil's Highway. Wokingham is 6 or 7 miles to the north-east. The village of Shinfield is about 5 miles to the north and the villages of Spencers Wood and Swallowfield are some 2 and 3 miles away in the same direction. There is a scatter of dwellings at the Devil's Highway and School Lane junction to the east of the appeal site.

3. Inside the appeal site three mobile homes, occupied as dwellings, are positioned more or less centrally and divided off from each other by fences as illustrated in Plan B. The western part of each section of the site is fenced off and appears to be used as a yard area in connection with the occupation of each mobile home. At the time of my inspection I saw in one of these yard areas a small quantity of peat in plastic bags; in another, two second-hand cars and a small machine of the kind used for tarmacadam surfacing. There were also four touring caravans in various parts of the whole site but none of these appeared to be in use. In each section of the site is a shed or outhouse used as a laundry room with a washing machine installed and a further building used as a lavatory. There is a lawn in each section of the site and there are mains water, electricity and telephone services laid on. A former access to Devil's Highway close to the junction with School Lane has been stopped up and

100%
Recycled Paper

the only road access is to School Lane at the north-east corner of the site. At this point there is a floodlight mounted on a pole close to the brick built lavatory building serving the most northerly of the mobile homes.

4. Generally I found the appeal site to be extremely clean and tidy. The mobile homes rest on wheels and supports and each is mounted on a hard standing. In my opinion each mobile home affords its occupants a very high standard of living.

The issues

5. This is the second time the Appellants have appealed against a refusal of planning permission for the use of this land as a site for their residential caravans. Both parties at the inquiry referred me to the appeal which took place in November 1985 and which resulted in the Secretary of State's adverse decision letter of the 19th December 1986 (Document 19). The Appellants case is that planning policies and circumstances have changed since then to such an extent that their present proposal is justified.

6. In 1986 the Secretary of State took the view that the main considerations before him were the effect of the development on the surroundings and whether or not there were any special circumstances, including the Appellants gipsy status, which would override any planning objections. From the evidence I heard at my inquiry and from the observations I made during my inspection of the appeal site and the sites set aside for gipsies at Billingbear and Twyford Orchards, I agree that the appeal depends upon the same issues viewed in the light of present planning policies and circumstances.

The Appellants' case

7. As at the last inquiry, the foundation of the Appellants'case was their status as gipsies. I heard enough evidence of their history as travellers to satisfy me that they are gipsies within the meaning of that term in section 16 of the Caravan Sites Act 1968 and the Council did not contest the point. The Appellants purchased the appeal site in 1984. Shortly afterwards they brought 7 touring caravans on to the site and began living there and working from there. At first they engaged in general labouring work such as erecting fences, fruit picking and various kinds of farm work. Later they bought and sold peat in sacks and second hand cars.

8. During 1984 an enforcement notice was issued requiring the Appellants to cease using the site for these purposes. No appeal was made against the notice which became effective on the 30th November 1984. In January 1985, however, the application was made for planning permission to continue the existing use of the site and this led to the inquiry in the same year and the Secretary of State's decision the following year.

9. It is conceded that the continued use of the appeal site for residential caravan pitches is contrary to the countryside protection and housing policies in the development plan for the area. The statutory development plan is the Central Berkshire Structure Plan approved in 1980 and currently under review. The relevant policies however are unaffected by any proposed

alteration. These policies are supported by policies in the non-statutory Swallowfield District Plan and the forthcoming Loddon Area Local Plan currently going through the usual stages towards adoption as the statutory local plan. However, although the appeal site is undoubtedly in a rural area, remote from a settlement of any size it is not in an area identified as green belt or in an area of outstanding natural beauty defined in any of the plans.

10. Since the 1985 inquiry, the three mobile homes that I saw on my inspection have been brought on to the site. Three of the former seven touring caravans have been removed. The remaining four have been kept on the site because of the uncertainty about the Appellants' ability to stay there. None of the touring caravans is in use however. The boundary fences have been renewed and internal fences have been erected dividing the site between the three families that live there. In each family section a lawn has been established, a septic tank has been installed with a separate shed to house the lavatory and another shed for use as a laundry room. A gravel surface has been put down over most of the site, the access to Devil's Highway has been stopped up, the access to School Lane has been widened and many trees have been planted along the School Lane frontage which will eventually provide effective screening in that direction.

11. The Appellants have invested a great deal of capital in making the site a pleasant place to live. They have lived there for five years now and the children who are still receiving education are well settled in school as is evidenced by the letters from their headteacher and the school governors (Documents 10 and 11). Removing the children to another school at this stage would be damaging for their education. Furthermore, the Appellants have won support for their continued occupation of the appeal site from a considerable number of local people (Document 12).

12. After the Secretary of State's decision letter was received at the end of 1986, the Appellants were visited by officers of the Council on one occasion to ascertain what their intentions were but then nothing more was heard from the Council until July 1988. In the intervening period the Appellants felt they could not continue to live in such uncertainty and they made the alterations in the appeal site described above. The purpose of the visit in July 1988 was to offer the Appellants the opportunity, subject to certain conditions, to live on and manage the Council's gipsy site at Billingbear some nine miles away from the appeal site. The nature of the offer appears from the letters in Documents 14 and 15 and the Appellants took professional advice. What that advice was appears from the letter in Document 16. In short the offer was, and is, unacceptable to the Appellants who have no wish to live on the Billingbear site or any other Council-owned site especially under what appears to them and their advisers extremely onerous conditions with virtually no security of tenure.

13. The Billingbear site has a chequered history. It is owned by the County Council who purchased it to provide a gipsy site in accordance with their duty to do so under the Caravan Sites Act 1968. It was ready for occupation on the 2nd July 1981. There were fifteen pitches, each with a concrete hardstanding and amenity block, water and electricity services and a sewage disposal system. Wokingham District Council managed the site as agents of the County Council.

14. Soon after the site opened there were problems concerning unlawful occupation of it, damage to its facilities and rowdy behaviour. These problems continued for a number of years, the worst disturbances occurring in 1986 when pitched battles took place between rival factions occupying the site. Repair works carried out by the two Councils were demolished before they were finished. By December 1986 eight of the fifteen pitches were unoccupied and proved impossible to re-let because of the notoriety of the site amongst the travelling community.

15. For these reasons, Wokingham District Council with the agreement of the County Council resolved to close the site, to refurbish it and eventually to re-let it to a settled family group as a way of avoiding a repetition of the previous troubles. For various reasons possession of the site could not be obtained until June 1988 and shortly afterwards the offer was made to the Appellants. Further delays in the refurbishment of the site ensued, however, because the site was unlawfully occupied again between January and April 1989. The present position is that the contract for refurbishing the site has gone out to tender. Works are expected to commence by the end of July 1989 and to be completed during the following September. If the Appellants are still unwilling to accept the offer to manage the site subject to the conditions indicated by the Council, an alternative offer of a pitch for each of their families on the Billingbear site from the 1st October 1989 was made at the inquiry on behalf of the Council by Mr. Paul Harper the Principal Assistant Housing Officer of the Council who believed he had authority to do so.

16. In addition to the changes that have occurred in the physical conditions on the appeal site since the last inquiry, it was urged on behalf of the Appellants that there had also been changes of emphasis in the Secretary of State's policies regarding gipsies; new guidance had been published in Planning Policy Guidance notes; a number of relevant appeal decisions concerning gipsies had been made; there had been changes in the provision of gipsy sites by the Council and the nature of the Appellants' intended future occupation of the appeal site was different from that proposed at the last appeal.

17. Regarding the Secretary of State's change of emphasis, reliance was placed on his written answer to a Parliamentary Question as reported in Hansard on the 6th February 1989 (Document 3). While confirming the continued importance of providing more authorised gipsy sites where possible, he now encourages private site provision which is what the Appellants have done and wish to continue to do. As for the advice contained in PPGs, my attention was drawn to paragraph 23 of PPG1 to the effect that if an appellant can demonstrate that there is a weighty national or local need for a particular type of development in a particular location that consideration may be sufficient to outweigh important planning objections against it. Furthermore the existence of alternative sites which might be suitable for a particular development is not normally a reason for refusing permission if the development is acceptable in planning terms. The continued shortage of gipsy sites is the national and local need and the existence of space on the Billingbear site next October as an alternative site is no reason to prevent the Appellants using the appeal site for their mobile homes.

18. The appeal decisions issued since the last inquiry are contained in Documents 6-9 and were examined and compared with the Appellants' situation but none, in my opinion is on all fours with the present appeal although I note the principles on which the decisions were based. The present situation regarding the provision of gipsy sites by the County Council, however, is an important factor for my consideration. The Gipsy Sites Branch Statistics for 1986 (Document 4) were compared with the latest statistics to January 1989 (Document 5). It was contended that these showed little improvement overall with a larger number of unauthorised caravans in the South-East. The figures for Wokingham (Document 20) appeared to be inaccurate, containing an overstatement of the amount of authorised accommodation after the closure of the Billingbear site. Evidence was given that at present there are 35 caravans on the Twyford Orchards site which was built to provide 15 pitches. I did not count the number of caravans there when I visited the site but I formed the impression there were many more than 15. When I went to the Billingbear site I saw it is vacant and I noted the state of dereliction it is in.

19. Finally it was urged on behalf of the Appellants that their present proposal is different from that which the Secretary of State rejected in 1986. The physical improvements in the site have been outlined above. Today it is much more attractive than it was four years ago. The Appellants have to a large extent won acceptance from most of their neighbours. Although for a time they engaged in buying and re-selling peat in sacks from the site (some of which I saw) and one of your Clients brought second hand cars to the site for re-sale (and two of these I saw also), these activities have now ceased. The Appellants no longer wish to run any kind of business enterprise from the site. They are content to use it for residential purposes only and to make alternative arrangements for the storage of peat or any other commodity in which they might deal from time to time. Planning conditions could be imposed which would control the future use of the site. Mr. Britton for the Council conceded at the inquiry that conditions preventing the commercial use of the site would be enforceable and that, if kept, they would adequately protect the residential amenities of people living nearby.

The Council's case

20. The Council insisted that the Secretary of State had made it clear in his decision in 1986, that the appeal site is not suitable for use as a gipsy caravan site. This appeal concerns the same gipsies on the same site and subject to the same planning policies. That the appeal proposal is contrary to development plan policies is not contested.

21 Regarding the merits of the appeal proposal, although the Secretary of State did not consider that the caravans presented a visual intrusion in the countryside in 1986, the Council respectfully disagreed with his and his Inspector's assessment of that matter and, furthermore, do not consider the present structures on the site any less harmful to the appearance of their surroundings. The improvements that have undoubtedly been made within the site in the last four years do not make the site any more appropriate for use as a gipsy site. So far as national policy is concerned, the Secretary of State's written answer to a parliamentary question in 1987 did not reveal a material change of emphasis towards the encouragement of private gipsy sites. He said

they should continue to be encouraged and that policy would have been relevant when the 1986 decision was made. Furthermore, the advice in PPG1 reveals precisely the same approach as the Secretary of State took in 1986.

22. There has, however, been a change in the situation regarding the provision of gipsy sites in the area since the last appeal. By the 1st October 1989 it is very likely that the 15 pitches on the Billingbear site will be available and a firm offer has been made to the Appellants of a pitch for each of their families. The Council has gone to great lengths under considerable difficulties to provide the Billingbear site for the use of gipsies as they are required to do by the Government. Even if the Billingbear site were not available for the Appellants in the very near future, the situation would be no worse than it was in 1986. So far as personal hardship is concerned, this could be a relevant factor when planning considerations are finely balanced but in the present appeal that is not the case. The educational problems for the children of the Appellants are not so exceptional as to outweigh the planning objections. Special gipsy teachers are available in the Billingbear area and having to change schools when a family moves home is a circumstance that is not limited to gipsy children.

The Interested Person's case

23. Mr. Jenkins, who has lived at Mistletoe Cottage for the past seven years, did not agree that the Appellants had won the support of all the local people as they claimed. Some of the supporting letters, Mr. Jenkins noted, had been written by people who were tenants rather than owners of their homes. He complained that the septic tanks had been installed and the mobile homes had been brought to the site in spite of the failure of the appeal in 1986. One of the mobile homes is more like a prefabricated bungalow being 18 or 20 feet high and visible for miles around. Mr. Jenkins doubted whether the septic tanks had been inspected by building control officers of the Council. He believed that effluent from one of the laundry huts was being discharged into the boundary ditch through a blue pipe which is now concealed by the broken branch of a tree. There had been regular signs that the Appellants were conducting a tarmacadam business on the site. In the past the noise of barking dogs on the site had been a nuisance to local residents, but not recently. There were however floodlights (Mr. Jenkins thought four) on the site which were incongruous in rural surroundings. Traffic had been a problem in the past with lorries bringing deliveries of peat to the site and causing obstruction in the country lanes and highway dangers. Mr. Jenkins believed the appeal site should be returned to agricultural use of some kind.

Conclusions

24. Regarding the effect of the development on the surroundings in the light of today's circumstances, I note from paragraph 4 of the Secretary of State's 1986 decision letter that he did not disagree with his Inspector's finding that the seven caravans then present on the site did not appear unacceptably stark or intrusive in the open vistas across the large flat field to the west and north. Although they were visible from nearby roads and houses it was felt that their effect on the character of the area could be reduced by screening. In my opinion the mobile homes and other structures on the appeal

site today are not prominent in their surroundings. They are visible if one looks for them from the north and west but they do not seem to me to stand out in such a way as to affect local character. The fences that have been erected have been effective in this regard and when the planting that has taken place has had time to grow I consider the impact of the site will be further softened.

25. Nonetheless, the Secretary of State found that the proposal before him would inevitably increase the scale of noise and general activity in close proximity to local dwellings particularly those nearest the crossroads and this would reduce the residential amenities the occupants were entitled to expect in an area such as this. The present proposal, however, is for residential occupation of the site only, without the usual commercial activities associated with gipsy sites. The Council have adequate powers of control to ensure that no commercial activity takes place on the site and their planning officer agreed this would be a sufficient safeguard of local residential amenity. Accordingly it appears that this objection also could be satisfied.

26. So far as the local roads are concerned the Secretary of State considered that any non-residential, commercial or business use on the site would would cause a significant increase in traffic as well as causing noise and possibly smells and other emissions which would have adverse effects on neighbours and nearby residents. Without non-residential, commercial or business activity on the site, however, I consider that that objection also could be satisfied. As regards highway safety, the Secretary of State was satisfied that the stopping up of the Devil's Highway access and the construction of a new access at the north end of the site would obviate any unnecessary risks and this of course has been done. He did expect that the level and type of traffic likely to be attracted to the site if the Appellants continued their tarmacing and other business activities from there would cause a significant reduction in highway safety but in my judgement this would not be the case if there were no commercial use of the site and the traffic were limited to what is usual with residential development.

27. In relation to this issueI have also considered the objections raised by Mr. Jenkins at the inquiry and the comments contained in the letters from certain interested persons including the Swallowfield Parish Council (Document 2). I noted the largest of the mobile homes during my inspection but I saw that it is mounted on wheels and I heard that it was brought to the site in two sections and assembled there. There was no evidence that it exceeded the dimensions for a caravan laid down in Section 29(1) of the Caravan Sites and Control of Development Act 1960 as amended by the Caravan Sites Act 1968. The various comments relating to traffic and commercial activity on the site are covered in my conclusions in the foregoing paragraphs. Those complaints relating to sanitation and drainage would fall within the scope of a site licence that would be issued by the local authority if this appeal succeeds

28. The only objection remaining to the proposed development would therefore seem to be the breach of planning policies that would be entailed. The special circumstance that might override this objection is the Appellants' status as gipsies and the situation in the Council's district and the County of Berkshire regarding the provision of suitable sites.

29. In paragraph 6 of the Secretary of State's decision letter, he examined this issue in the light of the circumstances at that time. I note that he endorsed his Inspector's findings (made, incidentally, in November 1985) that both Berkshire and Wokingham had made considerable strides in reducing the number of unauthorised encampments and that future provision of transit sites was likely further to improve the situation. It was noted that vacancies existed on one of the local authority sites (the Billingbear site) but it was recognised that circumstances prevented the Appellants from moving there at that time. Those circumstances were fully explained at my inquiry and I found that the Billingbear site is still unuseable although the prospect of its reopening within the next two months is realistic in my view. The Secretary of State appreciated the Appellants' difficulty of finding another site to go to and, having regard to the fact that there were still unauthorised caravan sites in Berkshire in 1986 he acknowledged that the need for private sites was a material consideration.

30. In my opinion the continued existence of unauthorised caravan sites in the Council's district and in the County of Berkshire (as appears from the statistics in Document 5), the failure since the last inquiry to restore the Billingbear site to use and the absence of any evidence that the transit sites expected by the Secretary of State have been established, indicate that the need for private gipsy sites is at least as material a consideration today as it was in 1986. The advice contained in paragraphs 40 and 41 of Circular 28/77 is that local authorities should consider the advantages of encouraging self-help among gipsies in the provision of their own sites and I consider that advice is particularly appropriate in the present circumstances. Whereas in 1986 the need for private gipsy sites did not outweigh the planning policy objections to what was then proposed on the appeal site because of anticipated harmful effects upon local residential amenity and highway safety, I consider it does outweigh such objections where local amenities can be protected. As for the Council's offers to let the Appellants live on the Billingbear site either as managers or as tenants of pitches, I can readily understand their reluctance to accept. Not all gipsies wish to live on local authority sites and I find the Appellants' refusal to accept either offer wholly reasonable.

31. I am minded therefore to grant conditional permission in these special circumstances. Of the conditions suggested by the Council (Document 19), I am against a temporary permission because I consider the last five years have been a trial period sufficient to judge the likely impact upon local surroundings. I am in favour, however, of the permission being made personal to the Appellants and their families because so much has turned upon the responsible way in which they have conducted their activities here, limiting them when they proved injurious to their neighbours and creating a very pleasing environment within the site. I also consider that a condition prohibiting any commercial or business use on the site is necessary in order to protect local residential amenities. For the avoidance of any doubt in connection with this condition, I judge it expedient also to require that no outdoor storage of materials shall take place other than what is incidental to the residential use and occupation of the site. I consider the landscaping carried out by the Appellants, however, is commendable and do not feel it is necessary to require them to submit further landscaping details to the Council for approval. The site access to School Lane also appears satisfactory for domestic traffic and I heard no evidence to the contrary. I do not consider the colour of the mobile homes to be objectionable in these surroundings but

that and other internal matters relating to the site such as the number of caravans to be permitted, I would leave for the consideration of the Council as the Site Licensing Authority. The need for a site licence in addition to this planning permission I would expect to be explained to the Appellants by their advisers.

32. In reaching my conclusions I have taken into consideration all the other matters raised in evidence at the inquiry including the Council's contention, with which I agree, that the Secretary of State's written answer to a Parliamentary question and the Planning Policy Guidance notes published since the last inquiry do not reveal a change of emphasis in the national policy towards the provision of gipsy caravan sites. Neither that matter nor any other, however, seems to me to outweigh the considerations that have led me to my decision.

33. For the above reasons, therefore, and in exercise of the powers transferred to me I hereby allow this appeal and grant planning permission for the continuance of the use of land at School Lane and Devil's Highway, Riseley, Berkshire for the stationing and use for residential purposes of three mobile homes in accordance with planning application 30309 dated the 6th April 1988 and the plan submitted therewith subject to the following conditions:

1. The use hereby permitted shall be carried on only by Mr. Leonard Moss, Mr.Adrian Cooper and Mr. Michael Cooper, or a dependant of any of those persons residing with him, or a widow of any of those persons.

2. No commercial, business or other non-residential activity shall be carried on on the land to which this permission relates.

3. No outdoor storage of materials, goods, equipment, plant or machinery shall take place on the land to which this permission relates other than that which might be incidental to the residential occupation of the mobile homes stationed thereon.

34. This letter does not convey any approval or consent which may be required under any enactment, bve-law, order or regulation other than section 23 of the Town and Country Planning Act 1971

I am, Gentlemen,
Your obedient Servant,

J.R.Richardson LLB Solicitor
Inspector

(1) ADDRESS LAND TO THE WEST OF SCHOOL LANE GIPSY CARAVAN SITE - NEW STABLES PARISH SWALLOWFIELD

PLOT No. N. OF DEVILS HIGHWAY (OPP. THE GABLES) ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
20144	E.C.C. QUARRIES LTD	O/L. 2 DET. HOUSES	22.9.83	N/A R
22962	MR S BARR + A. COOPER	RES CARAVAN SITE FOR	4.3.85	N/A R
		3 GYPSY FAMILIES (6 VANS)		
		CESS PIT / SEPTIC TANK		
*30309 APPEAL	"	3 PITCHES	9.6.88	R
34894	W/DR No. 2			
34893	W/DR. " 1			
34892	W/DR. " 3			
35886 APPEAL	3 O/L BUNGALOW		4.7.90	
*37790	W/DR.			
40149	N/P No. 3			

DATE OF COMPLETION

MINISTRY DECISION 22962 - APPEAL DISMISSED BY SEC. OF STATE - 22.12.86

SPECIAL ORDERS 30309 " GRANTED - 14.8.89

DRAINAGE 35886 - APPEAL DISMISSED 9.1.91

091074

1933

(2) NEW STABLES - GIPSY CARAVAN SITE

ADDRESS SCHOOL LANE PARISH SWALLOWFIELD

PLOT No. N. OF DEVILS HIGHWAY ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44262	MR G. JONES	VAR. COND. 1 ON 30309	11.5.95	CLA
95/60351/VAR		(CHANGE NAMED OCCUPIER		
		OF PLOT 3)		

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

22.JUN.2000* 1812

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

OR

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding.

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . L. & M. HEDGES . . . . . .

Date . . . . 5 June 2000 . . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

22 JUN 2000* 1812

1.	APPLICANT'S NAME	Leonard and Maude Hedges
	ADDRESS	Application site
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Dr. R.K.Home
	ADDRESS	91 Mortimer Road London
	POST CODE	N1 4LB PHONE 020 72497818
3. On the plans show the SITE outlined in RED *Show also OTHER land in the applicant's* ownership or control in BLUE.	SITE LOCATION	Corner of School Lane, Riseley
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Variation of condition 1 on planning permission T/APP/H0330/A/88/100518/P5
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.342 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Site plan

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10	
FULL PERMISSION	☐		
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10	
TEMPORARY PERMISSION	☐	State period required	
RELAXATION OF CONDITIONS	☑	State relevant application number	30309
		Conditions to be relaxed	1

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

SITING	☐		
EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

residential caravan site

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

N/A

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

Existing fencing

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soakaway

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: septic tank

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

~~Existing entrance drive from School Lane~~

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	*	*	*
BUNGALOW	*	*	*
FLAT/MAISONETTE	*	*	
OTHER	*	*	*

*STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? ~~YES~~/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

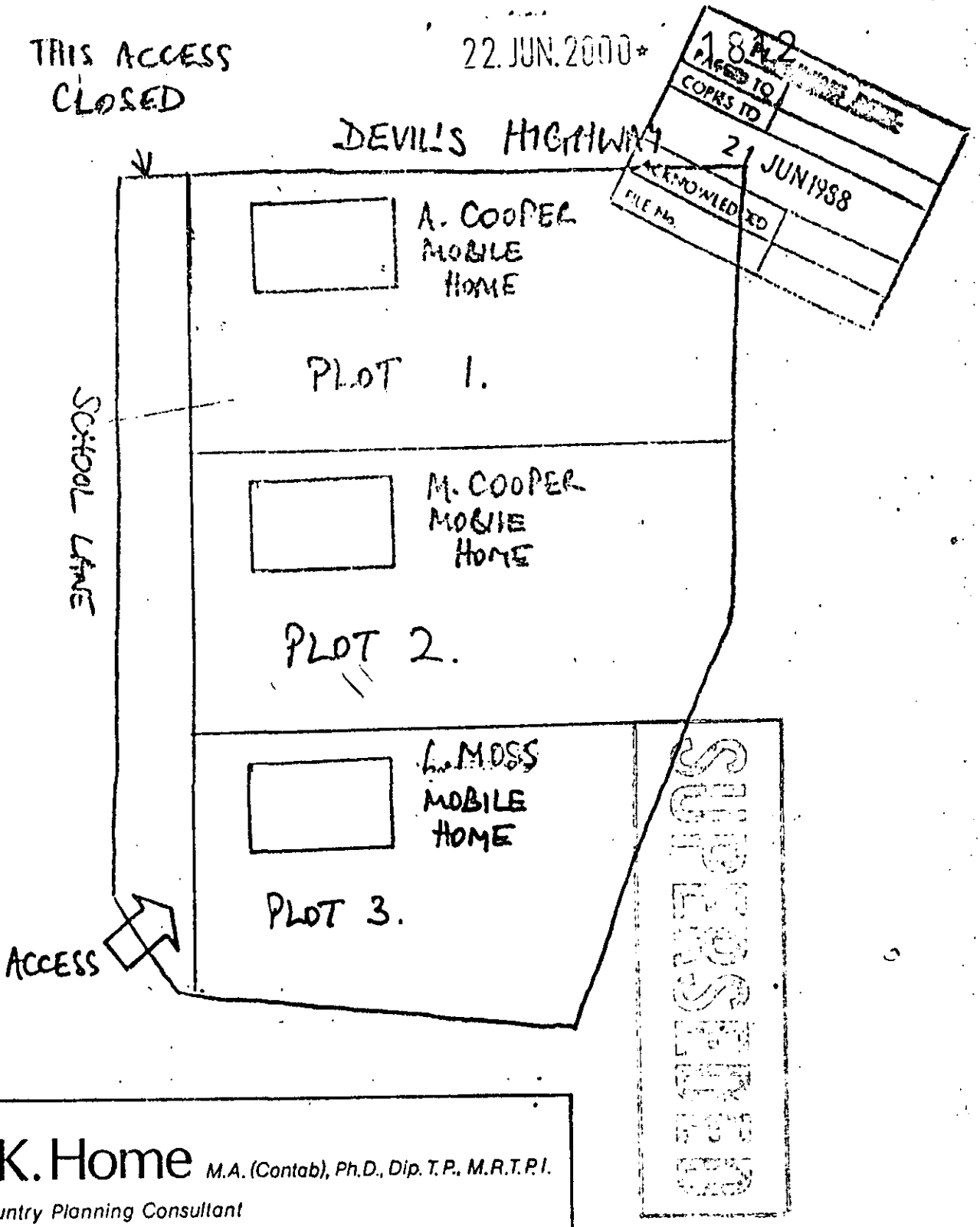
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF L. & M.Hedges DATE 5 June 2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".



Dr. R. K. Home M.A. (Contab), Ph.D., Dip. T.P., M.R.T.P.I.

Town and Country Planning Consultant

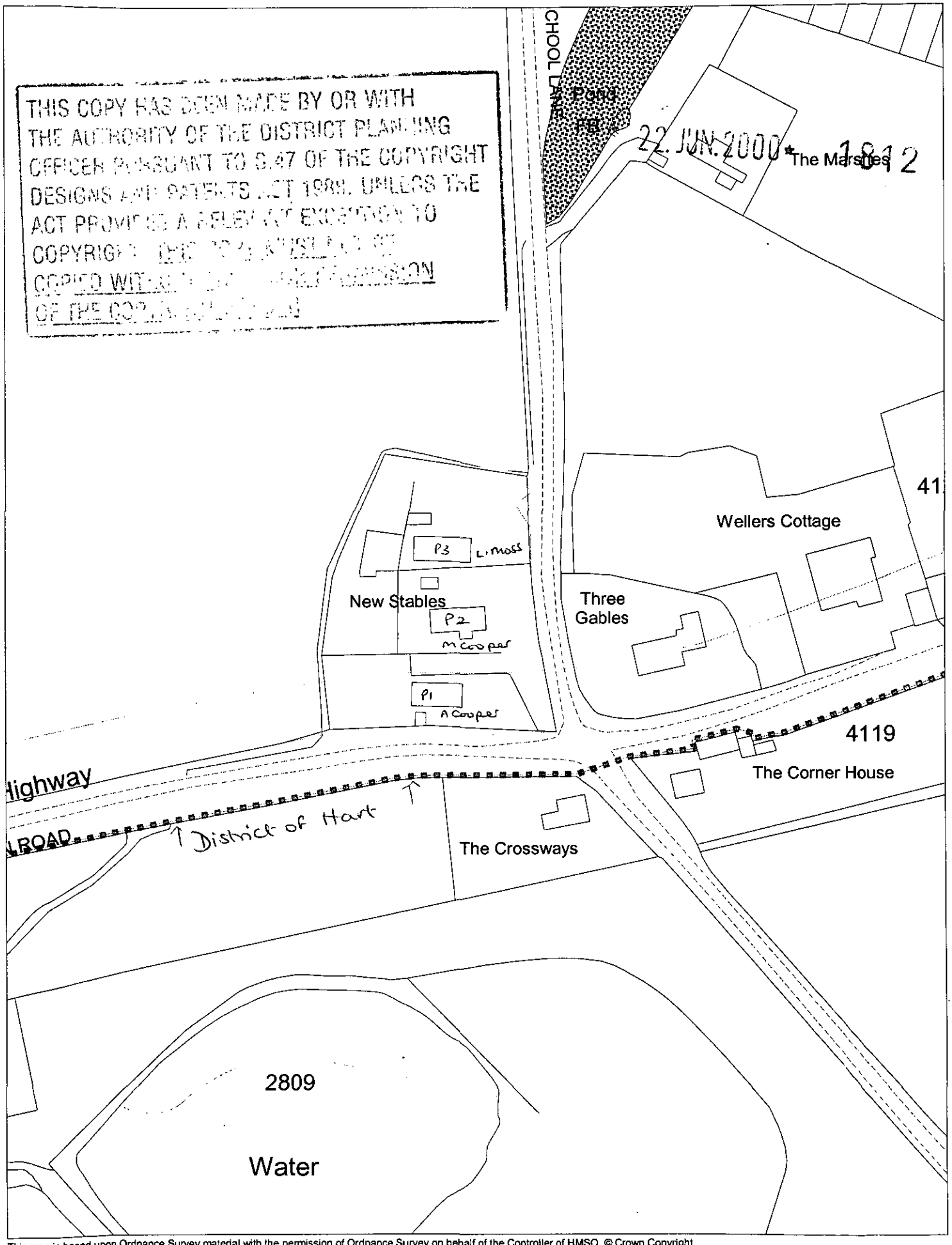
31 Mortimer Road, London N1 4LB

Telephone : 01 249 7818

PLANNING APPLICATION FOR LAND AT SCHOOL LANE, RISELEY

SKETCH FOR INDICATIVE PURPOSES

Scale	Date	Drawing No.
1:500 Approx.	JUNE 1988	2



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Development Control Section, Environmental Services, Wokingham District Council.

12 June 2000

Scale: 1 : 1250

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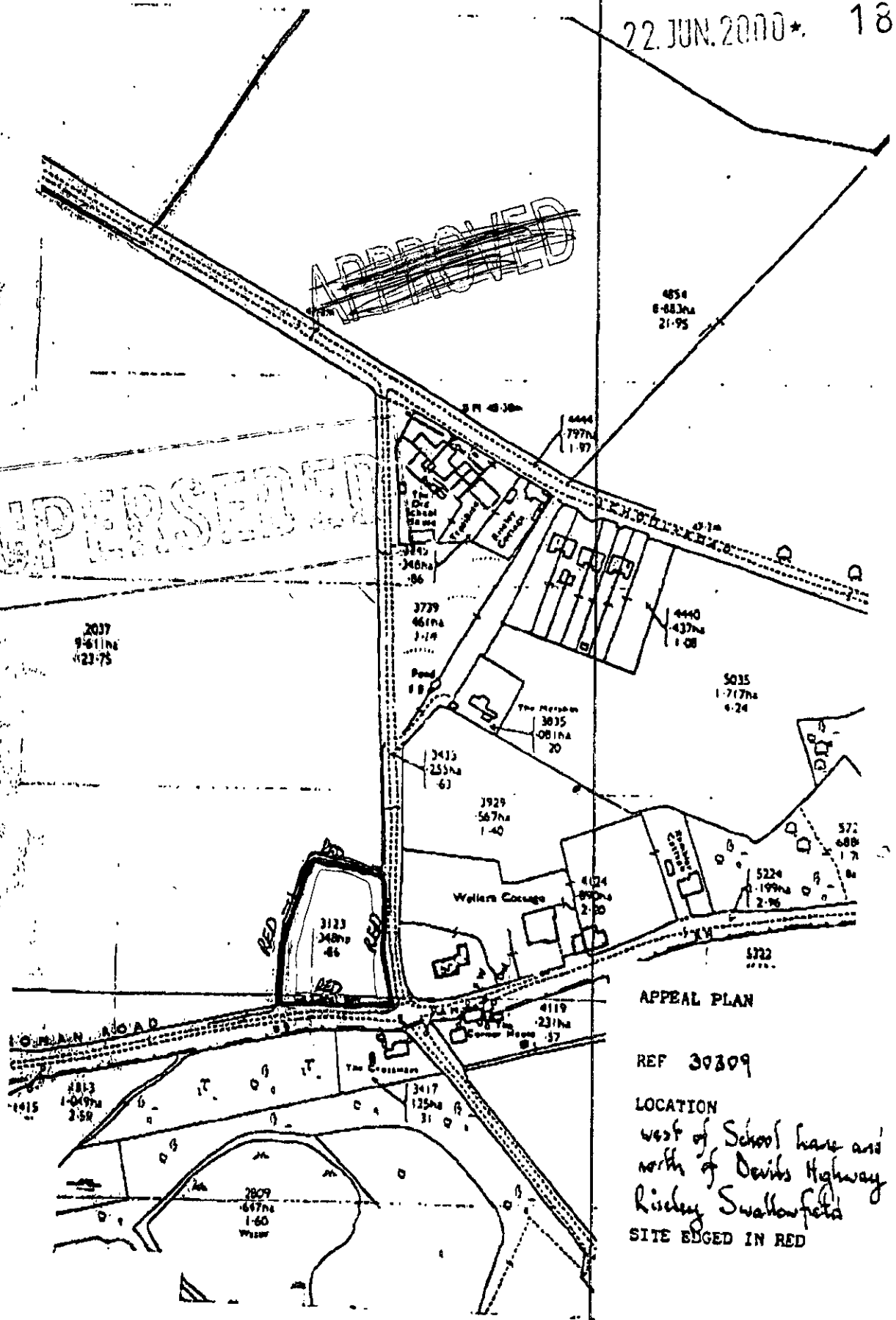
WOKINGHAM DISTRICT COUNCIL

22. JUN. 2000 * 1812



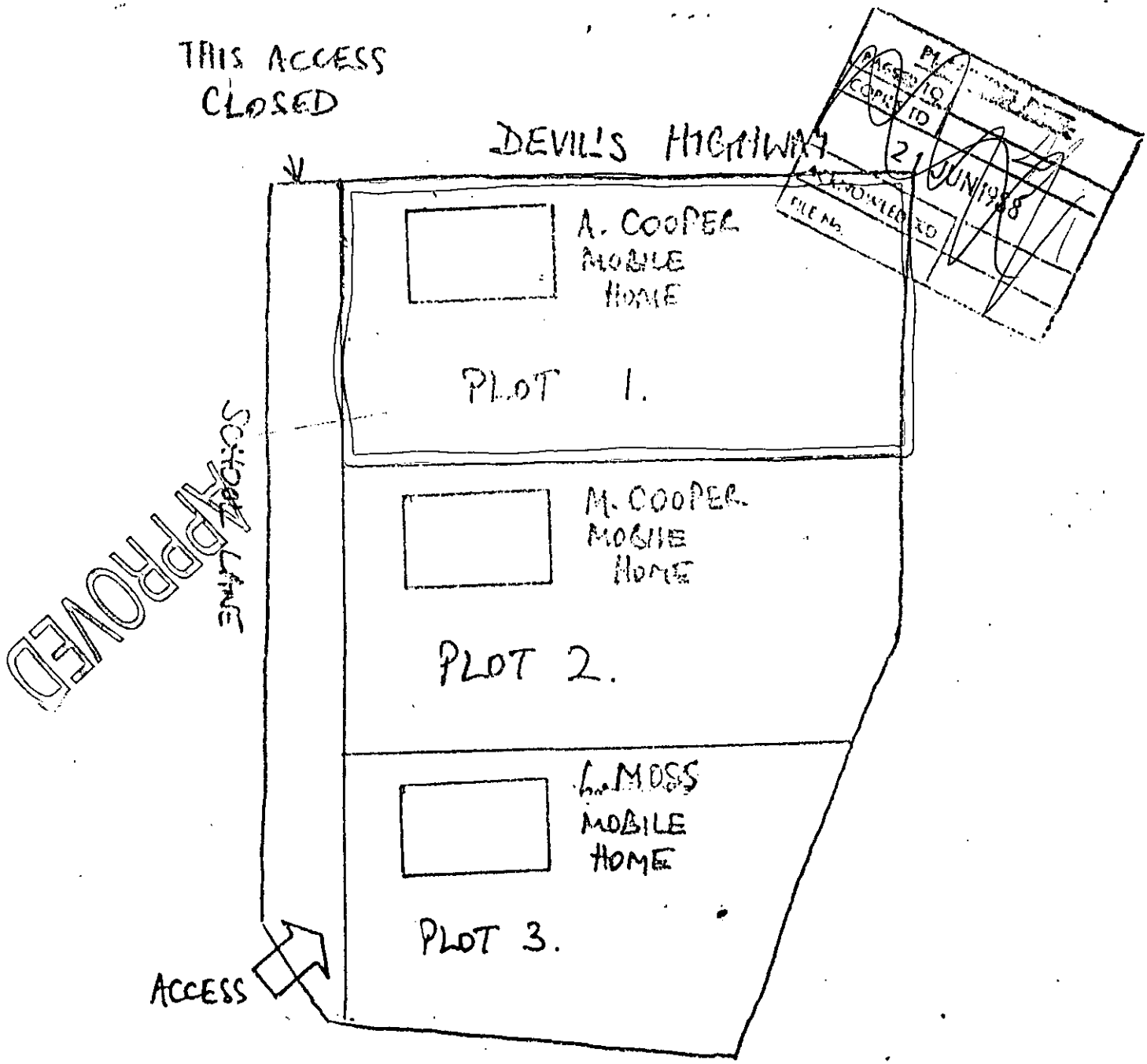
APPEAL PLAN

REF 30309

LOCATION
west of School Lane and north of Devils Highway Riseley Swallowfield

SITE EDGED IN RED

SCALE 1:2500



PLANNING SERVICES COPIES TO: HPT TLS ENF POL DC APP CS 27 JUL 2000 ACK: FILE:

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Telephone : 01 249 7818

1812

REVISED PLAN

PLANNING APPLICATION FOR LAND AT SCHOOL LANE, RISELEY

SKETCH FOR INDICATIVE PURPOSES

Scale	Date	Drawing No.
1:500 Approx.	JUNE 1988	2