1 of 2 - see separate conditions file.

APPLICATION NO:
2002/8243

LOCATION:
Endalls Stud Farm, Blakes Road, Wargrave Reading.

APPLICANT:
N W Developments Ltd C/O Aldington Craig & Collinge

PROPOSAL:
Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

EARLIEST DATE FOR DECISION: **14/02/2003**

APPLICATION WILL HAVE EXPIRED ON:

Please issue Decision

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

N W Developments Ltd
C/O Aldington Craig & Collinge
The Byre
Albury Court
Albury
Thame
Oxon OX9 2LP

Application Number: F/2002/8243

Parish: **Wargrave**

Location: **Endalls Farm, Blakes Lane, Hare Hatch, Reading.**

Proposal: **Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.**

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The existing buildings to be demolished and the mobile homes/caravans to be removed shall be demolished/removed prior to occupation of any of the buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

3. The development for which permission is hereby granted (hereinafter called "the second permission") shall not be carried out in addition to or in combination with the development for which permission was granted by notice F/2001/4652, dated 2 August 2002 (hereafter called "the first permission") but the second permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the first permission or the second permission.

4. The equestrian buildings hereby approved shall not be used for any purposes other than those ancillary to the equestrian enterprise or agricultural use of the site. If the

equestrian buildings hereby approved should cease being used for equestrian or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved buildings shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

5. The occupation of the grooms' dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or an equestrian enterprise, or a widow or widower of such a person, and to any resident dependants.

6. The development hereby approved shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling.

7. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations to the dwellings permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

8. No materials, containers or equipment shall be stored on site outside buildings except in the areas identified on Drawing No. NWEFW/2002/46 unless otherwise agreed in writing by the Local Planning Authority.

9. There shall be no equestrian competitions or events held on the site.

10. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including the surfaces of the ménage and jumping arena, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

11. Prior to the commencement of development, details of the slab levels of the proposed buildings and external arenas shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

12. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

13. The fences shown on the approved drawings shall be erected in accordance with the details shown on drawing No. NWEFW/2002/04B, unless otherwise agreed in writing by the Local Planning Authority.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

15. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all surfaced areas, new planting and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

18. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings hereby approved. The landscape management plan shall be carried out as approved.

19. Prior to occupation of the development hereby approved, a strategy for the management of the area identified on Drawing No. NWEFW/2002/45 for ecological purposes shall be submitted to and approved in writing by the Local Planning Authority and this area shall be managed in accordance with the approved strategy.

20. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

21. The lake/balancing ponds shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

22. The construction of the lake/balancing ponds shall not be commenced until a planting scheme for the pond has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

23. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

24. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved Drawing number NWEFW/2002/41C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

25. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

26. No spoil from excavations for ponds or new buildings shall be removed from the site without the prior written approval of the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To safeguard the open, rural character of the area.

3. To prevent inappropriate development of the site by the implementation or partial implementation of both permissions.

4. The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed equestrian use.

5. The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.

6. In the interests of highway safety and convenience and to avoid unacceptable intensification in the use of the site, which would be harmful to the open rural character of the area.

7. To safeguard the open, rural character of the area.

8. In the interests of visual amenity and the open, rural character of the area.

9. In the interests of highway safety and convenience and the character of the area.

10. To ensure that the external appearance of the building is satisfactory.

11. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

12. To safeguard visual amenities.

13. To safeguard the open, rural character of the area.

14. To safeguard the open, rural character of the area..

15. In the interests of visual amenity.

16. In the interests of visual amenity and the open and rural character of the area.

17. In the interests of visual amenity.

18. In order to ensure that the approved landscaping is satisfactorily maintained.

19. To mitigate against any ecological impact arising from the proposal and ensure the long term management of this area for biodiversity and as a leisure facility.

20. In the interests of sustainable drainage.

21. To ensure that the pond enhances the conservation value of the site and can function effectively as a balancing pond.

22. To protect and enhance the nature conservation value of the pond.

23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

24. In the interests of highway safety and convenience.

25. In the interests of highway safety and convenience.

26. To prevent development that would be inappropriate in terms of minerals and waste policies.

Informatives

1. This recommendation was based on Drawing Nos. NWEFW 2002 01A, 02A, 03B, 04B, 05B, 06, 07, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 26A, 27, 28, 29, 30, 31, 32, 33, 34, 35A, 36A, 37A, 38A, 39A, 40A, 41C and 45.

2. You are advised, in compliance with The Town & 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 policies OS1, LD1, LD5, LD6, LD8, C1, C2, C3, C4, C8, C9, C11, EN1, EN3, EN8, EN9, H4, H5, H6, T6 and T7.
Green Belt Local Plan for Berkshire policies 1, 8, 10, 12, 13 and 15.
Wokingham District Local Plan (as proposed to be further modified) policies WOS1, WOS3, WOS4, WOS5, WOS6, WOS7, WCC1, WCC4, WCC5, WCC6, WLL2, WLL7, WNC2, WNC3, WNC5, WNC7, WGB1, WGB2, WGB4, WBE1, WBE10, WBE11, WH1A, WH3, WH3A, WH6, WH6A, WH7, WRE1, WRE2, WR7, WR8, WR13, WT1, WT6, WT7, WIC16, WIC17 and WIC19.

3. Whilst the development does not fully accord with the policies contained within the adopted / emerging development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the report.

T. G Watson

Trevor Watson
Development Control Manager
Date: 28/05/2004

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.

1789/a

SECTION 66 CERTIFICATE

Application No. 16.JAN.2003 8243

20 DEC 2002

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.

OR

+ See Note (a) to Certificate A

OR

(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).

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.

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
MR & MRS N. LEWIS	ORFORD HOUSE CHISWICK MALL LONDON. W4 2PS	18/11/02

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

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . Paul Collinge

On behalf of . . J. Vington Craig & Collinge of NW Developments

Date . . 18th December 2002

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

Emy Circuit

From: Colin Lawley
Sent: 27 May 2004 11:04
To: Emy Circuit
Cc: Ian Jordan
Subject: Section 106 Endall's Farm, Blakes Lane, F/2002/8243 Sec 106 Agreement

Emy
This agreement has now been completed by the Owners.
I should be grateful if you would please arrange for the consent to be issued.
Many Thanks
Colin

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 8 March 2004
My ref. EXC/F/2002/8243
Your ref. PC/ptr/NWEFW/040301704
File ref: H:/text/applications/Endalls Farm 2

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

Mr Paul Collinge
Aldington Craig & Collinge
The Byre
Albury Court
Albury
Thame
Oxfordshire
OX9 2LP

Dear Mr Collinge,

ENDALLS FARM, BLAKES ROAD, WARGRAVE - APPLICATION F/2002/8243

Further to your letter of 18 February, I write to confirm that, at the meeting of the Development Control Committee on 18 February 2004, it was resolved that the above planning permission should be approved, subject to conditions and to a S106 agreement to secure public access to the proposed footpaths. Relevant extracts from the minutes of the meeting are enclosed.

I have already received a draft legal agreement from Legal Services for comment and responded to it earlier today. If you have any other queries regarding the application, I can be contacted on (0118) 974 6479.

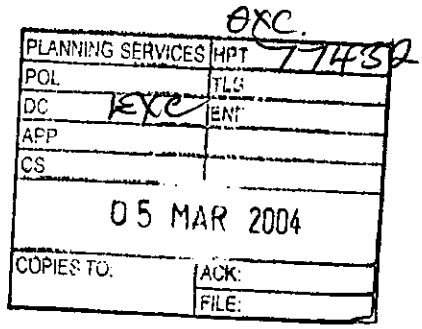
Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922



Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

4th March 2004

Our Ref: PC/ptr/NWEFW/0403041704

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Senior Planning Officer Development Control

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

Further to the meeting of the Wokingham District Council Committee on the 18th February 2004, at which it was resolved to grant planning permission for the above development subject to the prior completion of a Section 106 Legal Agreement, I can confirm that my client is separately progressing the Legal Agreement through his legal advisors. Indeed, I believe they have made contact with you in this regard.

Nevertheless, in the interests of clarity and completeness, I would appreciate it if you could provide written confirmation that there is a resolution to grant planning permission, subject to the completion of this Legal Agreement.

I would also be grateful if we could have a copy of the minutes from the said meeting.

Yours sincerely

Paul Collinge

Copied: Mr & Mrs N Lewis

principal Paul Collinge ACArch RIBA ATP MCSD

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 18 FEBRUARY 2004 FROM 6.00PM TO 9.50PM

Mr A Ross, (Chairman), Mrs A Drake, (Vice-Chairman), Mr M Bryant, Mr R Eke, Mr D Hare, Carol Jewell, Mrs J Lissaman, Mrs M Robertson, and Rob Stanton

Also Present: Mrs C Beatty, Mrs P Bray, Mr I Brown, Frank Browne and David Swindells

MEMBERS' UPDATE
There are a number of references to the Members' Update within these Minutes. The Members' Update was circulated to all present prior to the meeting. It is available to view on the Council's website, www.wokingham.gov.uk

PART I

270 MINUTES

The Minutes of the meeting held on 28 January 2004 were confirmed as a correct record and signed by the Chairman.

271 APOLOGIES

Apologies for absence were received from UllaKarin Clark, Mr S Conway and Mr K Malvern.

~~272 APPLICATION F/2003/0576~~ TWO STOREY REAR EXTENSION TO DWELLING. DEMOLITION OF EXISTING EXTENSION AT ~~68~~ WATERLOO ROAD, WOKINGHAM FOR MR AND MRS FISHER

The Committee considered a report on this application set out on Agenda pages 9-20.

Mr A Auty, a local resident, spoke objecting to the application.

Mr M Leedale, agent for the applicant, spoke in support of the application.

RESOLVED That Application F/2003/0576 be refused for the reason set out on Agenda page 9.

273 APPLICATION F/2003/0424 ~~RAISING OF ROOF OF DWELLING TO FORM FIRST~~ FLOOR AT 58 TANGLEY DRIVE, WOKINGHAM FOR MR AND MRS DOWLING

The Committee considered a report on this application set out on Agenda pages 21-28.

RESOLVED That Application F/2003/0424 be approved subject to the Conditions set out on Agenda page 21.

274 APPLICATION F/2003/0296 ERECTION OF A DETACHED DOUBLE GARAGE AND FRONT PORCH EXTENSION AT TOUTLEY HALL EAST, OLD FOREST ROAD, WINNERSH FOR MR AND MRS CURTIS

The Committee considered a report on this application set out on Agenda pages 29-36.

Members were advised that the Winnersh Parish Council had made no comments.

RESOLVED That Application F/2003/0296 be approved subject to the conditions set out on Agenda page 29.

275 APPLICATION F/2003/0944 ERECTION OF A TELEVISION AERIAL ON DWELLING (RETROSPECTIVE) AT 5 PORCHFIELD CLOSE, EARLEY FOR MR AND MRS STARLEY

from the adopted local plan but accords with the policies in the emerging development plan, and there are no material considerations warranting a different decision being taken. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

Mr M Bryant requested to be recorded as voting against the proposal to grant planning permission.

284 APPLICATION F/2003/0709 ERECTION OF 149 RESIDENTIAL UNITS, FORMATION OF NEW ACCESS AND ASSOCIATED AMENITY SPACE ON LAND AT MARSH FARM, LOWER EARLEY WAY, EARLEY FOR ST JAMES GROUP LTD

The Committee considered a report on this application set out on Agenda pages 161-186.

The Development Control Manager drew Members' attention to additional consultation responses received from Sport England and the Earley Town Council. In addition, he advised that the Services, Amenities and Infrastructure Panel had considered the plans and decided that the relatively minor changes from the applications previously approved did not justify altering the amounts of contributions required.

Mr S Scarrett, representing Earley Town Council, spoke objecting to the application.

David Swindells addressed the Committee as a Local Ward Member objecting to the application.

RESOLVED That Application F/2003/0709 be approved subject to the conditions set out on Agenda pages 163-167 and to the completion of a Section 106 Legal Agreement to secure the contributions set out on page 13 of the Members' Update. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

285 APPLICATION F/2002/8243 CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN USE; ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING; REMOVAL OF MOBILE HOME; ERECTION OF OUTBUILDING; CONVERSION OF BARN FROM AGRICULTURAL USE TO GROOM'S DWELLING; ERECTION OF NEW STABLES AND INDOOR DRESSAGE ARENA; FORMATION OF NEW ENTRY ROAD AND FORMATION OF LAKE/BALANCE POND AT ENDALL'S FARM, BLAKES ROAD, WARGRAVE FOR N W DEVELOPMENTS LTD

The Committee considered a report on this application set out on Agenda pages 187-227.

Mr P Collinge, agent for the applicant, spoke in support of the application.

Frank Browne addressed the Committee as a Local Ward Member expressing concerns regarding the proposals.

RESOLVED That Application F/2002/8243 be approved subject to the conditions set out on Agenda pages 189-192, and to the completion of a Section 106 Legal Agreement to secure public access to the permissive ways. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse

planning permission due to lack of infrastructure contributions.

286 ERECTION OF CAR PARK DECKING FOR NEW AND USED CAR STOCK AT WOKINGHAM MOTORS, THAMES HOUSE, MOLLY MILLARS LANE, WOKINGHAM FOR WOKINGHAM MOTORS LTD

The Committee considered a report on this application set out on Agenda pages 228-238.

Mrs D Wells, agent for the applicant, spoke in support of the application.

RESOLVED That application F/2003/0533 be approved subject to the Conditions set out on Agenda pages 228-239.

287 APPLICATION F/2003/0524 CHANGE OF USE OF REDUNDANT FARM BUILDINGS TO B1 BUSINESS USE AND ASSOCIATED PARKING; FORMATION OF NEW ACCESS; ERECTION OF TWO-METRE HIGH BOUNDARY WALL AND CONSTRUCTION OF POND AT UPPER CULHAM FARM, UPPER CULHAM ROAD, WARGRAVE FOR MR AND MRS EDWARDS

The Committee considered a report on this application set out on Agenda pages 239-265.

Mr R Clark, agent for the applicant, spoke in support of the application.

Frank Browne addressed the Committee as a Local Ward Member in support of the application.

In response to a question, the Development Control Manager advised that the surface of the proposed car park could be controlled as part of the landscaping condition.

RESOLVED That Application F/2003/0524 be approved subject to the conditions set out on Agenda pages 239-243 and the completion of a Section 106 legal agreement to secure the provision of a foot and cycle path and signage. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

288 APPLICATION F/2003/0238 ERECTION OF BUILDING FOR B8 USE WITH ANCILLARY OFFICE (B1) USE (RENEWAL OF CONSENT 98/86345/F) AT UNIT H, HEADLEY PARK AREA 8, HEADLEY ROAD EAST, WOODLEY FOR KENNINGTONS

The Committee considered a report on this application set out on Agenda pages 266-280.

RESOLVED That Application F/2003/0238 be approved subject to the Conditions set out on Agenda pages 267-269.

R 17/9.

Date: 02 September 2004

3 - SEP 2004

To: Harold Sanders – Urban Design & Conservation Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Amendments to roof of indoor arena and stables. Drawing nos: NWEFW 2002 27A, 30A, 31A, 32A, 35B & 36B.

For information only.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

I DO NOT CONSIDER THE AMENDMENTS TO ROOF OF INDOOR ARENA AND STABLES WILL MATERIALLY CHANGE THE ORIGINAL CONCEPT OR DESIGN OBJECTIVES.

NO OBJECTION

Harold Sanders

19.10.04

Date: 02 September 2004

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Amendments to roof of indoor arena and stables. Drawing nos: NWEFW 2002 27A, 30A, 31A, 32A, 35B & 36B.

For information only.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | **MINOR AMENDMENTS** | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8243 Date Rec. 19 August 2004

Location: Endalls Farm, Blakes Road

Parish: ~~Kenilworth~~ Wargrave

Applicant: N W Developments Ltd.

Description of attached plans: 8 amendments to roof of indoor arena and stables

Drawing No's: NWEFW 2002 27A, 30A, 31A, 32A, 35B & 36B

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.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses: INFO ONLY

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER: DXL

Consultations Sent by Admin. on: 02.09.PS.

Yellow - Case Officer Copy
Green - Part One Copy

1970/0102

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | **MINOR AMENDMENTS** | DETAILS TO COMPLY WITH CONDITIONS

App. No. F/2002/8243 Date Rec. 19 August 2004

Location: Endalls Farm, Blakes Road

Parish: ~~Farnham~~ Wargrave

Applicant: N W Developments Ltd.

Description of attached plans: 8 amendments to roof of indoor arena and stables

Drawing No's: NWEFW 2002 27A, 30A, 31A, 32A, 35B & 36B

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.

Landscape & Trees	
Urb. Design & Conservation	✓
Highways	
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses INFO ONLY

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER DKL

Consultations Sent by Admin. on 02 09 PS

Yellow - Case Officer Copy
Green - Part One Copy

ALDINGTON
CRAIG
+ COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922

(RR).

PLANNING SERVICES	HPT 81487
POL	TLS
DC OXC	ENF
APP	
CS	
19 AUG 2004	
COPIES TO:	ACK:
	FILE:

MINOR AMENDMENTS

-8243

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

18th August 2004

Our Ref: PC//NWEFW/0408181244

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Senior Planning Officer Development Control

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

When we met on the 19th July 2004 with regard to the above we informed you that the German manufacturers on the Indoor Arena and Stables had suggested a lower pitch to the roofs than previously shown on our drawings. We enclose with this covering letter the drawings amended incorporating this adjustment together with some modified internal planning to the stables. The amendments are of a minor nature for which we would value your agreement.

Four copies of each of the drawings modified are;

NWEFW 2002 27A	Plan of the Stables
NWEFW 2002 30A	Elevations of the Stables
NWEFW 2002 31A	Elevations of the Stables
NWEFW 2002 32A	Plan of the Indoor Dressage Arena
NWEFW 2002 35B	Elevations of the Indoor Dressage Arena
NWEFW 2002 36B	Elevations of the Indoor Dressage Arena

Yours sincerely

Paul Collinge

Paul Collinge

Copied: Mr & Mrs N Lewis

Emy Circuit
From: Emy Circuit
Sent: 08 March 2004 12:55
To: Colin Lawley
Subject: RE: Endall's Farm Blakes Road Wargrave F/2002/8243 draft sec 106

Colin,

No particular comments. Drawing No NWEFW/2002/45 shows the path in detail but it would probably be sensible to include say NFEW/2002/01A as well, to show its location in relation to the remainder of the site.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Colin Lawley**
Sent: Wednesday, March 03, 2004 4:48 PM
To: Emy Circuit; Peter Bourne
Subject: Endall's Farm Blakes Road Wargrave F/2002/8243 draft sec 106

Emy, Peter
Pleas find attached a draft agreement. I should be grateful to receve your comments. Could you please let me know which plan would be the most appropriate to use to show the footpaths.
Many Thanks
Colin << File: s106 agreement ENDALLS FARM.doc >>

Emy Circuit
From: Colin Lawley
Sent: 03 March 2004 16:48
To: Emy Circuit; Peter Bourne
Subject: Endall's Farm Blakes Road Wargrave F/2002/8243 draft sec 106

Emy, Peter
Pleas find attached a draft agreement. I should be grateful to receve your comments. Could you please let me know which plan would be the most appropriate to use to show the footpaths.
Many Thanks



s106 agreement ENDALLS FARM.do...

Colin

THIS DEED is made the day of Two Thousand and Four BETWEEN WOKINGHAM DISTRICT COUNCIL of Council Offices, Shute End, Wokingham, Berkshire ('the Council') and NW Developments Ltd of 69 Eccleston Square London SW1V !PJ ('the Applicant')

WHEREAS:

A. The Applicant is the owner in fee simple of the land shown edged red on the plan annexed hereto and known as Endall's Farm Blakes Road Wargrave Berks ("the Site")

B. On the 16th January 2003 the Applicant made an application for planning permission ("Application No.F/2002/8243") for the erection of 1 replacement dwelling and demolition of existing dwelling ; removal of mobile home and erection of outbuilding; conversion of barn from agriculture to 1 grooms dwelling; erection of new stables and indoor dressage area; formation of new entry road and lake/balance pond ("the Development")

C. The Council is the District Planning Authority for the administrative District of Wokingham

D. The Council has resolved that SUBJECT to the Applicant entering into this Agreement planning permission should be granted in respect of the Application No. F/2002/8243 and the Applicant has agreed to enter into this Agreement conditionally upon planning permission being granted in respect of Application No. F/2002/8243

E. This Agreement is entered into pursuant to the provisions of Section 106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972 whereby the Council is empowered to enter into

Agreement for various purposes in connection with the development of land and otherwise as more particularly set out in the Statutory Provisions

NOW THIS DEED WITNESSETH AND IT IS HEREBY AGREED AND DECLARED by AND BETWEEN THE PARTIES HERETO AS FOLLOWS:-

1. This Agreement is made in pursuance of the Statutory Provisions and all other powers enabling the Council in this behalf and is a planning obligation pursuant to Section 106 of the Town and Country Planning Act 1990 (as substituted) which planning obligation is enforceable by the Council

2. Words in this Agreement importing the singular meaning shall where the context so admits include the plural meaning and vice versa

3. Words in this Agreement of the masculine gender shall include the feminine and neuter genders and vice versa and words denoting natural persons shall include corporations and vice versa

4. The Applicant so as to bind each and every part of the Site into whosoever hands the same may come hereby covenants with the Council:

   (A) to provide and maintain to the reasonable satisfaction of the Council and prior to first occupation of the Development the footpaths shown on the attached plan

   (B) On provision of the said footpaths to keep the said footpaths open for public use at all times and to maintain the said footpaths at all times to the reasonable satisfaction of the Council .

   (C) to pay the Council's reasonable legal fees for the preparation of this Agreement

5. IT IS HEREBY FURTHER AGREED AND DECLARED by and between the parties hereto as follows: -

3.1 The expression 'the Applicant' and 'the Council' shall include their respective successors in title and assigns

3.2 No person shall be liable for breach of the covenants restrictions or obligations contained in this Agreement occurring after he has parted with his interest in the Site but without prejudice to liability for any subsisting breach of covenant or obligation arising prior to parting with such interest

3.3 No person who is not a party to this deed ("third party") has or shall have any rights under the Contracts (Rights of Third Parties) Act 1999 to enforce any term under this deed and no consent of any third party shall be required under that Act to any cancellation or variation of this deed.

3.4 In this Agreement where any matter falls to be agreed between the parties or a test of reasonableness falls to be applied in respect of any matter or a dispute within three months from the date when it falls to be decided (or such longer period as herein provided) the question may be referred on the application of either party for the determination of a single expert to be agreed between the parties within a further period of one month or in the absence of such agreement to be appointed by the President for the time being of the Royal Institute of Chartered Surveyors on such terms as to the liability and remuneration of such experts as the President shall direct and the determination of the expert shall be final and binding upon the parties

IN WITNESS whereof the Applicant and the Council have affixed their Common Seals the day and year first before written

THE COMMON SEAL of

was hereunto affixed
in the presence of

THE COMMON SEAL of
WOKINGHAM DISTRICT COUNCIL
was hereunto affixed
in the presence of

Section 106 Pro Forma: Instruction to prepare legal agreement **FAO Legal Services**	
Application Reference and site address	F/2002/8243 Endall's Farm Blakes Road Wargrave
Applicant name and address	Nick Lewis NW Developments Ltd 69 Eccleston Square London SW1V 1PJ 0207 416 7780
Agent name and address	Paul Collinge Aldrington Craig and Collinge The Byre Albury court Albury Thame Oxfordshire OX9 2LP 011844 339911
Solicitor contact details (if known)	Steven Solomon Hughes Watton 69 Eccleston Square London SW1V 1PJ 0207 416 7600 sms@hugheswatton.co.uk
Copy of report to Committee and Members Update	Report attached, nothing relating to this application in the Members' Update
Copy of Application	
• Copy of application form	attached
• Copy of approved plans	attached
• Copy of Certificate	attached
Requirements of the Section 106 agreement	
• Education	none
• Leisure	none
• Highways/ecology/leisure	Secure access to permissive ways

• Libraries • Housing • Other	none none none
Name of other Officers involved in Section 106	Andy Glencross
Copy of draft decision notice and any plans to be attached to the Section 106	Site location plan attached, footpath (Drawing No NWEFW/2002/45) included with full set of approved drawings

Case Officer: Emy Circuit

Date: 23 February 2004

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

N W Developments Ltd
C/O Aldington Craig & Collinge
The Byre
Albury Court
Albury
Thame
Oxon OX9 2LP

Application Number: F/2002/8243

Parish:	**Wargrave**
Location:	**Endalls Farm, Blakes Lane, Hare Hatch, Reading.**
Proposal:	**Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.**

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.

Conditions

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. The existing buildings to be demolished and the mobile homes/caravans to be removed shall be demolished/removed prior to occupation of any of the buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

3. The development for which permission is hereby granted (hereinafter called "the second permission") shall not be carried out in addition to or in combination with the development for which permission was granted by notice F/2001/4652, dated 2 August 2002 (hereafter called "the first permission") but the second permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the first permission or the second permission.

4. The equestrian buildings hereby approved shall not be used for any purposes other than those ancillary to the equestrian enterprise or agricultural use of the site. If the

equestrian buildings hereby approved should cease being used for equestrian or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved buildings shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

5. The occupation of the grooms' dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or an equestrian enterprise, or a widow or widower of such a person, and to any resident dependants.

6. The development hereby approved shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling.

7. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations to the dwellings permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

8. No materials, containers or equipment shall be stored on site outside buildings except in the areas identified on Drawing No. NWEFW/2002/46 unless otherwise agreed in writing by the Local Planning Authority.

9. There shall be no equestrian competitions or events held on the site.

10. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including the surfaces of the ménage and jumping arena, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

11. Prior to the commencement of development, details of the slab levels of the proposed buildings and external arenas shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

12. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

13. The fences shown on the approved drawings shall be erected in accordance with the details shown on drawing No. NWEFW/2002/04B, unless otherwise agreed in writing by the Local Planning Authority.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

15. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all surfaced areas, new planting and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

18. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings hereby approved. The landscape management plan shall be carried out as approved.

19. Prior to occupation of the development hereby approved, a strategy for the management of the area identified on Drawing No. NWEFW/2002/45 for ecological purposes shall be submitted to and approved in writing by the Local Planning Authority and this area shall be managed in accordance with the approved strategy.

20. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

21. The lake/balancing ponds shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

22. The construction of the lake/balancing ponds shall not be commenced until a planting scheme for the pond has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.

23. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

24. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved Drawing number NWEFW/2002/41C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear of any obstruction exceeding 0.6 metres in height at all times.

25. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

26. No spoil from excavations for ponds or new buildings shall be removed from the site without the prior written approval of the Local Planning Authority.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. To safeguard the open, rural character of the area.

3. To prevent inappropriate development of the site by the implementation or partial implementation of both permissions.

4. The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed equestrian use.

5. The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.

6. In the interests of highway safety and convenience and to avoid unacceptable intensification in the use of the site, which would be harmful to the open rural character of the area.

7. To safeguard the open, rural character of the area.

8. In the interests of visual amenity and the open, rural character of the area.

9. In the interests of highway safety and convenience and the character of the area.

10. To ensure that the external appearance of the building is satisfactory.

11. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

12. To safeguard visual amenities.

13. To safeguard the open, rural character of the area.

14. To safeguard the open, rural character of the area..

15. In the interests of visual amenity.

16. In the interests of visual amenity and the open and rural character of the area.

17. In the interests of visual amenity.

18. In order to ensure that the approved landscaping is satisfactorily maintained.

19. To mitigate against any ecological impact arising from the proposal and ensure the long term management of this area for biodiversity and as a leisure facility.

20. In the interests of sustainable drainage.

21. To ensure that the pond enhances the conservation value of the site and can function effectively as a balancing pond.

22. To protect and enhance the nature conservation value of the pond.

23. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

24. In the interests of highway safety and convenience.

25. In the interests of highway safety and convenience.

26. To prevent development that would be inappropriate in terms of minerals and waste policies.

Informatives

1. This recommendation was based on Drawing Nos. NWEFW 2002 01A, 02A, 03B, 04B, 05B, 06, 07, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 26A, 27, 28, 29, 30, 31, 32, 33, 34, 35A, 36A, 37A, 38A, 39A, 40A, 41C and 45.

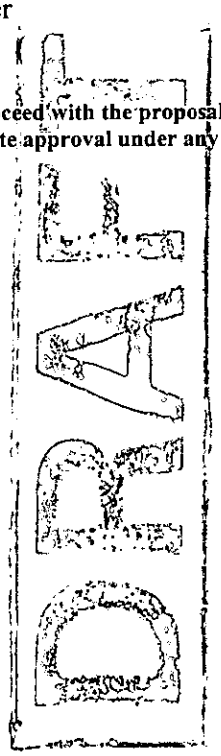
2. You are advised, in compliance with The Town & Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan policies OS1, LD1, LD5, LD6, LD8, C1, C2, C3, C4, C8, C9, C11, EN1, EN3, EN8, EN9, H4, H5, H6, T6 and T7.
Green Belt Local Plan for Berkshire policies 1, 8, 10, 12, 13 and 15.
Wokingham District Local Plan (as proposed to be further modified) policies WOS1, WOS3, WOS4, WOS5, WOS6, WOS7, WCC1, WCC4, WCC5, WCC6, WLL2, WLL7, WNC2, WNC3, WNC5, WNC7, WGB1, WGB2, WGB4, WBE1, WBE10, WBE11, WH1A, WH3, WH3A, WH6, WH6A, WH7, WRE1, WRE2, WR7, WR8, WR13, WT1, WT6, WT7, WIC16, WIC17 and WIC19.

3. Whilst the development does not fully accord with the policies contained within the adopted / emerging development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the report.

T. G Watson

Trevor Watson
Development Control Manager
Date:



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.

Emy Circuit
From: Emy Circuit
Sent: 23 February 2004 10:33
To: 'sms@hugheswatton.co.uk'
Subject: S106 Agreement for planning applicaiton F/2002/8243, Endall's Farm, Wargrave

Dear Mr Solomon,

I spoke to Nick Lewis this morning, regarding the legal agreement for the above application and he indicated that you would be dealing with it for him. Once I have a copy of the draft decision notice I will pass the instructions through to our legal team. However, I understand that you may draft the agreement and attach a copy of a precedent from the Council's legal team, which might be helpful.


s106 agreement basic.doc


s106 agreement full version.do...

Regards

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

DEVELOPMENT CONTROL COMMITTEE
WEDNESDAY 18 FEBRUARY 2004

NOTE OF MEETING

Please refer to Members Update as well as Agenda for Conditions etc.

Application No.	Decision	Action
0576 - 63 Waterloo Road, Wokingham	**Refused** as per Agenda	Dawn
0424 - 58 Tangley Drive, Wokingham	**Approved** as per Agenda	Julia
0296 - Toutley Hall East, Old Forest Road, Winnersh	**Approved** as per Agenda	Eleanor
0944 - 5 Porchfield Close, Earley	**Approved** as per Agenda, without conditions	Simon
0457 - 288 Kingfisher Drive, Woodley	**Approved** as per Agenda	Eleanor
0573 - Westende County Junior School, Seaford Road, Wokingham	**Approved** as per Agenda	Natalie
0832 - Maiden Erlegh School, Silverdale Road, Earley	**Approved** as per Agenda	Daniel
0102 - Land rear of 2-6 Barber Close, Hurst	**Refused** contrary to recommendation	Natalie
0586 - Willow Tree Works, Swallowfield Street, Swallowfield	**Approved** contrary to recommendation	Heidi
0646 - Lord Harris Court, Mole Road, Sindlesham	**Approved** as per Agenda subject to S106 Legal Agreement	Heidi
9896/9897 - Glebelands House, Glebelands Road, Wokingham	**Approved** as per suggestion in Members update, subject to S106 Legal Agreement	Basia
8416 - Land between Basingstoke Road and Beech Hill Road	**Approved** as per Agenda subject to S106 Legal Agreement	Alan
0709 - Land at Marsh Farm, Lower Earley Way, Earley	**Approved** as per Agenda subject to S106 Legal Agreement	Shaun
8243 - Endall's Farm, Blakes Road, Wargrave	**Approved** as per Agenda subject to S106 Legal Agreement	Emy
0533 - Wokingham Motors, Thames House, Molly Millars Lane, Wokingham	**Approved** as per Agenda	Emy
0524 - Upper Culham Farm, Upper Culham Road, Wargrave	**Approved** as per Agenda subject to S106 Legal Agreement	Emy
0238 - Unit H, Headley Park Area 8, Headley Road East, Woodley	**Approved** as per Agenda subject to S106 Legal Agreement	Emy

Development Control Ref No	Received	Parish	Ward
F/2002/8243	16.01.2003	Wargrave	Wargrave

Applicant N W Developments Ltd
Location Endall's Farm, Blakes Road, Wargrave.
Proposal Change of use of land from agricultural to equestrian use; erection of one replacement dwelling and demolition of existing dwelling; removal of mobile home; erection of outbuilding; conversion of barn from agricultural use to one grooms' dwelling; erection of new stables and indoor dressage arena; formation of new entry road; and formation of lake/balance pond.

FOR CONSIDERATION BY Development Control Committee on 18/02/2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

This item was deferred, at the meeting of the Development Control Committee on 28 January 2004, as there was insufficient time to discuss all the items on the agenda. A copy of the previous report is attached.

Since the agenda for the 28 January meeting was printed, one additional letter has been received, from a local resident: their previous comments still apply, particularly in relation to drainage; the additional planting and revised entrance details are sensible; there are no concerns regarding the house and cottage; it is high time that the Council and applicant reached agreement about the development of the site.

RECOMMENDATION

The recommendation remains for approval as set out on pages 76 – 80 of the agenda for 28 January 2004.

Author Emy Circuit	**Email** development.control@wokingham.gov.uk
Service Development Control	**Telephone No** 0118 974 6428 / 6429
Date 09.02.2004	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

Development Control Ref No	Received	Parish	Ward
F/2002/8243	16.01.2003	Wargrave	Wargrave

Applicant N W Developments Ltd
Location Endall's Farm, Blakes Road, Wargrave.
Proposal Change of use of land from agricultural to equestrian use; erection of one replacement dwelling and demolition of existing dwelling; removal of mobile home; erection of outbuilding; conversion of barn from agricultural use to one grooms' dwelling; erection of new stables and indoor dressage arena; formation of new entry road; and formation of lake/balance pond.

FOR CONSIDERATION BY Development Control Committee on 28/01/2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

Endall's Farm is a 27.5 hectare site, located in the Green Belt and an Area of Special Landscape Importance, and currently occupied by a farmhouse and various agricultural buildings. It is proposed to establish a stud farm, to train high quality dressage horses, with an additional small, full livery enterprise for up to six horses: the applicants have already started to develop the enterprise at a rented property in Newbury. Three employees are proposed, an estate manager with horse experience, a nationally recognised dressage rider and a groom. The groom and dressage rider would live on site. Grassland management and cropping would be carried out by a local farmer under contract.

The associated development would comprise the demolition of all of the existing buildings, except for an early twentieth century barn, which would be converted to form a grooms' cottage; erection of a replacement dwelling, stables for 12 horses, an indoor dressage arena (of competition size), new tractor and hay barns, garages, an outdoor ménage, jumping arena and dry paddock. The site would be used for breeding and training horses and the remainder of the land would be used as paddocks, for foaling, grazing, hay meadows and feed crops. A canter track, for exercising horses, would be formed around the northern end of the site and a horse walker would be constructed adjacent to the indoor arena and stables. The equestrian buildings would have an area of 1824.3 m^2 and there would be an additional 3225 m^2 of external hard surfaced areas.

Revisions to the scheme, in response to concerns raised, include a reduction in the size of the proposed dwelling, provision of one rather than two grooms dwellings, realignment of the access road and additional landscaping.

The application is before the Development Control Committee because, as a proposal for more than 500m^2 floorspace, it constitutes a major development.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to a S106 agreement to secure public access to the permissive ways and the conditions below. Should the legal agreement not be completed within six months from the date of the resolution the Development Control Manager is authorised to refuse the proposals on the basis of lack of contributions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. The existing buildings to be demolished and the mobile homes/caravans to be removed shall be demolished/removed prior to occupation of any of the buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

3. The development for which permission is hereby granted (hereinafter called "the second permission") shall not be carried out in addition to or in combination with the development for which permission was granted by notice F/2001/4652, dated 2 August 2002 (hereafter called "the first permission") but the second permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the first permission or the second permission.

Reason: To prevent inappropriate development of the site by the implementation or partial implementation of both permissions.

4. The equestrian buildings hereby approved shall not be used for any purposes other than those ancillary to the equestrian enterprise or agricultural use of the site. If the equestrian buildings hereby approved should cease being used for equestrian or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved buildings shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed equestrian use.

5. The occupation of the grooms' dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or an equestrian enterprise, or a widow or widower of such a person, and to any resident dependants.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.

6. The development hereby approved shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling

Reason: In the interests of highway safety and convenience and avoid unacceptable intensification in the use of the site, which would be harmful to the open rural character of the area.

7. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations to the dwellings permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

8. No materials, containers or equipment shall be stored on site outside buildings except in the areas identified on Drawing No NWEFW/2002/46 unless otherwise agreed

in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the open, rural character of the area.

9. There shall be no equestrian competitions or events held on the site.

Reason: In the interests of highway safety and convenience and the character of the area.

10. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including the surfaces of the ménage and jumping arena, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory.

11. Prior to the commencement of development, details of the slab levels of the proposed buildings and external arenas shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

12. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Reason: To safeguard visual amenities.

13. The fences shown on the approved drawings shall be erected in accordance with the details shown on drawing No NWEFW/2002/04B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission,. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Reason: To safeguard the open, rural character of the area..

15. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Reason: In the interests of visual amenity.

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all surfaced areas, new planting and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the

occupation of any of the building(s) hereby approved and retained.

Reason: In the interests of visual amenity and the open the rural character of the area.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

18. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings hereby approved. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained.

19. Prior to occupation of the development hereby approved, a strategy for the management of the area identified on Drawing No NWEFW/2002/45 for ecological purposes shall be submitted to and approved in writing by the Local Planning Authority and this area shall be managed in accordance with the approved strategy.

Reason: To mitigate against any ecological impact arising from the proposal and ensure the long term management of this area for biodiversity and as a leisure facility.

20. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable drainage.

21. The lake/balancing ponds shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences

Reason: To ensure that the pond enhances the conservation value of the site and can function effectively as a balancing pond.

22. *The construction of the lake/balancing ponds shall not be commenced until a planting scheme for the pond has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.*

Reason: To protect and enhance the nature conservation value of the pond.

23. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

24. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved Drawing number NWEFW/2002/41C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear

of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience.

25. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience.

26. No spoil from excavations for ponds or new buildings shall be removed from the site without the prior written approval of the Local Planning Authority.

Reason: to prevent development that would be inappropriate in terms of minerals and waste policies.

Informatives

1. This recommendation was based on Drawing Nos NWEFW 2002 01A, 02A, 03B, 04B, 05B, 06, 07, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 26A, 27, 28, 29, 30, 31, 32, 33, 34, 35A, 36A, 37A, 38A, 39A, 40A, 41C and 45.

2. You are advised, in compliance with *The Town & 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 policies OS1, LD1, LD5, LD6, LD8, C1, C2, C3, C4, C8, C9, C11, EN1, EN3, EN8, EN9, H4, H5, H6, T6 & T7.

Green Belt Local Plan for Berkshire 1, 8, 10, 12, 13 & 15.

Wokingham District Local Plan (as proposed to be further modified) policies WOS1, WOS3, WOS4, WOS5, WOS6, WOS7, WCC1, WCC4, WCC5, WCC6, WLL2, WLL7, WNC2, WNC3, WNC5, WNC7, WGB1, WGB2, WGB4, WBE1, WBE10, WBE11, WH1A, WH3, WH3A, WH6, WH6A, WH7, WRE1, WRE2, WR7, WR8, WR13, WT1, WT6, WT7, WIC16, WIC17 & WIC19.

3. Whilst the development does not fully accord with the policies contained within the adopted /emerging development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the report.

Author Emy Circuit	**Email** development.control@wokingham.gov.uk
Service Development Control	**Telephone No** 0118 974 6428 / 6429
Date 19.01.2004	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The existing buildings on the site comprise of a 162 m^2 dwelling and 1027.88 m^2 of farm buildings. It is understood that the land has not been actively farmed for many years and several of the buildings have been used recently for storage of vintage military vehicles. However, the authorised use remains agricultural and the application should be assessed on this basis.

The planning history, prior to 1997, comprises approval of calf boxes and pens, refusal of caravans for agricultural workers (although it is noted that there is an unauthorised mobile home on the site), refusal of the storage of scaffolding and temporary permission for the use of an agricultural building as a workshop.

In August 1997 planning permission was granted for a replacement dwelling on the site (Application F/97/65975/F).

In February 2001 an application for a more comprehensive redevelopment of the site (application F/2000/3005) was refused because it was considered that the scale and massing of the main dwelling and the creation of a secondary dwelling would have an urbanising impact, detrimental to the open rural character of the area but, in August 2002, a similar proposal (F/2001/4652) was approved. The approved scheme included a 389 m^2 replacement dwelling, conversion of two of the existing farm buildings to provide a 61m^2 staff dwelling, and 397.92 m^2 of equestrian buildings, to include stables, offices, storage/garaging and erection of a new barn.

CONSULTATION

Access and Movement – no objection subject to conditions.
Landscape Officer – no objection to the revised plans.
Conservation and Design Officer– generally supportive of the proposal. Two areas of concern are the size of the indoor arena and allgnment of the access road. The revised plans address the latter.
Policy and Plans – A cautious approach should be taken but the proposal allows reuse of a vacant/underused farm and the broad principle can be supported, providing the proposal meets the test set out in PPG2 and PPG7 and the end uses and bulk, scale and massing of the buildings are not inappropriate in the Green Belt. The earlier consent F/2001/4652 is a significant material consideration.
Environmental Health Officer – no objection
Ecologist – No protected species were found to be present on the site.
Minerals and Waste Officer – no comments providing no spoil would be taken off the site
Drainage Officer – No objection subject to conditions relating to surface water drainage.
Public Rights of Way Officer – no objection
Horticultural and Amenities Officer – no comment on proposed permissive ways; the sensitive planting proposals are to be encouraged.
Environment Agency – no objection subject to conditions relating to the pond.
Thames Water – no objection.
Environment Agency – no objection subject to conditions and informatives.
Ramblers Association – no objection
Wargrave Parish Council – concerns about the design of the proposed house and the set back of the entrance from Blakes Road – full comments attached

Local Residents – Four letters have been received from local residents. Concerns can be summarised as follows:

Issues of access and movement – concerned about additional traffic and the safety of the location of the proposed new access; conditions should be made to control/prohibit 'public' events; preservation of the bridleway/footpaths to the west and north of the property should be ensured.

Residential amenity – any security lighting could result in disturbance.

Drainage – The quality/flow eastward to the lake on Bear Ash land should be maintained; and drainage from the moat by the gate on Blakes Lane eastward through the ditch needs watching; a hard drive will generate more rapid runoff.

Ecology – a meadow on land believed to belong to Endall's Farm, which is important for conservation, has recently been ploughed.

APPRAISAL

The principle of development

1. The application site is located in an area of Countryside, which also forms part of the Metropolitan Green Belt. In such locations there is a presumption against development except in specified circumstances. In the case of this application, there are a number of elements to the proposal, which will be considered in turn. These are the change of use of the land to an equestrian use, with associated structures and demolition of a number of existing agricultural buildings; conversion of existing buildings to form grooms' accommodation and the replacement of an existing dwelling. In addition to the relevant planning policies, the planning history of the site is a material consideration in assessing the acceptability of the proposal.

Change of use of the land to equestrian use and associated development

2. In accordance with criteria E) and H) of policy WCC1 of the Wokingham District Local Plan (as proposed to be further modified), diversification of existing agricultural businesses and other uses of the land that are suitable to the countryside but cannot be accommodated in a settlement may be acceptable, in principle, while criterion G) of policy WGB1 allows for change of use of the land, providing openness of the Green Belt can be maintained and the use does not conflict with its purpose.

3. Policy WRE1 amplifies the advice regarding farm diversification involving the use of land for non-agricultural or forestry purposes, which will be acceptable subject to consideration of the impact on the character of the site; amenity, environmental and road safety issues and, where significant additional vehicle movements would be generated, accessibility by modes of transport other than the car.

4. The advice given in *PPG7, The Countryside – Environmental Quality and Economic and Social Development* establishes that equestrian uses may be acceptable in the countryside, providing the impact on the character of the rural area is acceptable. This document will be superseded by *Planning Policy Statement (PPS) 7, Sustainable Development in Rural Areas*, a draft of which is currently the subject of consultation. The draft document takes a more lenient approach to new and replacement buildings for business purposes, in rural areas than PPG7 and consolidates the advice in relation to equestrian enterprises, noting that equestrian activities can help to diversify rural economies and that training and breeding play an important economic role in some parts of the country. Furthermore it states that Local Planning Authorities should set out

policies for supporting equine enterprises while maintaining environmental quality and countryside character. This document is a material consideration and gives an indication of the direction of government policy, although it is not yet adopted and can be afforded limited weight.

5. Thus, the equestrian use of the land would be acceptable, in principle, providing the associated development would not be detrimental to the openness of the Green Belt and rural character of the area.

6. The proposal would entail the demolition of a number of existing agricultural buildings and erection of stables, an indoor dressage arena, tractor and hay barns, garages, an outdoor ménage, jumping arena and dry paddock, a canter track and a horse walker. Of the existing farm buildings, one building would be retained for used as a haybarn/loft and store, one would be converted to form a grooms' dwelling; the remainder would be demolished.

7. Wokingham District Local Plan (as proposed to be further modified) policy WCC4 requires that where, new non-residential buildings are acceptable in principle, there should be no existing buildings in the vicinity that could be adapted to fulfil the proposed use, the size of the building is justified and the new buildings are well sited, designed and integrated in to the surroundings. In this case, there are existing buildings on the site but generally they would not meet the requirements of the proposed use and, with the exception of those that would be refurbished for other uses already referred to, these would be demolished. The agricultural consultant has not raised any concerns regarding the number and size of buildings proposed for equestrian purposes. Indeed there is some suggestion that more storage could be needed.

8. Design issues will be considered in the section dealing with the impact on the character of the area.

Conversion of an existing building to form a grooms' dwelling

9. Wokingham District Local Plan (as proposed to be further modified) policy WGB2 relates to new dwellings in the Green Belt, which may be acceptable where they are required for an agricultural or forestry worker. PPS7 Annex A para 15 confirms that this may also apply to other occupational dwellings.

10. Such dwellings will only be acceptable providing they comply with the requirements of policy WCC6. This policy specifies that new dwellings for agricultural and forestry workers will not be permitted unless it has been demonstrated that there is an established functional need for a full time worker, the agricultural unit is established and viable and no other suitable accommodation is available in the vicinity. Where a business is not yet established, planning permission would not normally be granted for a permanent dwelling, and it would be necessary to demonstrate a firm intention and ability to develop the enterprise, together with evidence that the proposed business has been planned on a sound financial basis: PPS 7 suggests that significant investment in new farm buildings is a often good indication of intentions.

11. Policies relating to the change of use of rural buildings are also relevant to this aspect of the proposal. In accordance with policy WGB4 the change of use of existing buildings is only acceptable if the new use does not have a materially greater impact on the openness of the Green Belt than the existing use and complies with either WCC5 or WRE2. Policy WCC5 relates to residential re-use and WRE2 to commercial uses:

residential reuse is not acceptable unless either it has been demonstrated that a business reuse cannot be secured or the residential conversion is subordinate to a scheme for business re-use.

12. In this case, the residential reuse of the buildings would be associated with the commercial, equestrian use of the whole unit. On the basis of the business plan submitted, the agricultural consultant does not consider that a functional need has been demonstrated, there are some doubts about the viability of the enterprise and the existing dwelling (or a replacement of it) could fulfil any need for on-site residential accommodation. Therefore, it has not been demonstrated that the proposal complies with policy WCC6. However, the planning history of the site is also a material consideration and application F/2001/4652 established the principle of converting existing buildings to form an additional dwelling on the site, to provide staff accommodation, without demonstrating a functional need or that the proposed equestrian enterprise had sound prospects. In view of this extant permission and the fact that there has been no material change in circumstances, it would not be reasonable to refuse the current application because it does not comply with policy WCC6.

13. Where the principle of converting an existing building to form an agricultural workers' dwelling has been established, other requirements of policies WCC5 and WCC6 are that the dwelling is of an appropriate size, well integrated into its surroundings, occupancy be limited by condition to ensure it remains in agricultural/forestry use, the building is suitable for use without major rebuilding, the proposal does not lead to dispersal of activity on such a scale as to prejudice town or village vitality and there should be no overriding amenity, highway or environmental objections. These issues will be addressed in the remainder of the report.

Replacement dwelling

14. In accordance with Wokingham District Local Plan (as proposed to be further modified) Policies WGB1, criterion D, and WGB2 replacement of existing dwellings in the Green Belt may be acceptable, providing that the development would not result in a material increase in the scale of development on the site. In this case, the proposal is for replacement of the existing dwelling, occupation of which is not subject to any restrictive conditions. For this reason it is not necessary to consider whether there is any agricultural justification for the dwelling and its replacement is acceptable in principle, subject to the scale of increase and the impact on the character and amenities of the area. Furthermore, the principle has been established by the extant planning permission for the site.

15. The Council's Supplementary Planning Guidance *B5 Guidance for New, Replacement or the Extension of Dwellings in the Countryside* establishes guidelines for extensions to and replacement of rural dwellings. The existing dwelling has a volume of 510 m^2 and the volume of the proposed new dwelling, as revised, would be 1,629 m^3. While the proposed increase is significantly greater than the 35% generally acceptable in the Green Belt, the extant consent F/2001/4652, which included a 1,633 m^3 house, is a material consideration. The previously approved dwelling was justified because overall, the proposal would have resulted in reduction in the amount and spread of development on the site. This argument cannot be applied to the current application but condition 9 of the previous consent required that the stables to remain ancillary to the dwelling and not be used for commercial purposes, whereas the current proposal would entail the commercial use of the site. There has been no change in policy since the last

consent and it would be unreasonable to refuse permission for a replacement dwelling commensurate in size to that permitted previously.

The impact on the character of the area

16. In accordance with Policies WCC1 and WGB1, where development is acceptable in principle, the scale, form, materials, design and character should be appropriate to the location in the countryside. In this case, the site is located in the Metropolitan Green Belt and the Cookham/Wargrave Area of Special Landscape Importance. Wokingham District Local Plan (as proposed to be further modified) policy WLL2 establishes that development will not be permitted that has a detrimental impact on the open, countryside character or special landscape qualities of the area. This includes removal or erosion of landscape features such as ponds, woodland, copses and hedgerows.

17. The Council's Landscape Character Assessment defines the area that the site is located within as 'Hare Hatch Farmed Slopes'. The key characteristics of this area are: sloping and gently undulating landform; an agricultural landscape of predominantly pastoral land of small to medium field units; small woodland blocks; an intimate landscape with a strong sense of enclosure and formal parkland settings. The landscape strategy, for this area, is to enhance the existing landscape character, notably the ancient woodlands, chalk grassland, field boundaries and parkland landscape. In order to implement this, the guidelines suggest active management of the land, to enhance the visual and ecological quality of the landscape, such as the planting of boundary hedgerows.

18. The site itself is a sloping one; the land rises from Blakes Road to the north. The existing access runs along the western boundary of the site before tuning eastwards, across the site and north again, into the cluster of farm buildings. The buildings are located in a hollow in the landform and are hardly visible from Blakes Road. The new buildings would be grouped on broadly the same part of the site as the existing ones and the ménage, jumping arena and dry paddock would lie to the north of these. The proposed balancing pond would lie to the south-east of the farm buildings, in an existing dip, and a second pond would be formed behind the hedge on the Blakes Road boundary. A new access is proposed, which would run from roughly the centre of the Blakes Road boundary northwards to the farm buildings. The remainder of the site would be used for paddocks, grazing fields and meadows. The canter track would form a loop on the northern part of the site, running from the indoor arena, along the site boundaries and parallel to the public footpath that crosses the site.

19. The landscape and buildings have been designed 'as one' and the proposed dwellings, equestrian and ancillary buildings all display a high standard of design and detailing. The proposed materials also suggest a high quality development. Nevertheless, given the location, in the Green Belt and an Area of Special Landscape Importance, the number and size of the buildings and their impact on the open rural character of the area requires careful consideration. In terms of the equestrian use, the agricultural consultant did not raise any concerns regarding the proposed equestrians buildings, although there were issues regarding the proposed dwellings, as discussed in relation to the principle of development.

20. The proposal is intended to 'immerse' the new buildings into the existing landscape. The building that would be retained is a historic structure and, although it is not listed, it considered worthy of retention. The architect has taken its ridge as a point of reference for the proposal and the proposed new buildings relate to it. Although the stables and

indoor arena would be located higher on the hillside than this building, the arena would be cut into the slope so its floor level and ridge would be at the same level as that of the existing building, as shown on Drawing No NWEFW/2002/34. Also the roof pitches, and therefore the height of the buildings, have been kept to a minimum and the upper parts of the walls of the arena would be glazed, which would add a visual 'lightness' to the structure, reducing its apparent massing. Thus, it is considered that its impact has been reduced as far is possible for a building of this size.

21. The menage, jumping arena and dry paddock would be located higher on the hill side than the building complex but these would also be recessed into the slope, which would minimise their visual impact and, where the surface would be above the existing ground level, hedge planting would screen views of the surfaces.

22. In considering the impact of the proposed dwelling, regard should also be had for dwelling approved under the extant planning permission for the site. The approved house would have a more conventional form than the dwelling now proposed. The siting and overall spread of the two dwellings would be similar (to the south of the existing dwelling) but the house now proposed would have a more compact footprint. The approved dwelling would have a ridge height of 8.2 metres: the highest part of the roof of the proposed dwelling would be 9.2 metres but generally the roof would be seven metres above the lowest surrounding ground level.

23. In terms of its design, the proposed main dwelling would be a two-storey house, with flat roofs. The lower part of the building would be brick, while the upper parts of the walls would be timber clad. The house is designed to merge with the existing landform. The flat roofs would be 'ecological' roofs with a combination of gravelled finishes and low level planting, which would create a link between the land and the building and reduce the horizontal lines and, thus, the prominence of the building in the landscape and is encouraged by the Council's adopted supplementary planning guidance on sustainable buildings.

24. While new development in the open countryside should be strictly controlled, PPG7, para 3.21 states that *"An isolated new house in the countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings"* and the Conservation Officer has suggested that the proposal, in particular the main dwelling, could be considered as such an exception. This exception has been omitted from draft PPS7 but the limited weight afforded to that document does not override existing development plan policy.

25. There were some initial concerns regarding the impact of the proposed access on the open rural character of the area but, revisions have been made to the alignment of the road, so it would follow the contours more closely, circumnavigating the knowl of land to the south of the buildings, which would reduce its prominence and additional landscaping (an additional copse) is proposed to further screen the upper part of the road. In addition the treatment of the entrance area has been revised – as originally proposed it would have had a rather urban appearance but the revised treatment is more appropriate to the rural location. Thus, the visual impact of this element of the proposal is considered acceptable and there are additional highway benefits, as set out in the access and movement section of this report.

26. Although the proposals for this site are extensive, they are sympathetic to the

landscape character of the area and include additional planting of copses to improve and enhance the wider character of the countryside. The proposals for planting conform to the Landscape Character Assessment and relevant guidelines and are acceptable, subject to conditions requiring submission of detailed landscaping and management proposals.

27. The landscape scheme will need to provide planting details for the site entrance, additional copses, ecological area and any other miscellaneous planting and should include native hedgerow planting along any new fencing to be erected to separate the fields and any existing hedgerow should be reinforced with additional planting. The planting of additional hedgerows is an essential part of the existing landscape character of the area. Native species should be used and the list provided on drawing no. NWEFW/2002/03B should also include Quercus robur and other appropriate native tree and shrub species.

The impact on the amenity of neighbouring properties

28. The built development would be located towards the centre of the site, far enough from the site boundaries to prevent the structures having any significant impact on neighbouring properties. It is likely that activity associated with the equestrian use of the land would also be concentrated on this part of the site and the use of the land would not cause unusual or unacceptable disturbance to neighbours, providing the land was not used for large scale events and conditions to prevent this type of activity without consent are proposed.

Access and Movement Issues

29. It is not considered that the development would result in a material increase in traffic onto Blakes Lane. The existing access, on the western side of the site, is shared with the adjacent stables and has substandard visibility and width. The proposed access has been designed with width and visibility to an improved and acceptable standard. There will, therefore, be a benefit to highway safety by removing the movements associated with the site away from the existing site access.

30. The northern part of the canter track would run parallel to the public footpath: the Public Rights of Way Officer does not have any objection to this providing there would be three metres separation between the track and footpath and this would be the case, as shown on Drawing No NWEFW/2002/45. It is, therefore, considered that that proposal would not adversely impact on public enjoyment of the right of way, in accordance with Policy R2 of the Berkshire Structure Plan.

Service, Amenity and Infrastructure requirements

31. Policy WOS4 requires that development proposals have regard to provision of service, amenities and infrastructure. Where development gives rise to the need for new or extended services, this will be secured through conditions and/or a legal agreement. Policy WR8 establishes that new commercial development should make provision for recreation and leisure.

32. In this case the site is in a remote rural location and it is proposed that part of the site would be managed for ecological purposes and that there is public access to these areas: Drawing No NWEFW/2002/45 shows the route of the existing public foot path, which crosses the application site, and the proposed permissive ways. This would not create additional trips but would enhance the existing footpath network and would be in accordance with Berkshire Structure Plan policy R2, which encourages improvements in

the access to the countryside and Wokingham District Local Plan (as proposed to be further modified) policy WNC2, which encourages the management of land for nature conservation purposes.

Flooding Issues

33. The site is not in an area identified by the Environment Agency as liable to flooding and neither the Environment Agency, nor the Council's Drainage Officer have any objection to the proposals, subject to conditions, including submission of details of surface water drainage measures for approval.

Ecological Issues

34. The proposal would entail the demolition of the existing buildings on the site, which have the potential to act as roost sites for bats and barn owls, and there are ponds in the vicinity of the site. The applicants commissioned an ecological survey of the site and no presence of bats or Great Crested Newts was found. However, following discussions with the Ecologist, the applicant proposes to manage part of the site to enhance local biodiversity. This would involve planting an area of about one hectare of new native woodland, adjacent to an existing ancient semi-natural woodland Wildlife Heritage Site. As the flora and fauna associated with ancient semi-natural woodland spread very slowly (some as little as a few metres every 100 years) and planting of new woodland directly adjacent to existing ancient semi-natural woodland is more likely to gain species characteristics of ancient semi-natural woodland. A pond would also be provided within this area and this would provide a new habitat as there are no existing ponds in the immediate area. The pond is likely to support a range of common species and would be suitable for colonisation by the local Great Crested Newt population.

Comments made by Wargrave Parish Council

35. The design of the proposed dwelling and safety of the access have been considered in the appraisal.

Comments made by local residents

36. Traffic generation and the safety of the access have been considered in the access and movement section of the appraisal; the proposal would not have any impact on existing public rights of way, which are protected under other legislation; a condition controlling lighting is proposed; both the Environment Agency and the Council's Drainage Officer consider drainage aspects of the proposal acceptable, subject to conditions; there are no planning controls over ploughing of agricultural land; the ecological implications of the proposal have been considered in the appraisal above.

CONCLUSION

37. It is considered that the proposed replacement dwelling represents inappropriate development in the Green Belt, due to its size. However, the applicant has made reference to special circumstances in that there is a permission still capable of implementation for a house of a similar volume. Furthermore, the dwelling proposed is considered to be of such architectural quality as to merit consideration in line with PPG7 policy on exceptional houses in the countryside. Therefore, on balance, this element of the scheme, complies with Policy C4 of the Berkshire Structure Plan and Policy WGB1 of the Wokingham District Local Plan (as proposed to be further modified).

HL

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Date: 05 January 2004

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

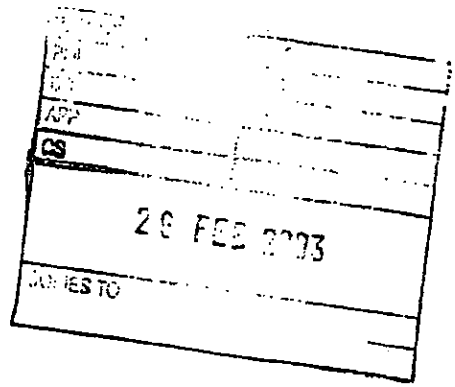
Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

Despite the revisions, the Parish Council considers that the design of the house is inappropriate and out of keeping with the locality.

Melanie Quinn
AFO 12-1-04

Date: 12 February 2003



To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments

Melanie Quinn 24-2-03

AFO.

J Bush and Son

0118 9401205

17 FEB 2003
+ fax received 14 feb

FROM: Erny Circuit

DATE: 22 January 2003

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application **by 14/02/2003** .

The design of the house is inappropriate and out of keeping for the locality.

SIGNED: Melanie Quinn DATE: 13-Feb-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
AFO

Date: 01 September 2003

To: Wargrave Parish Council

PLAN:
POL
DC
APP
CS
15 SEP 2003
COPIES TO
ACK:
FILE:

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Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments. However, concern was expressed at the apparent lack of space between the road and gate for a car and trailer, or for a large horsebox.

Melanie Quinn
AFO. 11/9/03

20490

Development Control Ref No	Received	Parish	Ward
F/2003/0533	10.11.2003	Wokingham	Evendons

Applicant Wokingham Motors Ltd
Location Wokingham Motors, Thames House, Molly Millars Lane
Proposal Erection of car park decking for new and used car stock.

FOR CONSIDERATION BY Development Control Committee on 18/02/2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

The application relates to a 0.56 hectare site, occupied by Wokingham Motors. It is a roughly triangular piece of land, bounded by Finchampstead Road, Molly Millars Lane the railway and a warehouse, to the west. The authorised use of the site does not fall into a particular use class but has consent for car sales, servicing, repairs and MOT testing. The proposal is for construction of a 1030 m^2 car deck, over an existing parking/vehicle storage area, at the rear (north) of the site, which would be used for storage of new and used car stock.

The site is located within the Identified Settlement of Wokingham. It also falls within a Core Employment Area and is identified as suitable for general industrial and storage uses and uses detrimental to residential amenity. The northern part of the site lies within an area liable to flooding and Finchampstead Road is a designated Green Route.

The application is before the Development Control Committee because the proposed deck would have an area of over 500 m^2 and, thus, constitutes a major development proposal.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. The car deck hereby approved shall be used for vehicle storage and shall not be available for public access, nor for the display of vehicles for sale.

Reason: To prevent inappropriate intensification in the use of the site.

3. Use of the car deck shall not commence until signage, to manage public circulation of the site and access to the deck, has been erected, in accordance with details that have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety.

4. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory.

5. Prior to the commencement of development, details of the slab levels of the

Emy Circuit
From: Emy Circuit
Sent: 09 January 2004 12:03
To: Iain Root
Cc: Marc Sartorio
Subject: F/2002/8243 - Endall's Farm, Wargrave

Importance: High

Iain,

This application was considered by the SAI panel on 31 March 2003. The only contribution sought was £5,000 towards improvements to Recreation Facilities at King George's Recreation Area in Wargrave but there was also a note *that "this is only a request and will not be pursued if the applicant refuses to make a contribution"*. I have not approached them about this yet but Andy Glencross has had separate discussions about ecological issues and has agreed that they will carry out some woodland planting adjoining and existing ancient woodland and will provide some permissive routes, from the existing public right of way, through this area. It seems to me that this would be a recreational facility and more closely related to the site/proposal and that as they are offering this it would probably not be reasonable to ask for a financial contribution as well.

Please can you let me have any comments by 16 January. If I don't hear from you I will assume it's ok not to ask for the £5,000 in addition to the permissive access.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

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Brief Notes of SAI Group Meeting – 31st March 2003

Present: Colin Lawley (Legal)
Jim Dunning (Planning)
Steve McMillan (Highways)
Marc Sartorio (Corporate Property)
Iain Root (Leisure)
Helen Rowlay (Education)

Apologies: Sarah Hollamby (Housing)

ACTION

1) Notes of Previous Meeting

Agreed.

2) Reports

D.C. briefing reports on planning applications were considered by the group and the following recommendations were made as to planning obligations: -

(i) Diddenham Manor Farm, Grazely (Change of use from Agriculture to B1 use, 1575m2) – Application F/2002/7347

- A previous application for change of use went to the SAI Panel in October 2002 but included a proposed extension (286m2) that has now been dropped.
- Highways/Transportation – the previous requirement for a contribution of £100k towards public transport has been discussed with the applicant who offered a minibus service between the site and Reading that could be used by local people. In light of this offer it would be difficult to maintain the requirement for the contribution but negotiations were continuing. KR / SMcM
- Community – no change to the previous requirement to secure permanent public and school access to adjoining field (if in the applicant's control/ownership).

(ii) Endalls Stud Farm, Blakes Road, Wargrave (Replacement Dwelling, Conversion of Barns and indoor Dressage Arena) – Application F/2002/8243

- Highway/Transportation – No contributions
- Education – Below the threshold (no contributions)

- Leisure and Community – A contribution of £5k towards the improvement of recreation facilities at King George Recreation Area, Wargrave (n.b. this is only a request and will not be pursued if the applicant refuses to make a contribution).

- Affordable Housing – The panel felt that this was inappropriate for the site (n.b. subsequently confirmed by S.H.)

(iii) 45-49 Old Bath Road, Charvil (18 new dwellings, net gain 15) – Application F/2002/7913

Previous applications went to the SAI Panel for a net gain of 12 dwellings (September 2002). The Panel considered whether there should be any changes to the previous requests.

- Highways and Transportation – No change i.e. £50k towards local highway improvements/traffic calming.

- Education – There are still surplus places at the local primary schools therefore no contributions for this sector. However, the secondary contribution to Piggott Secondary (no surplus) to be increased from £23,371 to £31,162 due to increase cost multiplier.

- Leisure and Community – The previous contributions to be increased as follows:
  - £4500 towards off site play (previous was £3600)
  - £3750 teenage facilities (was £3000)

  A contribution towards library stock provision of £765.

- Affordable Housing – The proposal now exceeds the threshold and the Panel suggested 26% of the units to be affordable and transferred to an R.S.L. at not less than 90% T.C.I. (n.b. subsequently confirmed by SH with the alternative of 26% of service land transferred at nil cost).

(iv) 16 Shute End, Wokingham (Change of use from Offices to Residential i.e. 2 new houses plus 11 flats) – Application F/2003/8266

- Highways and Transportation – No intensification of use, therefore no contribution can be justified.

- Education – As seven of the flats are 1 bedroom this application is below the threshold – therefore no contribution.

- Leisure and Community – A contribution of £4k towards the improvement of recreation/open space facilities within Wokingham Town and £6k towards improvement of local community facilities.

- Affordable Housing – Below the threshold for affordable housing.

(v) 140-148 Evendons Lane, Wokingham (10 houses, net gain 5) – Application F/2003/8344

- A previous application for 11 houses (net gain of 6) was considered by the Panel in January 2002. The Panel considered whether there should be any changes to the previous requests for contributions.
- Highways and Transportation – No change to required contribution of £15k (part to provide a toucan crossing on Finchampstead Road)
- Education – No contribution (below the threshold).
- Leisure and Community – No change to the previous contribution of £3k towards local play facilities, but requirements have moved on and there is a need for additional contribution of £3k for provision of teenage facilities in the area.
- Affordable Housing – Below the threshold (no contribution) (SH subsequently confirmed).

(vi) 33-41 Arbor Lane, Winnersh, Wokingham (28 dwellings, net gain 23) – Application F/2003/8457

- Highways and Transportation – A contribution of £50k required towards the improvement of several key junctions and local transport initiatives.
- Education – HR advised after the meeting that contribution would be required for provision of places at Winnersh Primary School £77,585 and Holt and Forest Secondary Schools, £44,795.
- Leisure and Community – A contribution of £7.5k for improvement of local play facilities/areas and £12k towards provision of teenage facilities and equipment.

  A contribution of £1175 towards library book stock
- Affordable Housing – The Panel considered that 26% of the units should be provided as affordable housing on the usual basis or 26% free and serviced land (subsequently confirmed by SH).

(vii) Castle House Research Centre, Willow Drive, Twyford (Demolition and erection of 10 houses) – Application O/2003/8399

- A previous application was submitted for 6 flats and 6 houses in December '02. The Panel considered whether there should be any changes to the previous requests for contributions.
- Highways and Transportation – The development would not

increase traffic movements, therefore no contribution could be justified.

- Education – There are a surplus of places at the local primary schools (Polehamptons) and therefore no contribution for this sector. However, a contribution of £19,476 towards Piggott Secondary School.

- Leisure and Community – A contribution of £5k towards improvement of local play/open space (as before). Plus a new contribution of £6.5k towards provision of teenage facilities and/or improvement to Loddon Hall.

  A library contribution of £500k (this to be confirmed by IR) — IR

- Affordable Housing – Below the threshold.

(viii) 16 Warren Road, Woodley (55 dwellings, net gain 53) – Application F/2002/8228

- Numerous applications have been submitted for development of this site. The following are updates on the last two applications:

- Highways and Transportation – A contribution of £80k for traffic calming, junction improvements and pedestrian facilities. (n.b. Keith Rogers subsequently advised this should be increased to £126,250).

- Education – HR to provide figures. — HR

- Leisure and Community – A package of contributions are required namely: -
  - A LEAP on site or £45k contribution towards provision of this at Woodford Park.
  - £28.5k for improvement to existing open spaces (underprovision on site).
  - £47.5k towards Oakwood Community Centre, Woodford Park.
  - £2.7k toward provision of library book stock.

- Affordable Housing – The applicants offer of affordable housing provision is acceptable.

(ix) CE Tag Lane, Hare Hatch, Wargrave (Redevelopment of Warehouse with 16 houses) – O/2003/8475

- Highways and Transportation – Safety issues at junction to be addressed and a small contribution required towards sustainable transport (KR to specify). — KR

- Education – Small amount of surplus places at local primary

school, therefore a contribution of £6816. Secondary contribution of £31,162 for Piggott Secondary School.

- Leisure and Community – No provision within 2 miles, contributions required for improvement to play/open space of £5k and £7k towards community/teenage facilities.

  £800 towards provision of library book stock.

- Affordable Housing – 26% of units to be affordable housing on the usual basis (or free and serviced land).

(x) Dowles Green, Keephatch Road, Wokingham (40 dwellings) – Application O/2003/?

- The site is part of a larger area identified for housing development in the Local Plan (total number 150 dwellings). The Panel thought the two sites should be regarded as one for SAI purposes where appropriate.

- Highways and Transportation – A contribution of £40k towards improving local public transport and in addition works to improve the local footway (provided by the Developer as part of the scheme).

- Education – Keephatch Primary School has surplus accommodation which is being removed. HR to check the position and advise further.

HR

- Leisure and Community – The total requirement for the on site open space/play areas (2 leaps) and provision of playing field/pitches to be assessed for the whole development 150 houses. An agreement is required with the two Developers as to who provides what. (n.b. a planning brief is needed for this and the transport/highway aspects).

JD /Planning

- Affordable Housing – 26% of units to be affordable (or 26% free and serviced land) on the basis described previously (SH confirms).

(xi) Questech, Eastheath Avenue, Wokingham (10 flats and 3 houses) – Application O/2003/8572

- The application involves the redevelopment of an existing industrial property.

- Highways and Transportation – There will be little or no increase in traffic therefore only a small contribution required of £20k towards improvements of local footways.

- Education – A contribution of £42,722 for local primary school (Wescott Infants and Westende Junior). No secondary

contributions.

- Leisure and Community – A contribution for improvement of local play facilities at Barkham Recreation Ground £4.5k and £5k towards teenage facilities.

  A contribution of £660 towards library book stocks.

- Affordable Housing – Below the threshold.

(xii) 4, 6, & 6a Glebelands Road, Wokingham (22 apartments and 16 houses) – Application F/2003/8358

- The development is exclusively for people of retirement age.

KR

- Highways and Transportation – A contribution of c. £30k required to improve access and mobility around the Town Centre (KR to advise further).

- Leisure and Community – A contribution of £10k towards improvements at Cantley Park, £2k towards library book stock and £5k for life long learning (Bracknell and Wokingham College).

- Education – None on the basis that tenure is restricted to elderly occupiers.

- Affordable Housing – The Panel suggested an off site contribution (SH subsequently advises that following negotiations with the Developer a contribution of £360k has been agreed).

(xiii) Rushtons Farm, Warren House Road, Wokingham (Change of use to Industrial – 1926m2) – Application F/2003/8418

- Highways and Transportation – Physical improvements required to access into the site. No contributions.

- Education – None.

- Leisure and Community – A contribution of £5k towards improvement at Cantley Recreation Ground (providing the application site area is 1ha or above).

- Affordable Housing – None.

(xiv) 6 Headley Road, Woodley (12 flats – conversion of retail unit) – Application F/2003/8371

- Highways and Transportation – No contribution.

- Education – Below the threshold (some units are 1 bedroom).

- Leisure and Community – A contribution of £4k for Woodley TCMI and/or improvements to Oakwood Community Building. £600 for library book stock.

- Affordable Housing – Below the threshold

3) **AOB**

- An application was briefly discussed by the Panel for the residential and retail conversion/redevelopment at Peach Street and Rose Street, Wokingham.

- In particular the offer of S106 contributions made by the Developer.

  It was recommended that the Education, Transport offers be accepted. However, no offer was made for affordable housing and a separate meeting was needed with the Developer to discuss this. An off site contribution was considered by the Panel as more appropriate, given this was a mixed development.

MS/KL
Apr 03

CONFIDENTIAL

Brief Notes of SAI Group Meeting – 31st March 2003 – Amendments to minutes

To : All members of SAI Group, plus DC Officers

The following amendments/corrections to the minutes were agreed at the SAI meeting on 28th April '03, namely: -

- **Present** – Add "Basia Polnik (DC)".
- **Apologies** – Add "Keith Rogers".
- **Reports** – (iii) 45-49 Old Bath Road (F/2002/7913)
  - Education – amend figure for secondary contribution from "£31,162" to "£25,319".

  (vi) 33-41 Arbor Lane (F/2003/8457)
  - Education – amend figure for secondary contribution from "£77,585" to "£75,585".

  (vii) Castle House Research Centre (O/2003/8399)
  - Library – amend contribution from "£500k" to "£500".

  (viii) 16 Warren Road (F/2002/8228)
  - Education – add "nil contribution for primary sector and £56,481 for secondary".

MS/KL
28th April '03

Emy Circuit

From: Kirsty L'Estrange
Sent: 28 April 2003 13:59
To: Basia Polnik; Colin Lawley; Dave Hooper; Emy Circuit; Helen Rowlay; Iain Root; Jenifer Jackson; Jim Dunning; Keith Rogers; Kerrin Lithgow; Marc Sartorio; Sarah Hollamby; Trevor Watson
Subject: Meeting notes 31st March 2003 - Amendments/corrections

On behalf of Marc Sartorio:

Please see amendments to the previous notes agreed at this mornings SAI Group meeting.



SAInotes 31st Mar - amendments...

Regards
Kirsty

Confidential

SAI PANEL BRIEFING NOTE

Application No:	F/2002/8243
Location:	Endalls Stud Farm, Blakes Road, Wargrave.
Proposal:	Replacement dwelling; removal of mobile home and erection of outbuilding; conversion of barn from agricultural and vehicle storage to two grooms dwellings; erection of new stables and indoor dressage arena; formation of new entry road and lake/balancing pond.
Applicant:	N W Developments Ltd
Case Officer:	Emy Circuit

This application relates to a 27.5 hectare site and was received on 16 January 2003. The application form indicates loss of 721 m^2 floorspace (227 m^2 of B8 storage and distribution and 494 m^2 other and a gain of 1,875 m^2 (544 m^2 for commercial stabling and a 1,331 m^2 indoor dressage arena).

Following refusal of a similar proposal (F/2000/3005) in February 2001, an application for demolition of the existing house and storage buildings; removal of concrete hardstanding; erection of a new house and bar and conversion of agricultural buildings to office, store, garage and staff accommodation including part change of use from vehicle storage and commercial to residential and office was granted planning permission in August 2002. This was subject to a S106 agreement, which included a clause preventing the staff accommodation being sold separately to the main dwelling. These were not major development proposals and, hence, were not considered by the SAI panel.

The main considerations for the SAI panel are:

- **Access and Movement:** contributions/improvements to local infrastructure; - existing farm → no intensification ∴ no contributions justified
- **Education:** one replacement dwelling and two grooms dwellings are proposed, a net gain of two. This is below the threshold for considering education contributions; below threshold ∴ no contributions
- **Public Open Space/Community Facilities/Libraries:** possible contributions; King George Field, Victoria Rd improvements £5K (do not put on Office Report - if unsuccessful do not report)
- **Affordable Housing:** three dwellings are proposed on a site of 27.5 hectares. As the application site is in an area with a population of under 3,000 the site area is above the threshold for requiring affordable housing. However, the proposal is for mixed uses, rather than purely residential so it may not be appropriate to request affordable housing in this case. ~~Not justified~~ does not apply.

SAI 31.3.03

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a beneficial impact upon the flood plain due to the raising of the floor levels, and Members noted that the Environment Agency had raised no objection. In addition, the proposals particular to the current application were not considered to represent an unacceptable increase in total volume in light of extensions which had already taken place.

RESOLVED That Application F/2003/0410 be approved subject to Standard Conditions (Commencement within 5 years, samples of materials to be provided) and to Conditions recommended by the Environment Agency.

258 APPLICATION F/2002/8243 CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN USE; ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING; REMOVAL OF MOBILE HOME; ERECTION OF OUTBUILDING; CONVERSION OF BARN FROM AGRICULTURAL USE TO GROOM'S DWELLING; ERECTION OF NEW STABLES AND INDOOR DRESSAGE ARENA; FORMATION OF NEW ENTRY ROAD AND LAKE/BALANCE POND AT ENDALL'S FARM, BLAKES ROAD, WARGRAVE FOR N W DEVELOPMENTS LTD

The Committee resolved to defer consideration of this application as the agent, who had registered to address the meeting, was unable to attend due to inclement weather conditions.

RESOLVED That Application F/2002/8243 be deferred as the agent, who had registered to address the meeting, was unable to attend due to inclement weather conditions.

259 APPLICATION F/2003/0172 RESIDENTIAL DEVELOPMENT OF 22 HOUSES AND 10 FLATS WITH ACCESS ROAD, ASSOCIATED PARKING AND AMENITIES. DEMOLITION OF EXISTING DWELLING AT GREENFIELDS FARM, EDNEYS HILL, WOKINGHAM FOR MR AND MRS HARARI

Application withdrawn (see Minute 251).

260 APPLICATION O/2003/9983 ERECTION OF ELEVEN DWELLINGS AND NEW ACCESS VIA MILL LANE AT BERKSHIRE MASONIC LODGE, MOLE ROAD, SINDLESHAM FOR SINDLESHAM COURT LTD

The Committee considered a report on this application set out on Agenda pages 51-63.

The Development Control Manager reported that the Council's Landscape Officer raised no objection to the proposed development due to more space being made available at the front of the site for landscaping. He advised further that the contribution required in lieu of the two affordable units on the site was £113,391.

Mr T Lewis, agent for the applicant, spoke in support of the application.

Mrs E Siggery, David Ball and Mrs P Bray addressed the Committee as Local Ward Members objecting to the application.

Some Members expressed the view that the proposal, by virtue of its access, would be detrimental to highway safety. The Development Control Manager advised that the access met the relevant technical criteria, and the Highways Officer raised no objection. As such, in his view a refusal based on these grounds would not be sustainable and would result in a likely award of costs

from the adopted local plan but accords with the policies in the emerging development plan, and there are no material considerations warranting a different decision being taken. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

Mr M Bryant requested to be recorded as voting against the proposal to grant planning permission.

284 APPLICATION F/2003/0709 ERECTION OF 149 RESIDENTIAL UNITS, FORMATION OF NEW ACCESS AND ASSOCIATED AMENITY SPACE ON LAND AT MARSH FARM, LOWER EARLEY WAY, EARLEY FOR ST JAMES GROUP LTD

The Committee considered a report on this application set out on Agenda pages 161-186.

The Development Control Manager drew Members' attention to additional consultation responses received from Sport England and the Earley Town Council. In addition, he advised that the Services, Amenities and Infrastructure Panel had considered the plans and decided that the relatively minor changes from the applications previously approved did not justify altering the amounts of contributions required.

Mr S Scarrett, representing Earley Town Council, spoke objecting to the application.

David Swindells addressed the Committee as a Local Ward Member objecting to the application.

RESOLVED That Application F/2003/0709 be approved subject to the conditions set out on Agenda pages 163-167 and to the completion of a Section 106 Legal Agreement to secure the contributions set out on page 13 of the Members' Update. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

285 APPLICATION F/2002/8243 CHANGE OF USE OF LAND FROM AGRICULTURAL TO EQUESTRIAN USE; ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING; REMOVAL OF MOBILE HOME; ERECTION OF OUTBUILDING; CONVERSION OF BARN FROM AGRICULTURAL USE TO GROOM'S DWELLING; ERECTION OF NEW STABLES AND INDOOR DRESSAGE ARENA; FORMATION OF NEW ENTRY ROAD AND FORMATION OF LAKE/BALANCE POND AT ENDALL'S FARM, BLAKES ROAD, WARGRAVE FOR N W DEVELOPMENTS LTD

The Committee considered a report on this application set out on Agenda pages 187-227.

Mr P Collinge, agent for the applicant, spoke in support of the application.

Frank Browne addressed the Committee as a Local Ward Member expressing concerns regarding the proposals.

RESOLVED That Application F/2002/8243 be approved subject to the conditions set out on Agenda pages 189-192, and to the completion of a Section 106 Legal Agreement to secure public access to the permissive ways. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse

planning permission due to lack of infrastructure contributions.

286 ERECTION OF CAR PARK DECKING FOR NEW AND USED CAR STOCK AT WOKINGHAM MOTORS, THAMES HOUSE, MOLLY MILLARS LANE, WOKINGHAM FOR WOKINGHAM MOTORS LTD

The Committee considered a report on this application set out on Agenda pages 228-238.

Mrs D Wells, agent for the applicant, spoke in support of the application.

RESOLVED That application F/2003/0533 be approved subject to the Conditions set out on Agenda pages 228-239.

287 APPLICATION F/2003/0524 CHANGE OF USE OF REDUNDANT FARM BUILDINGS TO B1 BUSINESS USE AND ASSOCIATED PARKING; FORMATION OF NEW ACCESS; ERECTION OF TWO-METRE HIGH BOUNDARY WALL AND CONSTRUCTION OF POND AT UPPER CULHAM FARM, UPPER CULHAM ROAD, WARGRAVE FOR MR AND MRS EDWARDS

The Committee considered a report on this application set out on Agenda pages 239-265.

Mr R Clark, agent for the applicant, spoke in support of the application.

Frank Browne addressed the Committee as a Local Ward Member in support of the application.

In response to a question, the Development Control Manager advised that the surface of the proposed car park could be controlled as part of the landscaping condition.

RESOLVED That Application F/2003/0524 be approved subject to the conditions set out on Agenda pages 239-243 and the completion of a Section 106 legal agreement to secure the provision of a foot and cycle path and signage. Should the legal agreement not be completed within six months of the resolution, the Development Control Manager be authorised to refuse planning permission due to lack of infrastructure contributions.

288 APPLICATION F/2003/0238 ERECTION OF BUILDING FOR B8 USE WITH ANCILLARY OFFICE (B1) USE (RENEWAL OF CONSENT 98/86345/F) AT UNIT H, HEADLEY PARK AREA 8, HEADLEY ROAD EAST, WOODLEY FOR KENNINGTONS

The Committee considered a report on this application set out on Agenda pages 266-280.

RESOLVED That Application F/2003/0238 be approved subject to the Conditions set out on Agenda pages 267-269.

ALDINGTON CRAIG + COLLINGE

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To all Members of Wokingham Planning Committee and the 2 Local Councillors to their home address

13th February 2004

Our Ref: PC/ptr/NWEFW0402131056

Dear Councillor

Planning Application Number F/2002/8243
Endalls Farm Upper Wargrave

As Architects for the above site we write to give a brief background information of ourselves and the design philosophy of our Practice, together with the reasons for the proposal before you.

Aldington Craig + Collinge were established 40 years ago and have carried out work nationally, but with an emphasis in Berks, Bucks and Oxon. We have won 29 National Design Awards and have six of our buildings Listed, the most recent being a group of six affordable houses for Lord Carrington, for which I personally was the Architect, winning itself four National Design Awards, in all I have received twenty-one National Design Awards. Throughout the Practice's life it has been predominately our aim to create buildings that are fully compatible with the existing environment and yet relate to the time in which they are designed and made. We are Architects, Interior Designers and have won many accolades for Landscape Design (attached are references from Lord Carrington and Sir Colin Stansfield Smith ex. Hampshire County Architect).

Over the past thirty years or so Endalls Farm has become unloved and neglected with its soil becoming impoverished and sodden through a lack of drainage.

The present owners Mr & Mrs Lewis wish to bring the 'land' back into use and 'therefore life'. They are deeply involved with the love of horses and intend to both breed and train dressage horses at Endalls Farm.

The overall scheme for the total 65 acres deals with the whole site as a landscaping project in which new buildings are integrated and immersed as much as possible. The oldest L shaped building is to be retained as trainer/grooms accommodation and sits in a hollow. This building becomes the centre of the grouping of new buildings and hence the fulcrum between the two newly formed courtyards one which relates to horses, the other a domestic courtyard as entry to the new house. The courtyard and new house sit into the land to reduce their scale and impact. Furthermore, new lakes are to be formed to collect surface water, the spoil from which is used to form a new tree planted hillock creating greater visual privacy to the new home. In addition a field to the northern end of the site is to be planted and given permissive ways for the public benefit.

The new house is immersed in and emerging from the land. Hence all roofs are planted using flat planes which extends this linkage. An existing mature Ash tree becomes the focus of the living area and a veil through which those within view the new landscape and the lake. New building regulations, especially thermally, are onerous. The house is therefore of solid construction which is overclad with insulation and finished with naturally weathered timber. We believe this choice of materials is not only contextual with place, site and function but in concert with ecology and of the land.

The new entry road winds along contours around an existing copse, past a new copse and alongside the newly formed planted hillock. Its connection to Blakes Lane offers a much superior junction both visually and technically.

We hope this short explanation will assist in understanding the background to and content of the proposals.

Yours sincerely

Paul Collinge

Paul Collinge

Copied: X Ms Emy Circuit Senior Planning Officer Wokingham Unitary
Mr & Mrs N Lewis

Sent to:

Mr Stephen Conway	
Ms UllaKarin Clark	
Mrs Annette Drake	(Vice - Chairman)
Mr Ray Eke	
Mr David Hare	
Ms Carol Jewell	
Mr Keith Malvern	
Mrs Jennifer Lissaman	
Mr Angus Ross	(Chairman)
Mrs Marian Robertson	
Mr Rob Stanton	
Mr Malcolm Bryant	
Mr Frank Browne	District Councillor
Mr Bob Haacke	District Councillor

THE MANOR HOUSE,
BLEDLOW, Nr. AYLESBURY,
BUCKS. HP17 9PB
PRINCES RISBOROUGH 3499

Dear Sirs,

Aldington Craig & Collinge have an outstanding reputation, not just in this area but throughout the country. They did a Housing Scheme on my behalf a few years ago, which brought widespread praise and a number of awards. I may say too, that the houses are extremely well built and there have been no problems since their completion some six years ago.

I recommend Aldington Craig & Collinge very highly. They are an excellent Firm - with imagination, scrupulous attention to detail, and care.

Yours faithfully,

The Rt Hon Lord Carrington

Hampshire

COUNTY ARCHITECT
C. Stansfield Smith, MA, Dip.Arch(Cantab.) ARIBA
Three Minsters House, 76 High Street,
Winchester, SO23 8UL. Telephone (0962) 54411 ext. 7372

Your reference

My reference CSS/KK

Enquiries to

TO WHOM IT MAY CONCERN

Aldington Craig & Collinge are a firm of architects who have a national reputation - deservedly so. Their work represents standards which very few practices even glimpse at attaining. Their commitment and conscientiousness to the artefact can never be in doubt and this is confirmed if one is familiar with the products of their endeavours. Even more reassuring is the competence and skill they bring to bear on landscaping.

There is no doubt in my mind that this firm is one of the top ten practices in the country and I have no hesitation in recommending them.

C Stansfield Smith

COLIN STANSFIELD SMITH
Hampshire County Architect

Date: 11 February 2004

Your Ref:

My Ref: EMY CIRCUIT- **F/2002/8243**

N WDevelopments Ltd
C/O Aldington Craig & Collinge
The Byre
Albury Court
Albury, Thame
Oxon
OX9 2LP

WOKINGHAM DISTRICT COUNCIL

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 Sir/Madam

Application Number: F/2002/8243

Site Address: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Your application is to be determined at the Development Control Sub-Committee meeting on the 18.02.04 and will start at 6.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

DEVELOPMENT CONTROL COMMITTEE
WEDNESDAY 28 JANUARY 2004

NOTE OF MEETING

Please refer to Members Update as well as Agenda for Conditions etc.

Application No.	Decision	Action
8188 - 44 Rectory Road, Wokingham	**Refused** contrary to recommendation	Angela
9641 - 120 London Road, Ruscombe	**Refused** contrary to recommendation	Angela
0310 - 54 High Street, Wargrave	**Approved** as per Agenda	Daniel
9983 - Berkshire Masonic Lodge, Mole Road, Sindlesham	**Delegate for Cond. Approval** subject to S106 Legal Agreement	Heidi
9781 - The Coach House, Elms Road, Wokingham	**Approved** contrary to recommendation	Natalie
0212 - The Thatched Cottage, Emmbrook Road, Wokingham	**Approved** as per Agenda	Angela
8243 - Endall's Farm, Blakes Road, Wargrave	**Deferred** until next meeting	Emy
0172 - Greenfields Farm, Edneys Hill, Wokingham	**Application withdrawn**	Jeni
0586 - Willow Tree Works, Swallowfield Street, Swallowfield	**Deferred** for site visit	Heidi
6046 - Lord Harris Court, Mole Road, Sindlesham	**Deferred** for site visit	Heidi
0260 - 4 St Catherine's Close, Sindlesham	**Deferred** for further information	Elaine
9618 - Pikes Farm, Forest Road, Wokingham	**Application withdrawn**	Christian/Jeni
0238 - Unit H, Headley Park Area 8, Headley Road East, Woodley	**Deferred** until next meeting	Emy
0102 - Land rear of 2-6 Barber Close, Hurst	**Deferred** for site visit	Natalie
0451 - 9 Chestnut Avenue, Wokingham	**Approved** as per Agenda	Jeni
0362 - Land rear of 9 Chestnut Avenue, Wokingham	**Refused** as per Agenda	Jeni
0664 - 40, 42 and 44 Butts Hill Road, Woodley	**Deferred** until next meeting	Angela
0244 - Meade Park, Sonning Lane, Sonning	**Deferred** until next meeting	Angela

0706 - Land north of 105 Milestone Avenue (near St Patrick's Bridge), Charvil	**Deferred** until next meeting	Angela
0789 - Unit 1, Wellington Industrial Estate, Basingstoke Road, Shinfield	**Deferred** until next meeting	Heidi
0410 - Thames Point, Willow Lane, Wargrave	**Approved** contrary to recommendation	Dawn
0457 - 288 Kingfisher Drive, Woodley	**Deferred** until next meeting	Eleanor
0296 - Toutley Hall East, Old Forest Road, Winnersh	**Deferred** until next meeting	Eleanor
0573 - Westende County Junior School, Seaford Road, Wokingham	**Deferred** until next meeting	Natalie
0832 - Maiden Erlegh School, Silverdale Road, Earley	**Deferred** until next meeting	Daniel

MEMBERS' UPDATE

Development Control Committee – 28 January 2004

Site Address: Berkshire Masonic Lodge, Mole Road, Sindlesham
Application No: O/2003/9983, Pages 51-63.

Further Consultation Responses:
The Landscape Officer has no objection to the proposed development due to more space becoming available at the front of the site for landscaping.

Affordable Housing:
The contribution required in lieu of the two affordable units on the site is: £113,391 (this is based upon a 1-bed unit and a 2-bed unit). The applicant has agreed to this figure.

Site Address: The Thatched Cottage, Emmbrook Road, Wokingham
Application No: F/2003/0212, Pages 71-75.

Previous reports for the Committees of 12/11/03 and 3/12/03 attached.

Corrections to report
Page 71 under "Consultations on Revised Plans": Should be "1 letter on behalf of Emmbrook Villagers" not 'Village Hall'. Also should be "Letter form Town Councillor" not 'Letter from local member.'

Rec. PP 76 - 80

Site Address: Endall's Farm, Blakes Road, Wargrave
Application No: F/2002/8243, Pages 76 - 114.

One additional letter has been received from a local resident who's previous comments still apply, particularly in relation to drainage; the additional planting and revised entrance details are sensible; there are no concerns regarding the house and cottage; it is high time that the Council and applicant reached agreement about the development of the site.

Site Address: Greenfields Farm, Edneys Hill, Wokingham.
Application No: F/2003/0172, Pages 115-132.

This application has been withdrawn by the applicant.

Site Address: Willow Tree Works, Swallowfield Street, Swallowfield
Application No: O/2003/0586, Pages 133-148.

Contributions:
£4600 is required for improvement of local play facilities and £5400 for local community/teenage facilities.

Site Address: Lord Harris Court, Mole Road, Sindlesham
Application No: O/2003/0646, Pages 153-164.

Further Consultation Responses:
Three further letters of objection to the proposed development have been received. The issues raised have been addressed in the report.

Site Address: 4, St Catherine's Close, Sindlesham
Application No: F/2003/0260, Pages 165-180.

Contributions
Paragraph 10, 'Access and Movement' states that the financial contribution is £7,000. This should read £9,100.

Inspectors Report
The Inspectors Report as it appears in the committee report, has one page missing. Please find attached a complete copy.

Site Address: Pikes Farm, Forest Road, Wokingham.
Application No: F/2003/9618, Pages 181-192.

This application has been withdrawn by the applicant.

Site Address: Unit H, Headley Park Area H, Headley Road East, Woodley
Application No: F/2003/0238, Pages 193 - 206.

The application was considered by the Service, Amenity and Infrastructure Panel on 26 January 2004 and it was concluded that a contribution of £2,000 towards improvements to the existing facilities at Viscount Way could be justified in terms of policy WR8. The applicant has agreed to this contribution. Therefore, the recommendation should be revised as follows:

It is recommended that Members RESOLVE that the Development Control Manager may GRANT PLANNING PERMISSION under delegated powers, subject to no substantive new planning issues being raised during the remainder of the consultation period; a S106 agreement to secure a financial contribution of £2,000 towards improvements to the public open space at Viscount Way; and to the conditions set out on pages 193 – 195 of the agenda: Should the agreement not be completed within 6 months from the date of the resolution the Development Control Manager is authorised to refuse the proposals on the basis of lack of infrastructure contributions.

Site Address: Land to rear of 2-6 Barber Close, Hurst
Application No: O/2003/0102, Pages 207-220.

Update regarding contributions:

Development Control Ref No	Received	Parish	Ward
F/2002/8243	16.01.2003	Wargrave	Wargrave

Applicant N W Developments Ltd
Location Endall's Farm, Blakes Road, Wargrave.
Proposal Change of use of land from agricultural to equestrian use; erection of one replacement dwelling and demolition of existing dwelling; removal of mobile home; erection of outbuilding; conversion of barn from agricultural use to one grooms' dwelling; erection of new stables and indoor dressage arena; formation of new entry road; and formation of lake/balance pond.

FOR CONSIDERATION BY Development Control Committee on 28/01/2004
REPORT PREPARED BY Corporate Head of Planning

SUMMARY

Endall's Farm is a 27.5 hectare site, located in the Green Belt and an Area of Special Landscape Importance, and currently occupied by a farmhouse and various agricultural buildings. It is proposed to establish a stud farm, to train high quality dressage horses, with an additional small, full livery enterprise for up to six horses: the applicants have already started to develop the enterprise at a rented property in Newbury. Three employees are proposed, an estate manager with horse experience, a nationally recognised dressage rider and a groom. The groom and dressage rider would live on site. Grassland management and cropping would be carried out by a local farmer under contract.

The associated development would comprise the demolition of all of the existing buildings, except for an early twentieth century barn, which would be converted to form a grooms' cottage; erection of a replacement dwelling, stables for 12 horses, an indoor dressage arena (of competition size), new tractor and hay barns, garages, an outdoor ménage, jumping arena and dry paddock. The site would be used for breeding and training horses and the remainder of the land would be used as paddocks, for foaling, grazing, hay meadows and feed crops. A canter track, for exercising horses, would be formed around the northern end of the site and a horse walker would be constructed adjacent to the indoor arena and stables. The equestrian buildings would have an area of 1824.3 m^2 and there would be an additional 3225 m^2 of external hard surfaced areas.

Revisions to the scheme, in response to concerns raised, include a reduction in the size of the proposed dwelling, provision of one rather than two grooms dwellings, realignment of the access road and additional landscaping.

The application is before the Development Control Committee because, as a proposal for more than 500m^2 floorspace, it constitutes a major development.

RECOMMENDATION

GRANT PLANNING PERMISSION subject to a S106 agreement to secure public access to the permissive ways and the conditions below. Should the legal agreement not be completed within six months from the date of the resolution the Development Control Manager is authorised to refuse the proposals on the basis of lack of contributions.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

2. The existing buildings to be demolished and the mobile homes/caravans to be removed shall be demolished/removed prior to occupation of any of the buildings hereby approved, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

3. The development for which permission is hereby granted (hereinafter called "the second permission") shall not be carried out in addition to or in combination with the development for which permission was granted by notice F/2001/4652, dated 2 August 2002 (hereafter called "the first permission") but the second permission shall be alternative to the first permission so that there shall be the option to develop in accordance with either the first permission or the second permission.

Reason: To prevent inappropriate development of the site by the implementation or partial implementation of both permissions.

4. The equestrian buildings hereby approved shall not be used for any purposes other than those ancillary to the equestrian enterprise or agricultural use of the site. If the equestrian buildings hereby approved should cease being used for equestrian or agricultural purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved buildings shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the agricultural use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

Reason: The building(s) hereby approved would constitute inappropriate development in the countryside if it were not for the proposed equestrian use.

5. The occupation of the grooms' dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture, forestry or an equestrian enterprise, or a widow or widower of such a person, and to any resident dependants.

Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwelling is intended to serve the needs of agriculture.

6. The development hereby approved shall always remain ancillary to and not be sold, leased nor otherwise disposed of separately from the main dwelling

Reason: In the interests of highway safety and convenience and avoid unacceptable intensification in the use of the site, which would be harmful to the open rural character of the area.

7. Immediately following the implementation of this permission, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no buildings, extensions or alterations to the dwellings permitted by Classes A, B, C, D and E of Part 1 of the Second Schedule of the 1995 Order shall be carried out without the prior written permission of the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

8. No materials, containers or equipment shall be stored on site outside buildings except in the areas identified on Drawing No NWEFW/2002/46 unless otherwise agreed

in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and the open, rural character of the area.

9. There shall be no equestrian competitions or events held on the site.

Reason: In the interests of highway safety and convenience and the character of the area.

10. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials, including the surfaces of the ménage and jumping arena, shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Reason: To ensure that the external appearance of the building is satisfactory.

11. Prior to the commencement of development, details of the slab levels of the proposed buildings and external arenas shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Reason: In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

12. Provision shall be made for services, including cable TV pre-ducting, to be placed underground. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no overhead wire cables or other form of overhead servicing shall be placed over or used in the development of the application site or subsequently.

Reason: To safeguard visual amenities.

13. The fences shown on the approved drawings shall be erected in accordance with the details shown on drawing No NWEFW/2002/04B, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the open, rural character of the area.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no fences, gates, walls or other means of enclosure shall be erected within the curtilage of any dwellinghouse the subject of this permission,. This condition shall not be construed as prohibiting the erection of any means of enclosure shown on the approved drawings, or its replacement in the same location to the same or lower height as originally approved.

Reason: To safeguard the open, rural character of the area..

15. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Reason: In the interests of visual amenity.

16. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include details of all surfaced areas, new planting and indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the

occupation of any of the building(s) hereby approved and retained.

Reason: In the interests of visual amenity and the open the rural character of the area.

17. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of visual amenity.

18. A landscape management plan, including long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the buildings hereby approved. The landscape management plan shall be carried out as approved.

Reason: In order to ensure that the approved landscaping is satisfactorily maintained.

19. Prior to occupation of the development hereby approved, a strategy for the management of the area identified on Drawing No NWEFW/2002/45 for ecological purposes shall be submitted to and approved in writing by the Local Planning Authority and this area shall be managed in accordance with the approved strategy.

Reason: To mitigate against any ecological impact arising from the proposal and ensure the long term management of this area for biodiversity and as a leisure facility.

20. Development shall not begin until surface water drainage works have been carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of sustainable drainage.

21. The lake/balancing ponds shall be constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences

Reason: To ensure that the pond enhances the conservation value of the site and can function effectively as a balancing pond.

22. *The construction of the lake/balancing ponds shall not be commenced until a planting scheme for the pond has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.*

Reason: To protect and enhance the nature conservation value of the pond.

23. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason: To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

24. Before any other part of the development hereby permitted is commenced, the vehicular access proposed shall be formed and provided with visibility splays shown on the approved Drawing number NWEFW/2002/41C. The land within the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height and maintained clear

of any obstruction exceeding 0.6 metres in height at all times.

Reason: In the interests of highway safety and convenience.

25. No building shall be occupied until the access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and convenience.

26. No spoil from excavations for ponds or new buildings shall be removed from the site without the prior written approval of the Local Planning Authority.

Reason: to prevent development that would be inappropriate in terms of minerals and waste policies.

Informatives

1. This recommendation was based on Drawing Nos NWEFW 2002 01A, 02A, 03B, 04B, 05B, 06, 07, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 26A, 27, 28, 29, 30, 31, 32, 33, 34, 35A, 36A, 37A, 38A, 39A, 40A, 41C and 45.

2. You are advised, in compliance with *The Town & 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 policies OS1, LD1, LD5, LD6, LD8, C1, C2, C3, C4, C8, C9, C11, EN1, EN3, EN8, EN9, H4, H5, H6, T6 & T7.

Green Belt Local Plan for Berkshire 1, 8, 10, 12, 13 & 15.

Wokingham District Local Plan (as proposed to be further modified) policies WOS1, WOS3, WOS4, WOS5, WOS6, WOS7, WCC1, WCC4, WCC5, WCC6, WLL2, WLL7, WNC2, WNC3, WNC5, WNC7, WGB1, WGB2, WGB4, WBE1, WBE10, WBE11, WH1A, WH3, WH3A, WH6, WH6A, WH7, WRE1, WRE2, WR7, WR8, WR13, WT1, WT6, WT7, WIC16, WIC17 & WIC19.

3. Whilst the development does not fully accord with the policies contained within the adopted /emerging development plan, material considerations / the particular circumstances as they relate to this case, warrant a different decision being taken. The reasons for this are set out in the report.

Author Emy Circuit	**Email** development.control@wokingham.gov.uk
Service Development Control	**Telephone No** 0118 974 6428 / 6429
Date 19.01.2004	

NB All reports seek to identify environmental, community safety, customer care and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

BACKGROUND

The existing buildings on the site comprise of a 162 m^2 dwelling and 1027.88 m^2 of farm buildings. It is understood that the land has not been actively farmed for many years and several of the buildings have been used recently for storage of vintage military vehicles. However, the authorised use remains agricultural and the application should be assessed on this basis.

The planning history, prior to 1997, comprises approval of calf boxes and pens, refusal of caravans for agricultural workers (although it is noted that there is an unauthorised mobile home on the site), refusal of the storage of scaffolding and temporary permission for the use of an agricultural building as a workshop.

In August 1997 planning permission was granted for a replacement dwelling on the site (Application F/97/65975/F).

In February 2001 an application for a more comprehensive redevelopment of the site (application F/2000/3005) was refused because it was considered that the scale and massing of the main dwelling and the creation of a secondary dwelling would have an urbanising impact, detrimental to the open rural character of the area but, in August 2002, a similar proposal (F/2001/4652) was approved. The approved scheme included a 389 m^2 replacement dwelling, conversion of two of the existing farm buildings to provide a 61m^2 staff dwelling, and 397.92 m^2 of equestrian buildings, to include stables, offices, storage/garaging and erection of a new barn.

now c 126M² now 1824 + 3225 external

area = 20 × 60 = 1200m² remainder 624m²

CONSULTATION

Access and Movement – no objection subject to conditions.
Landscape Officer – no objection to the revised plans.
Conservation and Design Officer– generally supportive of the proposal. Two areas of concern are the size of the indoor arena and alignment of the access road. The revised plans address the latter.
Policy and Plans – A cautious approach should be taken but the proposal allows reuse of a vacant/underused farm and the broad principle can be supported, providing the proposal meets the test set out in PPG2 and PPG7 and the end uses and bulk, scale and massing of the buildings are not inappropriate in the Green Belt. The earlier consent F/2001/4652 is a significant material consideration.
Environmental Health Officer – no objection
Ecologist – No protected species were found to be present on the site.
Minerals and Waste Officer – no comments providing no spoil would be taken off the site
Drainage Officer – No objection subject to conditions relating to surface water drainage.
Public Rights of Way Officer – no objection
Horticultural and Amenities Officer – no comment on proposed permissive ways; the sensitive planting proposals are to be encouraged.
Environment Agency – no objection subject to conditions relating to the pond.
Thames Water – no objection.
Environment Agency – no objection subject to conditions and informatives.
Ramblers Association – no objection
Wargrave Parish Council – concerns about the design of the proposed house and the set back of the entrance from Blakes Road – full comments attached

Local Residents – Four letters have been received from local residents. Concerns can be summarised as follows:

Issues of access and movement – concerned about additional traffic and the safety of the location of the proposed new access; conditions should be made to control/prohibit 'public' events; preservation of the bridleway/footpaths to the west and north of the property should be ensured.

Residential amenity – any security lighting could result in disturbance.

Drainage – The quality/flow eastward to the lake on Bear Ash land should be maintained; and drainage from the moat by the gate on Blakes Lane eastward through the ditch needs watching; a hard drive will generate more rapid runoff.

Ecology – a meadow on land believed to belong to Endall's Farm, which is important for conservation, has recently been ploughed.

APPRAISAL

The principle of development

1. The application site is located in an area of Countryside, which also forms part of the Metropolitan Green Belt. In such locations there is a presumption against development except in specified circumstances. In the case of this application, there are a number of elements to the proposal, which will be considered in turn. These are the change of use of the land to an equestrian use, with associated structures and demolition of a number of existing agricultural buildings; conversion of existing buildings to form grooms' accommodation and the replacement of an existing dwelling. In addition to the relevant planning policies, the planning history of the site is a material consideration in assessing the acceptability of the proposal.

Change of use of the land to equestrian use and associated development

2. In accordance with criteria E) and H) of policy WCC1 of the Wokingham District Local Plan (as proposed to be further modified), diversification of existing agricultural businesses and other uses of the land that are suitable to the countryside but cannot be accommodated in a settlement may be acceptable, in principle, while criterion G) of policy WGB1 allows for change of use of the land, providing openness of the Green Belt can be maintained and the use does not conflict with its purpose.

3. Policy WRE1 amplifies the advice regarding farm diversification involving the use of land for non-agricultural or forestry purposes, which will be acceptable subject to consideration of the impact on the character of the site; amenity, environmental and road safety issues and, where significant additional vehicle movements would be generated, accessibility by modes of transport other than the car.

4. The advice given in *PPG7, The Countryside – Environmental Quality and Economic and Social Development* establishes that equestrian uses may be acceptable in the countryside, providing the impact on the character of the rural area is acceptable. This document will be superseded by *Planning Policy Statement (PPS) 7, Sustainable Development in Rural Areas*, a draft of which is currently the subject of consultation. The draft document takes a more lenient approach to new and replacement buildings for business purposes, in rural areas than PPG7 and consolidates the advice in relation to equestrian enterprises, noting that equestrian activities can help to diversify rural economies and that training and breeding play an important economic role in some parts of the country. Furthermore it states that Local Planning Authorities should set out

policies for supporting equine enterprises while maintaining environmental quality and countryside character. This document is a material consideration and gives an indication of the direction of government policy, although it is not yet adopted and can be afforded limited weight.

5. Thus, the equestrian use of the land would be acceptable, in principle, providing the associated development would not be detrimental to the openness of the Green Belt and rural character of the area.

6. The proposal would entail the demolition of a number of existing agricultural buildings and erection of stables, an indoor dressage arena, tractor and hay barns, garages, an outdoor ménage, jumping arena and dry paddock, a canter track and a horse walker. Of the existing farm buildings, one building would be retained for used as a haybarn/loft and store, one would be converted to form a grooms' dwelling; the remainder would be demolished.

7. Wokingham District Local Plan (as proposed to be further modified) policy WCC4 requires that where, new non-residential buildings are acceptable in principle, there should be no existing buildings in the vicinity that could be adapted to fulfil the proposed use, the size of the building is justified and the new buildings are well sited, designed and integrated in to the surroundings. In this case, there are existing buildings on the site but generally they would not meet the requirements of the proposed use and, with the exception of those that would be refurbished for other uses already referred to, these would be demolished. The agricultural consultant has not raised any concerns regarding the number and size of buildings proposed for equestrian purposes. Indeed there is some suggestion that more storage could be needed.

8. Design issues will be considered in the section dealing with the impact on the character of the area.

Conversion of an existing building to form a grooms' dwelling

9. Wokingham District Local Plan (as proposed to be further modified) policy WGB2 relates to new dwellings in the Green Belt, which may be acceptable where they are required for an agricultural or forestry worker. PPS7 Annex A para 15 confirms that this may also apply to other occupational dwellings.

10. Such dwellings will only be acceptable providing they comply with the requirements of policy WCC6. This policy specifies that new dwellings for agricultural and forestry workers will not be permitted unless it has been demonstrated that there is an established functional need for a full time worker, the agricultural unit is established and viable and no other suitable accommodation is available in the vicinity. Where a business is not yet established, planning permission would not normally be granted for a permanent dwelling, and it would be necessary to demonstrate a firm intention and ability to develop the enterprise, together with evidence that the proposed business has been planned on a sound financial basis: PPS 7 suggests that significant investment in new farm buildings is a often good indication of intentions.

11. Policies relating to the change of use of rural buildings are also relevant to this aspect of the proposal. In accordance with policy WGB4 the change of use of existing buildings is only acceptable if the new use does not have a materially greater impact on the openness of the Green Belt than the existing use and complies with either WCC5 or WRE2. Policy WCC5 relates to residential re-use and WRE2 to commercial uses:

residential reuse is not acceptable unless either it has been demonstrated that a business reuse cannot be secured or the residential conversion is subordinate to a scheme for business re-use.

12. In this case, the residential reuse of the buildings would be associated with the commercial, equestrian use of the whole unit. On the basis of the business plan submitted, the agricultural consultant does not consider that a functional need has been demonstrated, there are some doubts about the viability of the enterprise and the existing dwelling (or a replacement of it) could fulfil any need for on-site residential accommodation. Therefore, it has not been demonstrated that the proposal complies with policy WCC6. However, the planning history of the site is also a material consideration and application F/2001/4652 established the principle of converting existing buildings to form an additional dwelling on the site, to provide staff accommodation, without demonstrating a functional need or that the proposed equestrian enterprise had sound prospects. In view of this extant permission and the fact that there has been no material change in circumstances, it would not be reasonable to refuse the current application because it does not comply with policy WCC6.

13. Where the principle of converting an existing building to form an agricultural workers' dwelling has been established, other requirements of policies WCC5 and WCC6 are that the dwelling is of an appropriate size, well integrated into its surroundings, occupancy be limited by condition to ensure it remains in agricultural/forestry use, the building is suitable for use without major rebuilding, the proposal does not lead to dispersal of activity on such a scale as to prejudice town or village vitality and there should be no overriding amenity, highway or environmental objections. These issues will be addressed in the remainder of the report.

Replacement dwelling

14. In accordance with Wokingham District Local Plan (as proposed to be further modified) Policies WGB1, criterion D, and WGB2 replacement of existing dwellings in the Green Belt may be acceptable, providing that the development would not result in a material increase in the scale of development on the site. In this case, the proposal is for replacement of the existing dwelling, occupation of which is not subject to any restrictive conditions. For this reason it is not necessary to consider whether there is any agricultural justification for the dwelling and its replacement is acceptable in principle, subject to the scale of increase and the impact on the character and amenities of the area. Furthermore, the principle has been established by the extant planning permission for the site.

15. The Council's Supplementary Planning Guidance *B5 Guidance for New, Replacement or the Extension of Dwellings in the Countryside* establishes guidelines for extensions to and replacement of rural dwellings. The existing dwelling has a volume of 510 m^2 and the volume of the proposed new dwelling, as revised, would be 1,629 m^3. While the proposed increase is significantly greater than the 35% generally acceptable in the Green Belt, the extant consent F/2001/4652, which included a 1,633 m^3 house, is a material consideration. The previously approved dwelling was justified because overall, the proposal would have resulted in reduction in the amount and spread of development on the site. This argument cannot be applied to the current application but condition 9 of the previous consent required that the stables to remain ancillary to the dwelling and not be used for commercial purposes, whereas the current proposal would entail the commercial use of the site. There has been no change in policy since the last

consent and it would be unreasonable to refuse permission for a replacement dwelling commensurate in size to that permitted previously.

The impact on the character of the area

16. In accordance with Policies WCC1 and WGB1, where development is acceptable in principle, the scale, form, materials, design and character should be appropriate to the location in the countryside. In this case, the site is located in the Metropolitan Green Belt and the Cookham/Wargrave Area of Special Landscape Importance. Wokingham District Local Plan (as proposed to be further modified) policy WLL2 establishes that development will not be permitted that has a detrimental impact on the open, countryside character or special landscape qualities of the area. This includes removal or erosion of landscape features such as ponds, woodland, copses and hedgerows.

17. The Council's Landscape Character Assessment defines the area that the site is located within as 'Hare Hatch Farmed Slopes'. The key characteristics of this area are: sloping and gently undulating landform; an agricultural landscape of predominantly pastoral land of small to medium field units; small woodland blocks; an intimate landscape with a strong sense of enclosure and formal parkland settings. The landscape strategy, for this area, is to enhance the existing landscape character, notably the ancient woodlands, chalk grassland, field boundaries and parkland landscape. In order to implement this, the guidelines suggest active management of the land, to enhance the visual and ecological quality of the landscape, such as the planting of boundary hedgerows.

18. The site itself is a sloping one; the land rises from Blakes Road to the north. The existing access runs along the western boundary of the site before tuning eastwards, across the site and north again, into the cluster of farm buildings. The buildings are located in a hollow in the landform and are hardly visible from Blakes Road. The new buildings would be grouped on broadly the same part of the site as the existing ones and the ménage, jumping arena and dry paddock would lie to the north of these. The proposed balancing pond would lie to the south-east of the farm buildings, in an existing dip, and a second pond would be formed behind the hedge on the Blakes Road boundary. A new access is proposed, which would run from roughly the centre of the Blakes Road boundary northwards to the farm buildings. The remainder of the site would be used for paddocks, grazing fields and meadows. The canter track would form a loop on the northern part of the site, running from the indoor arena, along the site boundaries and parallel to the public footpath that crosses the site.

19. The landscape and buildings have been designed 'as one' and the proposed dwellings, equestrian and ancillary buildings all display a high standard of design and detailing. The proposed materials also suggest a high quality development. Nevertheless, given the location, in the Green Belt and an Area of Special Landscape Importance, the number and size of the buildings and their impact on the open rural character of the area requires careful consideration. In terms of the equestrian use, the agricultural consultant did not raise any concerns regarding the proposed equestrians buildings, although there were issues regarding the proposed dwellings, as discussed in relation to the principle of development.

20. The proposal is intended to 'immerse' the new buildings into the existing landscape. The building that would be retained is a historic structure and, although it is not listed, it considered worthy of retention. The architect has taken its ridge as a point of reference for the proposal and the proposed new buildings relate to it. Although the stables and

indoor arena would be located higher on the hillside than this building, the arena would be cut into the slope so its floor level and ridge would be at the same level as that of the existing building, as shown on Drawing No NWEFW/2002/34. Also the roof pitches, and therefore the height of the buildings, have been kept to a minimum and the upper parts of the walls of the arena would be glazed, which would add a visual 'lightness' to the structure, reducing its apparent massing. Thus, it is considered that its impact has been reduced as far is possible for a building of this size.

21. The menage, jumping arena and dry paddock would be located higher on the hill side than the building complex but these would also be recessed into the slope, which would minimise their visual impact and, where the surface would be above the existing ground level, hedge planting would screen views of the surfaces.

22. In considering the impact of the proposed dwelling, regard should also be had for dwelling approved under the extant planning permission for the site. The approved house would have a more conventional form than the dwelling now proposed. The siting and overall spread of the two dwellings would be similar (to the south of the existing dwelling) but the house now proposed would have a more compact footprint. The approved dwelling would have a ridge height of 8.2 metres: the highest part of the roof of the proposed dwelling would be 9.2 metres but generally the roof would be seven metres above the lowest surrounding ground level.

23. In terms of its design, the proposed main dwelling would be a two-storey house, with flat roofs. The lower part of the building would be brick, while the upper parts of the walls would be timber clad. The house is designed to merge with the existing landform. The flat roofs would be 'ecological' roofs with a combination of gravelled finishes and low level planting, which would create a link between the land and the building and reduce the horizontal lines and, thus, the prominence of the building in the landscape and is encouraged by the Council's adopted supplementary planning guidance on sustainable buildings.

24. While new development in the open countryside should be strictly controlled, PPG7, para 3.21 states that *"An isolated new house in the countryside may also exceptionally be justified if it is clearly of the highest quality, is truly outstanding in terms of its architecture and landscape design, and would significantly enhance its immediate setting and wider surroundings"* and the Conservation Officer has suggested that the proposal, in particular the main dwelling, could be considered as such an exception. This exception has been omitted from draft PPS7 but the limited weight afforded to that document does not override existing development plan policy.

25. There were some initial concerns regarding the impact of the proposed access on the open rural character of the area but, revisions have been made to the alignment of the road, so it would follow the contours more closely, circumnavigating the knowl of land to the south of the buildings, which would reduce its prominence and additional landscaping (an additional copse) is proposed to further screen the upper part of the road. In addition the treatment of the entrance area has been revised – as originally proposed it would have had a rather urban appearance but the revised treatment is more appropriate to the rural location. Thus, the visual impact of this element of the proposal is considered acceptable and there are additional highway benefits, as set out in the access and movement section of this report.

26. Although the proposals for this site are extensive, they are sympathetic to the

landscape character of the area and include additional planting of copses to improve and enhance the wider character of the countryside. The proposals for planting conform to the Landscape Character Assessment and relevant guidelines and are acceptable, subject to conditions requiring submission of detailed landscaping and management proposals.

27. The landscape scheme will need to provide planting details for the site entrance, additional copses, ecological area and any other miscellaneous planting and should include native hedgerow planting along any new fencing to be erected to separate the fields and any existing hedgerow should be reinforced with additional planting. The planting of additional hedgerows is an essential part of the existing landscape character of the area. Native species should be used and the list provided on drawing no. NWEFW/2002/03B should also include Quercus robur and other appropriate native tree and shrub species.

The impact on the amenity of neighbouring properties

28. The built development would be located towards the centre of the site, far enough from the site boundaries to prevent the structures having any significant impact on neighbouring properties. It is likely that activity associated with the equestrian use of the land would also be concentrated on this part of the site and the use of the land would not cause unusual or unacceptable disturbance to neighbours, providing the land was not used for large scale events and conditions to prevent this type of activity without consent are proposed.

Access and Movement Issues

29. It is not considered that the development would result in a material increase in traffic onto Blakes Lane. The existing access, on the western side of the site, is shared with the adjacent stables and has substandard visibility and width. The proposed access has been designed with width and visibility to an improved and acceptable standard. There will, therefore, be a benefit to highway safety by removing the movements associated with the site away from the existing site access.

30. The northern part of the canter track would run parallel to the public footpath: the Public Rights of Way Officer does not have any objection to this providing there would be three metres separation between the track and footpath and this would be the case, as shown on Drawing No NWEFW/2002/45. It is, therefore, considered that that proposal would not adversely impact on public enjoyment of the right of way, in accordance with Policy R2 of the Berkshire Structure Plan.

Service, Amenity and Infrastructure requirements

31. Policy WOS4 requires that development proposals have regard to provision of service, amenities and infrastructure. Where development gives rise to the need for new or extended services, this will be secured through conditions and/or a legal agreement. Policy WR8 establishes that new commercial development should make provision for recreation and leisure.

32. In this case the site is in a remote rural location and it is proposed that part of the site would be managed for ecological purposes and that there is public access to these areas: Drawing No NWEFW/2002/45 shows the route of the existing public foot path, which crosses the application site, and the proposed permissive ways. This would not create additional trips but would enhance the existing footpath network and would be in accordance with Berkshire Structure Plan policy R2, which encourages improvements in

the access to the countryside and Wokingham District Local Plan (as proposed to be further modified) policy WNC2, which encourages the management of land for nature conservation purposes.

Flooding Issues

33. The site is not in an area identified by the Environment Agency as liable to flooding and neither the Environment Agency, nor the Council's Drainage Officer have any objection to the proposals, subject to conditions, including submission of details of surface water drainage measures for approval.

Ecological Issues

34. The proposal would entail the demolition of the existing buildings on the site, which have the potential to act as roost sites for bats and barn owls, and there are ponds in the vicinity of the site. The applicants commissioned an ecological survey of the site and no presence of bats or Great Crested Newts was found. However, following discussions with the Ecologist, the applicant proposes to manage part of the site to enhance local biodiversity. This would involve planting an area of about one hectare of new native woodland, adjacent to an existing ancient semi-natural woodland Wildlife Heritage Site. As the flora and fauna associated with ancient semi-natural woodland spread very slowly (some as little as a few metres every 100 years) and planting of new woodland directly adjacent to existing ancient semi-natural woodland is more likely to gain species characteristics of ancient semi-natural woodland. A pond would also be provided within this area and this would provide a new habitat as there are no existing ponds in the immediate area. The pond is likely to support a range of common species and would be suitable for colonisation by the local Great Crested Newt population.

Comments made by Wargrave Parish Council

25. The design of the proposed dwelling and safety of the access have been considered in the appraisal.

Comments made by local residents

36. Traffic generation and the safety of the access have been considered in the access and movement section of the appraisal; the proposal would not have any impact on existing public rights of way, which are protected under other legislation; a condition controlling lighting is proposed; both the Environment Agency and the Council's Drainage Officer consider drainage aspects of the proposal acceptable, subject to conditions; there are no planning controls over ploughing of agricultural land; the ecological implications of the proposal have been considered in the appraisal above.

CONCLUSION

37. It is considered that the proposed replacement dwelling represents inappropriate development in the Green Belt, due to its size. However, the applicant has made reference to special circumstances in that there is a permission still capable of implementation for a house of a similar volume. Furthermore, the dwelling proposed is considered to be of such architectural quality as to merit consideration in line with PPG7 policy on exceptional houses in the countryside. Therefore, on balance, this element of the scheme, complies with Policy C4 of the Berkshire Structure Plan and Policy WGB1 of the Wokingham District Local Plan (as proposed to be further modified).

HL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 JAN 2004	
COPIES TO	AC
	FILE

Date: 05 January 2004

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

Despite the revisions, the Parish Council considers that the design of the house is inappropriate and out of keeping with the locality.

Melanie Quinn
AFO 12-1-04

Date: 01 September 2003

To: Wargrave Parish Council

PLNG	
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CS	
15 SEP 2003	
COPIES TO	ACK:
	FILE:

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

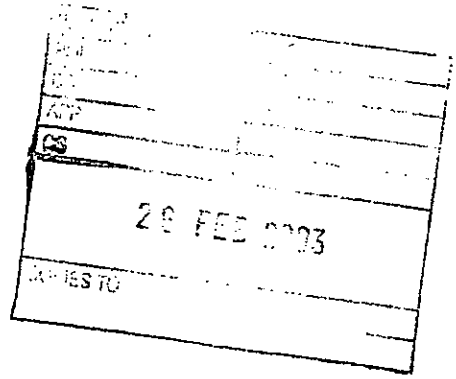
Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments. However, concern was expressed at the apparent lack of space between the road and gate for a car and trailer, or for a large horsebox.

Melanie Quinn
AFO 11/9/03

Date: 12 February 2003



To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments

Melanie Quinn 24-2-03
AFO.

17 FEB 2003
+ fax received 14 feb

FROM: Emy Circuit

DATE: 22 January 2003

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application **by 14/02/2003** .

The design of the house is inappropriate and out of keeping for the locality.

SIGNED: Melanie Quinn DATE: 13-Feb-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
AFO

WORK SHEET FOR : Emy Circuit

Application Number : F/2002/8243

Applicant : N W Developments Ltd C/O Aldington Craig & Collinge.

Location : Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal : Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Site Notice Displayed ? : YES ✓ NO ☐ DATE 18 March 2003

Date of Neighbour Notifications : .....

Date of Site Visit : 18 March 2003

Date Registered : 16/01/2003

Earliest Date for Decision : 14/02/2003

Latest Consultation Date/Site Notice Expiry Date : 14/02/2003

This application will have expired on: 13/03/2003. 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 :

See Dc agenda

18 Feb 2004

Planning Issues :

Application Number: F/2002/8243

Appraisal :

See Dc Agenda 18 Feb 2004

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

Application Number F/2002/8243
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See DC Agenda + Minutes
			18 February 2004.

RECORD OF SITE VISIT

SITE ADDRESS: Endalls Stud Farm
Blakes Road Wargrave Reading.

APPLICATION NUMBER: F/2002/8243

OFFICER: Emy Circuit

DATE OF SITE VISIT: 18 March 2003

1 SITE/STATUTORY NOTICE DISPLAYED ? on tree on boundary.

2. DESCRIPTION OF SURROUNDINGS

See DC report. Rural setting

3. DESCRIPTION OF SITE/BUILDING

Group of farm buildgs in centre of site

4. RELATIONSHIP TO ADJOINING PROPERTIES

Remote.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 20 January 2004

Your Ref:

My Ref: EMY CIRCUIT- **F/2002/8243**

N WDevelopments Ltd
C/O Aldington Craig & Collinge
The Byre
Albury Court
Albury, Thame
Oxon
OX9 2LP

WOKINGHAM DISTRICT COUNCIL

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 Sir/Madam

Application Number: F/2002/8243

Site Address: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Your application is to be determined at the Development Control Sub-Committee meeting on the 28/01/04 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Richard May in the Policy & Members' Services Section on (0118) 974 6052 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

088

Carol Hurst

From: Website Manager [joanna.pulman@wokingham.gov.uk]
Sent: 22 January 2004 10:06
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry

WOKINGHAM DISTRICT COUNCIL

PLANNING SERVICES HPT
POL RKC FLS
DC ENF
APP
CS
22 JAN 2004
COPIES TO: ACI Stat Com
FILE: 20/1/04

The following information was sent from the Standard Enquiry Form on 1/22/04 10:06:16 AM

What do you want to do?: Comment

Planning application number: F/2002/8243

Your comments

I have viewed the latest changes to the plans and have no substantive comments on them. The points made in my letter of 10th September still stand, especially those relating to the movement of water off the site.

I welcome the proposal to add extra planting alongside the entry road, and the revised detailing for access to Blakes Lane seem sensible. I have no concern about the detail of the house or cottage arrangements.

I would merely observe that it is high time that the Council and the applicant reached agreement on the development of this site; it must be around three years since the process started (with the previous applicant) and since then the land and its surroundings have deteriorated as a rural amenity. The two northern fields have been rough ploughed and abandoned, thus destroying a historic natural environment, and nothing constructive put in its place.

Apologies for a late submission.

Name : Richard Lloyd

Address

Shingleberry
Tag Lane
Hare hatch
Twyford

Postcode : RG10 9ST

Telephone : 0118 940 2157

Email Address : richard.lloyd@wargrave.net

POSITIVE ABOUT DISABLED PEOPLE
Wokingham District Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk
INVESTOR IN PEOPLE

EXISTING BUILDINGS AND USES

REF	DESCRIPTION AND ORIGINAL USE	CURRENT USE	FLOOR AREA (m²)
A	Green metal clad steel framed industrial storage shed with one long wall of full height grey metal doors	Storage of antique military vehicles	106
B	Single storey brick and tile storage building	Storage of antique military vehicles	72
C*	Two storey brick and tile barn		168
D	Two storey four bedroom house with garden shed	Residential	162
E*	Brick and tile cow shed with loft	Stables	108
F	Timber clad single storey cowshed with brick plinth and tiled roof	Stables	78
G	Timber clad stables with profiled steel roof	Stables	23
H	Single storey brick cowshed with profiled metal gable end and roof	Stables and general storage	240
I	Single storey hay barn with profiled metal clad walls and roof open sided lean-to	Hay and general storage	125
J	Single storey timber clad battery poultry house with pitched felt roof	General Storage	87
		Total Floor Area	**1169**

*Buildings are to remain

2002 PLANNING PERMISSION (not enacted)

DESCRIPTION OF BUILDING PROPOSED	CURRENT USE	FLOOR AREA m²
House	New	432
Barn	New	95
Staff Accommodation (existing building B)	Storage	72
Office (exisitng building C)	Storage	168
Stables (existing building F)	Stables	78
Garage (existing building E)	Storage	
Store (existing building E)	Storage	108
	Total Floor Area	**953**

PROPOSED BUILDINGS AND USES

DESCRIPTION 0F BUILDING PROPOSED	CURRENT USE	FLOOR AREA m²	SUBTERRANIAN FLOOR AREA m²	EXTERNAL SURFACE AREAS m²
House	New	530		
+cellar 66m²			66	
+underground gymnasium 98m²			98	
Carports, garages, store to house	New	62		
Grooms Cottage 2 units (existing building C to remain)	Storage	168		
Store (hay)(existing building E to remain)	Storage/ hay	108		
Ancillary garaging i.e grooms (carports) and tractor	New	73		
	Total Floor Area	**941**	**164**	
Stables for 12 horses	New	410		
Indoor Arena for dressage	New	1250		
Outdoor Menage	New			1200
Outdoor Jumping Paddock	New			1225
Outdoor Dry Paddock	New			800

For plans see Landscaped Trees, Part One or officer File

Date: 05 January 2004 06 JAN 2004

To: Harold Sanders – Urban Design & Conservation Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

SEE PREVIOUS DETAILED COMMENTS.

SCALE AND MASS OF HOUSE NOW REDUCED FORM ACCEPTABLE TO ME IN THIS LOCATION INDOOR DRESSAGE AREA STILL PRESENTS A LARGE VOLUMN IN THE COUNTRY SIDE.
IF ACCEPTABLE IN PLANNING TERMS, BASE LEVEL + LANDSCAPE, INCLUDING NEW LAND FORMS SHOULD BE CONSIDERED TO REDUCE ITS IMPACT

Harold Sanders
20-01-04

1. the existing buildings, ~~and~~ the (~~existing~~) current approval scheme and this proposal would ~~would~~ be located in a hollow in the landforms. The existing buildings are not visible from Blake Road.

(2) A new access is proposed which would run ~~close~~ to the contours, from the centre of the Blakes Road frontage and circumnavigates the knoll of land to the south of the development site.

(3) The proposed scheme is to 'immerse' the new buildings into the existing landscape the ~~existing~~ buildings which are considered worthy of retention form the point to which all new buildings relate.
Pitch roofs are designed at a minimum pitch to minimise the mass of the new equestrian structures.

The proposed volume of the new house is designed to merge with the existing land form. Roofs are proposed to be flat but planted to create a link between the land and buildings and reduce ~~the~~ any ~~strong~~ horizontal lines of the selected roof form.
The landscape and buildings are designed 'as one' with the new access road for and house. (a ~~unified~~ concept)
~~with~~ New hillock mounding and planting is considered in the context of the existing landscape and land forms.

Emy Circuit
From: Andy Glencross
Sent: 16 January 2004 10:35
To: Emy Circuit
Subject: RE: Endall's farm - managment for wildlife/permissive ways

Hi Emy

That seems fine to me.

Cheers

Andy

-----Original Message-----
From: Emy Circuit
Sent: 16 January 2004 10:19
To: Andy Glencross
Subject: RE: Endall's farm - managment for wildlife/permissive ways

Andy,

Thanks for the details. With regard to the conditions, I suggest that I amend the landscaping conditions to make it clear that it should include details of the planting of this area and something along the lines of the following re the management

Prior to occupation of the development hereby approved, a strategy for the management of the area identified on Drawing No NWEFW/2002/45 for ecological purposes shall be submitted to and approved in writing by the Local Planning Authority and this area shall be managed in accordance with the approved strategy.

Reason: To mitigate against any ecological impact arising from the proposal and ensure the long term management of this area for biodiversity and as a leisure facility.

Public access to the permissive routes will need a S106 agreement.

Does this seem ok to you?

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Andy Glencross**
Sent: Wednesday, January 14, 2004 11:15 AM
To: Emy Circuit
Subject: RE: Endall's farm - managment for wildlife/permissive ways

Hi Emy

How's this?

The proposal have been designed to enhance the local biodiversity. The proposal involves the planting of about 1 ha of new native woodland adjacent to an existing ancient semi natural woodland (ASNW) Wildlife Heritage Site. As the flora and fauna associated with ASNW spread very slowly (some as little as a few metres every 100years) and often only by vegatively, planting new woodland directly adjacent to ASNW is much more likely to gain species characteristic of ASNW.

The pond will provide a new habitat in the immediate area as there are no existing ponds. The pond is likely to support a range of common species and will be suitable for colonisation by the local great crested newt population.

Do you want me to word the condition or are you happy to do it? There shouldn't be any management issues within the foreseable future, but we shoiuld specifiy that native trees and shrubs shoiuld be established on the site as in the submitted plan and site maintained as woodland.

JIF you need anything else let me know.

Cheers

Andy

P.S. Thanks for the reminder.

-----Original Message-----
From: Emy Circuit
Sent: 13 January 2004 11:35
To: Andy Glencross
Subject: Endall's farm - managment for wildlife/permissive ways

Andy,

Following our conversation on Friday, will you be able to let me have some background to support this by the end of the week, as I'll need to finalise the committee report then?

Thanks

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 19 January 2004

Location:	Endalls Farm, Blakes Lane, Hare Hatch, Wargrave
Proposal:	Proposed erection of 1 replacement dwelling and demolition of existing dwelling etc.
Application Number:	F/2003/8243

In response to your consultation dated 5 January 2004 for the above application, the landscape comments are as follows:

I have no objection to the revised plans.

The Landscape Character Assessment (LCA) indicates that the site is located within area G1 – Hare Hatch Farmed Slopes. The key characteristics of this area are: sloping and gently undulating landform, an agricultural landscape of predominantly pastoral land of small to medium field units, small woodland blocks, an intimate landscape with a strong sense of enclosure and formal parkland settings.

The landscape strategy is to enhance the existing landscape character, notably the ancient woodlands, chalk grassland, field boundaries and parkland landscape. In order to implement this, the guidelines suggest to actively manage land to enhance the visual and ecological quality of the landscape such as the planting of boundary hedgerows.

Although the proposals for this site are extensive, they are sympathetic to the landscape character of the area and include additional planting of copses to improve and enhance the wider character of the countryside. The proposals for planting as far as they go on the site do conform to the LCA and the relevant guidelines, however as part of the landscape conditions the applicant will need to provide a detailed landscape proposal and management guidelines for the site. The landscape scheme will need to provide planting details for the site entrance, additional copses and any other miscellaneous planting. There should also be a requirement for native hedgerow planting along any new fencing to be erected to separate the fields and any existing hedgerow should be reinforced with additional planting. The planting of additional hedgerows is an essential part of the existing landscape character of the area. Native species should be used and the list provided on drawing no. NWEFW2002 03B should also include Quercus robur and other appropriate native tree and shrub species. These can be detailed as part of the conditions.

The conditions will need to include the submission of a management plan to consider the long term landscape structure and development of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

HL

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 JAN 2004	
COPIES TO	FILE

Date: 05 January 2004

To: Wargrave Parish Council

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

Despite the revisions, the Parish Council considers that the design of the house is inappropriate and out of keeping with the locality.

Melanie Quinn
AFO 12-1-04

Emy Circuit
From: Andy Glencross
Sent: 14 January 2004 11:15
To: Emy Circuit
Subject: RE: Endall's farm - managment for wildlife/permissive ways

Hi Emy

How's this?

The proposal have been designed to enhance the local biodiversity. The proposal involves the planting of about 1 ha of new native woodland adjacent to an existing ancient semi natural woodland (ASNW) Wildlife Heritage Site. As the flora and fauna associated with ASNW spread very slowly (some as little as a few metres every 100years) and often only by vegatively, planting new woodland directly adjacent to ASNW is much more likely to gain species characteristic of ASNW.

The pond will provide a new habitat in the immediate area as there are no existing ponds. The pond is likely to support a range of common species and will be suitable for colonisation by the local great crested newt population.

Do you want me to word the condition or are you happy to do it? There shouldn't be any management issues within the foreseable future, but we shoiuld specifiy that native trees and shrubs shoiuld be established on the site as in the submitted plan and site maintained as woodland.

JIF you need anything else let me know.

Cheers

Andy

P.S. Thanks for the reminder.

-----Original Message-----
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Sent: 13 January 2004 11:35
To: Andy Glencross
Subject: Endall's farm - managment for wildlife/permissive ways

Andy,

Following our conversation on Friday, will you be able to let me have some background to support this by the end of the week, as I'll need to finalise the committee report then?

Thanks

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

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Sent: 14 January 2004 11:15
To: Emy Circuit
Subject: RE: Endall's farm - managment for wildlife/permissive ways

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Andy

P.S. Thanks for the reminder.

-----Original Message-----
From: Emy Circuit
Sent: 13 January 2004 11:35
To: Andy Glencross
Subject: Endall's farm - managment for wildlife/permissive ways

Andy,

Following our conversation on Friday, will you be able to let me have some background to support this by the end of the week, as I'll need to finalise the committee report then?

Thanks

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

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PLANNING SERVICES Ref. 75993
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13 JAN 2004
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ARCHITECTS + DESIGNERS
The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

ADDITIONAL PLAN

12th January 2004

FAXED and POSTED 0118 974 6484

Our Ref: PC/ptr/NWEFW/0401121437

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Senior Planning Officer Development Control

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

Further to our telephone conversation earlier today we confirm the two points that you raised.

1. The volume of the existing Farmhouse is 510 M^3.
2. We enclose six copies of our drawing number NWEFW 2002 46 which incorporates a broken line indicating the extent to which Equestrian related storage can occur. (The faxed copy is an extract from this drawing).

As you are considering Conditions on an approval could I draw your attention, at the request of my Client, to the third from last paragraph of our original planning application letter of the 18th December 2002.:-
'It is intended that, prior to obtaining Planning Permission as set out on this application, Mr & Mrs Lewis (as owners of the property) will enter into a unilateral undertaking (or equivalent) in favour of Wokingham District Council whereby the principal residence and the grooms cottage will not be sold separately.'

If you have any further queries please do not hesitate to contact me.

Yours sincerely

Paul Collinge

Copied: Mr & Mrs N Lewis

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins - Highway DC

MY REF: AC/8243

YOUR REF:

TO: Emy Circuit - Planning

DATE: 8/1/04

PLANNING APPLICATION NO. F/2002/8243
ENDALLS FARM, BLAKES LANE, HARE HATCH
PROPOSED REPLACEMENT DWELLING, BARN CONVERSION TO DWELLING, ERECTION OF STABLES, INDOOR DRESSAGE ARENA AND FORMATION OF NEW ACCESS.

Emy,

The site is currently accessed via a shared access, which has substandard visibility and width. The proposal will create a new access onto Blakes Lane. This has been designed with width and visibility to an improved and acceptable standard. There will therefore be a benefit to highway safety by removing the movements associated with the site away from the existing access.

It is not considered that the development will result in a material increase in traffic onto Blakes Lane and the use of the stables can be controlled by way of condition.

Therefore recommend approval with the following conditions:

1. C122, R122 – Parking and turning
2. C126 (INSERT: NWEFW/2002/41/C), R126 – Access and Visibility
3. C133, R133 – Access construction
4. There shall be no competitions or events held on the site. Reason: In the interest of highway safety and convenience
5. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from the main dwelling. Reason: In the interest of highway safety and convenience

Regards,

Adam Coggins
Engineering Technician
(Highway Development Control)

Date: 05 January 2004

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

Date: 05 January 2004

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Farm, Blakes Lane, Hare Hatch, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural to 1 grooms dwelling. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: EMY CIRCUIT

The new plans show the following: Reduction in size of house, realignment of entry road, details of track and menage finishes, one rather than two grooms dwellings, junction details. NWEFW 2002 01A, 03B, 04B, 05B, 08A, 10A, 11A, 12A, 13A, 14A, 15A, 16A, 19A, 20A, 21B, 22B, 23A, 24B, 25A, 41C, 09, 17, 18.

Comments are required by 19/01/2004.

Should you have any queries regarding this application please contact the case officer EMY CIRCUIT on 0118 974 6479.

(RING ONE)

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

App. No. F/2003/8243 Date Rec. 22 December 2003

Location: Endalls Farm, Blakes Road

Parish: Wargrave

Applicant: K W Developments Ltd.

Description of attached plans: reduction in size of house, realignment of entry road, details of track & menage finishes, one rather than two grooms dwellings, junction details

Drawing No's: as per first page or attached letter

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.

Landscape & Trees	✓
Urb. Design & Conservation	✓
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS: all who have commented please

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From: _____

New Site Notice Y / (N)

Revised Proposal Description: one rather than two grooms dwellings - Penny - please ~~Please~~ can you talk to me, as I'm not sure what the latest description is. ✓

CASE OFFICER EXC

Consultations Sent by Admin. on 05.01.05

Yellow - Case Officer Copy
Green - Part One Copy

PLANNING SERVICES RPT 75593
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ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS
The Byre Albury Court Albury Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

REVISED PLAN
F-8243

18th December 2003

Our Ref: PC/ptr/NWEFW/0312181551

Your Reference: Application Number F/2002/8243

For the attention of Ms Emy Circuit Senior Planning Officer

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

Thank you for arranging the meeting on the 2nd December 2003 at which both you and your colleagues were able to inspect the site and building models. Both Mr Lewis and ourselves valued the lengthy dialogue and detailed consideration.

We have taken note of all of the points raised and duly re-submit six copies of each of the following drawings which should substitute the previous issue of the respective drawings. Those drawings not mentioned still stand unchanged for your due consideration.

NWEFW 2002 01A	Location Plan
NWEFW 2002 03B	Proposed Contoured Landscape Plan
NWEFW 2002 04B	Proposed Site Infrastructure Plan
NWEFW 2002 05B	Enlarged Block Plan of Buildings
NWEFW 2002 08A	New Farmhouse Ground Floor Plan
NWEFW 2002 10A	New Farmhouse First Floor Plan
NWEFW 2002 11A	New Farmhouse Roof Terrace Plan
NWEFW 2002 12A	New Farmhouse Roof Plan
NWEFW 2002 13A	New Farmhouse Ground Floor Plan coded to Sections
NWEFW 2002 14A	New Farmhouse Cross Section 1-1
NWEFW 2002 15A	New Farmhouse Cross Section 2-2
NWEFW 2002 16A	New Farmhouse Cross Section 3-3
NWEFW 2002 19A	New Farmhouse Long Sectional Elevation 6-6
NWEFW 2002 20A	New Farmhouse Long Section 7-7
NWEFW 2002 21B	New Farmhouse North Sectional Elevation
NWEFW 2002 22B	New Farmhouse East Elevation
NWEFW 2002 23A	New Farmhouse South Elevation
NWEFW 2002 24B	New Farmhouse West Elevation
NWEFW 2002 25A	Proposed Grooms Cottage Plans
NWEFW 2002 41C	New Road Entrance, Landscaping, Vision Splays

Three drawings are withdrawn as they no longer are incorporated within the proposal these are drawing numbers;

NWEFW 2002 09	House Cellar Plan
NWEFW 2002 17	House Cross Section 4-4
NWEFW 2002 18	House Cross Section 5-5

The above re-submitted drawings incorporate amendments which were discussed and are as follows;

1. We have realigned the entry road as suggested by Mr Saunders incorporation a further copse to obscure the upper part of the new entry road. See drawing numbers NWEFW 2002 01A, 03A, 04A and 05A.
2. We have incorporated the tracks discussed to the ménage and jumping arena, 2.2 metres wide and can confirm that the finish of these tracks and the canter track will be woodchip/forest bark. We have also added hedging to the ménage where the surface of the ménage is above existing ground level. See drawing numbers NWEFW 2002 01A, 03A, 04A and 05A.
3. We can confirm that the finished surface to the ménage and jumping arena will be a mixture of sand and fine rubber granules.
4. Our drawing number NWEFW 2002 04B indicates that all field and arena fences are of timber as the typical detail shown.
5. The major change to the drawings relates to the proposed New Farmhouse. We have omitted the cellar and the subterranean gym area from the proposal. The remaining house is reduced in volume to 1,629 M^3 gross whereas the extant planning permission granted in 2002 included a house with a gross volume of 1633 M^3. The drawings that indicate these changes are drawing numbers NWEFW 2002 08A, 10A, 11A, 12A, 13A. 14A. 15A, 16A, 19A, 20A, 21B, 22B, 23A, and 24B.
6. The Grooms Cottage is changed to a single unit with three bedrooms, one of which is a bed sitting room. A staff room and office is formed beneath this bed sitting room. See drawing number NWEFW 2002 25A.
7. The entrance road junction with Blakes Road now incorporates a longer length of Blakes Road to show that the visibility from the new entry road will be extremely good giving a minimum clear visibility 2.4 metres back from the kerb line of 120 metres each way. See drawing number NWEFW 2002 41C.

The above incorporates all of the points discussed so that the proposal can be put before your Planning Committee on the 28th January 2004. If you have any queries please do not hesitate to contact me. We will make the models available to you, at your convenience before the meeting on the 28th January 2003.

Yours sincerely

Paul Collinge

Paul Collinge

Copied: Mr & Mrs N Lewis

3 December 2003

Spoke to Ted re minerals + waste aspects of earth movements resulting from excavating new pond + creation of bund as spoil would not be taken off site but No need to consult him. May be worth putting on a condition requiring LPA approval for spoil to be taken off the site to enswe this.

TC.

Date: 17 November 2003

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Revised visibility splays. Drawing no: NWEFW 2002 41B.

Comments are required by 27/11/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The revised plan is not acceptable.
An accurate survey is required as advised previously.

AZ. 21/11/03.

Show whole splay 140 (120 min) each direction.
close existing vehicular. Adam 6330

Date: 17 November 2003

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Revised visibility splays. Drawing no: NWEFW 2002 41B.

Comments are required by 27/11/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/8243 Date Rec. 6 NOV 2003

Location: Endalls Farm. Blakes Rd

Parish: Wagrave

Applicant: NW Developments

Description of attached plans: Revised visibility splays

Drawing No's: NWEFW 2002 41A

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

A full set of plans will be sent to all consultees unless particular drawings 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 / (N)

Revised Proposal Description:

CASE OFFICER EXC

Consultations Sent by Admin. on 17.11.05

Yellow - Case Officer Copy
Green - Part One Copy

ALDINGTON
CRAIG
+ COLLINGE
ARCHITECTS + DESIGNERS
The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

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Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

REVISED PLAN
F - 8243

5th November 2003

Our Ref: PC/ptr/NWEFW/0310211624
Your Reference: Application Number F/2002/8243

For the attention of Ms Emy Circuit

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

Thank you so much for meeting with Mr Lewis and myself on Monday. At the end of the meeting you raised a matter with regard to our drawing number NWEFW 2002 41A, and pointed out a discrepancy with the position of the vision splay. This has now been corrected and I therefore enclose six copies of revised drawing number NWEFW 2002 41B, which we believe incorporates amendments to the discrepancy found.

We look forward to meeting with you and your fellow staff members on the 2nd December 2003 at 10 am, at which time we will have the models in our possession.

Yours sincerely

Paul Collinge

Copied: Mr T McGing NW Developments

principal Paul Collinge ACArch RIBA ATP MCSD

Emy Circuit
From: Neil Fraser [Neil.Fraser@bkonline.co.uk]
Sent: 10 November 2003 18:00
To: 'emy.circuit@wokingham.gov.uk'
Subject: Endalls farm, Wargrave

Emy

I have received your letter of 4th November regarding the above.

Unfortunately i am abbout to go on leave for 10 days. I hope to be able to respond shortly after my return.

Apologies if this causes some inconvenience.

Yours sincerely

Neil Fraser
Rural Land Manager

Bruton Knowles, Shelsley House, The Randalls Business Park, Randalls Way, Leatherhead, Surrey KT22 7TX
www.bkonline.co.uk
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Tel: 01372 226100 Direct Line: 01372 226112 Fax: 01372 226200

Catherine Brimble

From: Emy Circuit
Sent: 03 November 2003 08:39
To: Catherine Brimble
Cc: Harold Sanders
Subject: Endalls Farm F/2002/8243

Catherine,

You were waiting until we had the report from the agricultural consultant before commenting on this one - I've got it now and although he has misgivings about some aspects of the scheme, he seems to think that the number and size of buildings proposed is justified. I've got the report if you would like a look.

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

photomontages with outline of proposed buildings + sections of whole site

+ see model.

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 4 November 2003
My ref. EXC/202/8243
Your ref. NRF/2830
File ref:

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

Neil Fraser
B K
Shelsey House
The Randalls Business Park
Randalls Way
Leatherhead
Surrey
KT22 7TX

Dear Mr Fraser,

PROPOSED DEVELOPMENT AT ENDALL'S STUD FARM, BLAKES ROAD, WARGRAVE

Thank you for your report on the above application and for talking to me about it this morning. As we discussed, I am enclosing a copy of a letter from the applicant, Nicholas Lewis, which seeks to address some of the issues raised in your report, in particular in relation to the viability of the business plan and functional need for staff on site. I would welcome your comments on this.

If there would be an additional fee for this, please can you let me know in advance. I can be contacted on (0118) 974 6479 or at emy.circuit@wokingham.gov.uk.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control

ALDINGTON
CRAIG
+ COLLINGE
ARCHITECTS + DESIGNERS
The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

PLANNING SERVICES HPT 73962
POL TLS
DC Rx.e
APP
CS
23 OCT 2003

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

22nd October 2003

FAXED and POSTED

Our Ref: PC/ptr/NWEFW/0310211624
Your Reference: Application Number F/2002/8243

For the attention of Ms Emy Circuit

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

We write with reference to Bruton Knowles Appraisal as requested in your letter of the 26th August 2003.

It is our belief that Bruton Knowles have misdirected the application of the PPG7 and have failed to recognise the content of the White Paper (PPS)7 recently launched by the Government which is inclined to support equine activities in the countryside. We therefore offer the following comments which, given the basis of the Bruton Knowles report, are directed at the interpretation of PPG7, and not specific Local Plan Policies.

It is welcomed that Bruton Knowles Appraisal appears to accept the need for a new Hay barn, Storage Barn and Arena and purely questions the justification for the number of stables. The report does look at the issue of the new main dwelling and notes that separate policies may allow for demolition and re-development. We assert that Wokingham have already acknowledged and accepted this in principle by granting planning permission in 2002 for a replacement main house. The reference made by Bruton Knowles to an agricultural justification for the main house is thus an incorrect interpretation of policy.

(It is considered that?) Bruton Knowles, as stated previously, have misdirected themselves in the application of PPG7 in relation to the proposed Grooms Cottages. PPG7 paragraph 3.14 states that the conversion and re-use of existing buildings is acceptable, subject to certain criteria; including that the buildings are of a form, bulk and general design, in keeping with their surroundings and that the works necessary can be carried out without major re-construction. The proposed conversion to 'Groom's Cottages' sensitively respects the existing form by making few new openings generally using the openings that already exist. Furthermore the building in question does already have permission for conversion to business use. Therefore it appears that Wokingham have previously accepted that the conversion meets the tests of paragraph 3.14 of PPG7. Whilst it is acknowledged that PPG7 favours the re-use of converted buildings for residential use, we believe the preference for business use ahead of residential is for two reasons; (a) in support of a diverse local economy and (b) the conversion can be carried out to make less damaging impact on the character of the building. (a) Would apply where the creation of local employment is a priority, this is probably not important in this

locale where full or near full employment is achieved, while (b) we believe we have already addressed through the design proposed as it is more respectful to the existing building than the permissions already given. We further consider that the traffic generated through a residential use will be less than through the granted business use. However this residential accommodation is to be used as an integral part of a business, which provides employment for workers who will be involved in the upkeep and management of the land – thereby having combined social, economic and environmental benefits for the locality.

The Bruton Knowles report appears to emphasise that in paragraph 3.21 of the PPG7, in that new house building in the open countryside should be strictly controlled. This paragraph goes on to state that isolated houses in the open countryside need special justification and directs the reader to Annex 1 relating to the justification for agricultural and forestry worker dwellings. We must point out that paragraph 3.21 and Annex 1 relate to new residential development in the countryside. The conversion of existing buildings for such purposes does not require special justification and should be assessed against paragraph 3.14 as we have already shown. We strongly contend that in this case there is no need to refer to paragraph 3.21 or Annex 1 and therefore Bruton Knowles entire conclusions, based on the functional and other tests in the Annex, display that they have misdirected their application of policy.

In conclusion we have great concern and reservation that the Bruton Knowles Appraisal appears to consider the proposals for Groom's Cottages as new residential development in the countryside, whereas they should have realised that when considering the conversion of existing buildings in the context of PPG7, this should have been assessed against paragraph 3.14. We therefore question the basis and the judgement made in their report (and would welcome your views and/or confirmation of our views in this regard.)

Mr Lewis will write to you separately with regard to those matters that are not related to Policy but are raised in Bruton Knowles Report.

Still a new dwelling regardless of whether it's a new build or conversion

Yours sincerely

Paul Collinge

Paul Collinge

Copied: Mr T McGing NW Developments

ALDINGTON
CRAIG
+ COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922

PLANNING 73927
POL
DC RXC
AP
CS
22 OCT 2003
COPIES TO

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

21st October 2003

Our Ref: PC/ptr/NWEFW/0310211241

Your Reference: Application Number F/2002/8243

For the attention of Ms Emy Circuit

FAXED and POSTED

Dear Ms Circuit

Endalls Stud Farm Blakes Road Wargrave Reading

We will be responding shortly in detail to the report by Bruton Knowles, which has a number of fundamental flaws.

It has come to my notice that Wokingham Unitary have never formally written to us asking us to extend the planning period beyond eight weeks. We believe that this is purely an oversight but would ask you to do so as the lack of such an instruction restricts our Clients position. We therefore ask you to do this as soon as possible.

Yours sincerely

Paul Collinge

Copied: Mr T McGing NW Developments
Mr & Mrs N Lewis

Date: 01 September 2003

To: HAROLD SANDERS. URBAN DESIGN / CONSERVATION

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

SEE ENCLOSED DETAILED COMMENTS.

Howla Jawan.

26.09.03.

THIS SUBMISSION IS FROM A PRACTICE OF NATIONAL IMPORTANCE, ACKNOWLEDGED FOR ITS QUALITY OF DESIGN AND ETHIC.

THE INTEGRATION OF THEIR BUILDINGS INTO THE LANDSCAPE IS A PARTICULAR FEATURE OF THEIR WORK.

THE SCHEME AS SUBMITTED NESTLES INTO THE LEE OF THE HILLSIDE. IT EXTENDS THE ACCOMMODATION SURROUNDING THE EXISTING FARM BUILDINGS BUT THE FARMHOUSE IS TO BE REPLACED.

ALTHOUGH LOCATED WITHIN THE COUNTRYSIDE I CONSIDER THE PROPOSAL COULD BE CONSIDERED IN RESPONSE TO PPG 7 – ACHIEVING GOOD QUALITY DEVELOPMENT IN THE COUNTRYSIDE / GREEN BELT.

THIS IS A PARTICULAR SENSITIVE LOCATION AND LANDSCAPE AND THE PROPOSAL HAS BEEN DESIGNED TO REMOVE MUCH OF THE CLUTTER NOW SITED AROUND THE FARMHOUSE.

THE EXISTING BARN IS TO BE RETAINED AND CONVERTED. ALTHOUGH NOT LISTED, FURTHER INFORMATION ON THE HISTORIC STRUCTURE SHOULD BE SOUGHT IF THE SCHEME IS ACCEPTABLE IN PLANNING TERMS.

I HAVE TWO CONCERNS.

1. THE SCALE OF THE INDOOR ARENA
2. ALIGNMENT OF THE PROPOSED NEW ACCESS ROAD.

THE INDOOR ARENA IS LOCATED NEAR AN EXISTING STORAGE BUILDING WHICH IS TO BE DEMOLISHED AS PART OF THE PROPOSALS

THE NEW BUILDING IS APPROX. 5 TIMES AS LARGE ON PLAN, THAN THE EXISTING BUILDING AND MUCH HIGHER.

ANY BUILDING 60m. LONG x 21 m WIDE AND 10 m TO THE RIDGE MUST HAVE A MAJOR VISUAL IMPACT ON THE ADJOINING LANDSCAPE. IT WILL BE CLEARLY VISIBLE FROM THE DRIVEWAY TO MELCOMBE MANOR THE ADJOINING LISTED BUILDING. THIS BUILDING, INCLUDING ITS LOCATION, SHOULD BE RE-CONSIDERED. ITS MASS, SCALE AND FORM IS A PRESENT CONCERN. IS A TREBLE CIRCUIT NECESSARY FOR AN INTERNATIONAL FACILITY?

2. THE PROPOSED ROAD ALIGNMENT BISECTS THE EXISTING FIELD PATTERN, AT RIGHT ANGLES TO THE EXISTING CONTOURS. ALTHOUGH INDICATED 'AT GRADE' THE ALIGNMENT, REINFORCED WITH FENCING ON BOTH SIDES WILL BE A SCAR AND ALIEN FORM IN THIS SENSITIVE LANDSCAPE.

I CONSIDER AN ALIGNMENT MORE RELATED TO THE EXISTING CONTOURS AND LAND FORM COULD BE ACHIEVED AS PART OF THE LANDSCAPE PROPOSALS.

THE REVISED ENTRANCE DETAILS ARE ACCEPTABLE TO ME.

Harold Sanders

25 · SEPT · 03.

Emy Circuit
From: Emma [eb@aldingtoncraigandcollinge.co.uk]
Sent: 14 October 2003 17:29
To: emy.circuit@wokingham.gov.uk
Subject: Re:Endalls Farm Upper Wargrave

Re: Endalls Farm Upper Wargrave
Application no. F/2002/8243

Senior Planning Officer

Dear Ms Circuit

As mentioned in our telephone conversation yesterday, we have completed models at 1:500 of all the buildings
and 1:200 of the new house. These models can become available to yourselves when you consider appropriate.

We have taken many photographs of the models, a sample of which are attached, displayed on six separate sheets.

We are very pleased that you now have Bruton Knowles' report, a copy of which I will collect on Thursday 16th
from reception.

If you have any queries at all please don't hesitate to contact me.

Yours sincerely

Paul


No1.jpg


No2.jpg


No3.jpg

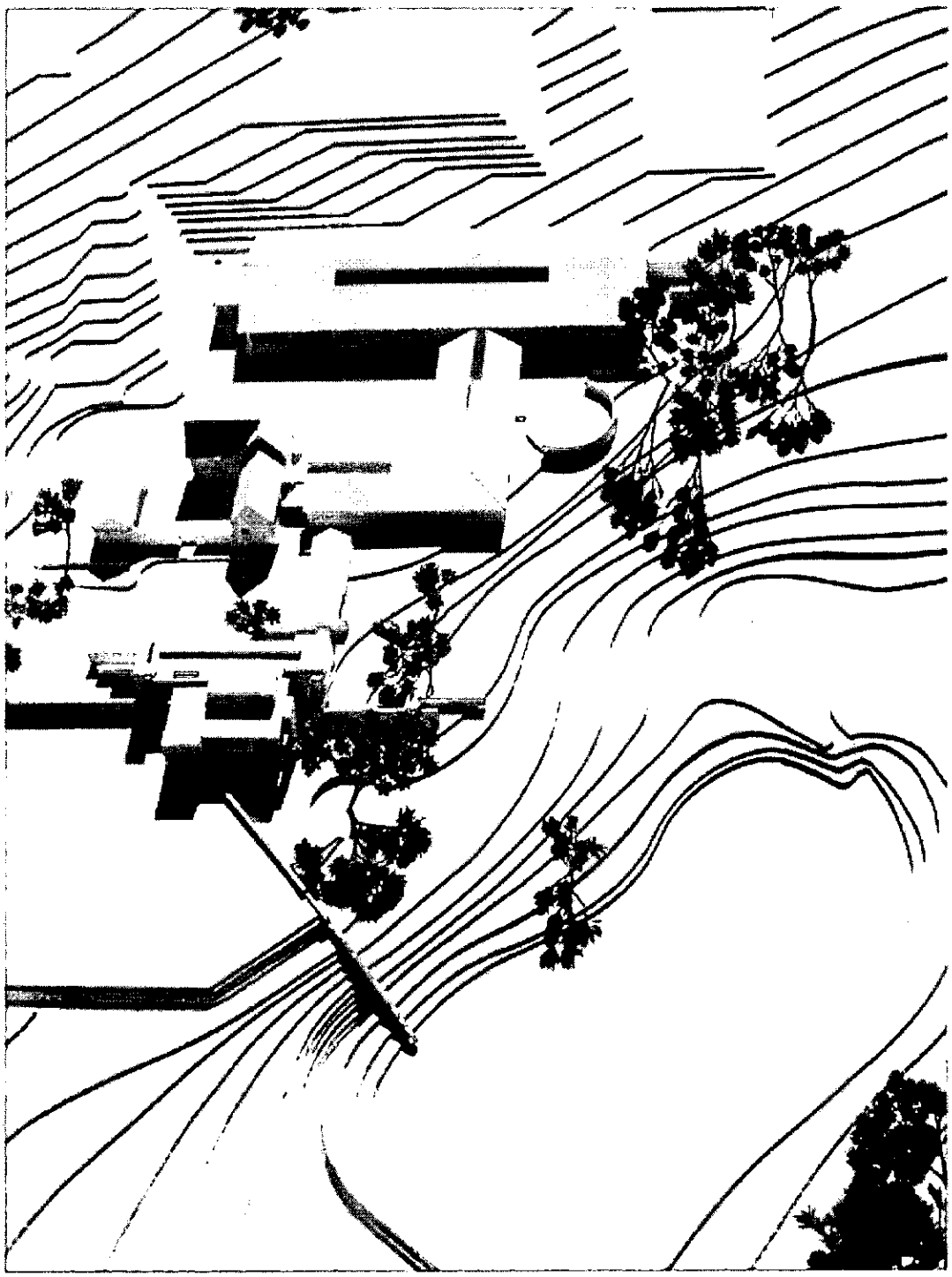

No4.jpg

Collinge

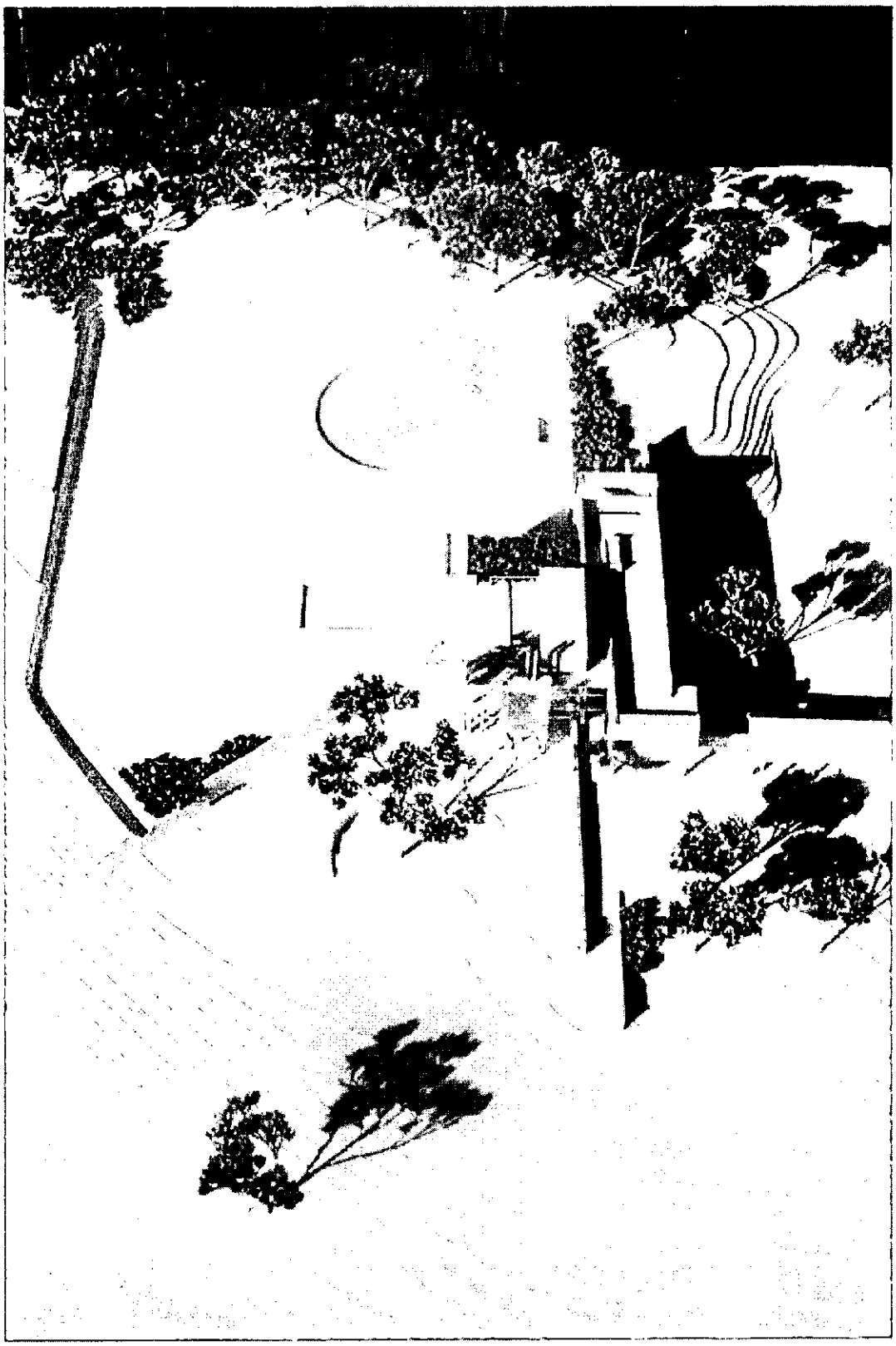

No5+6.jpg

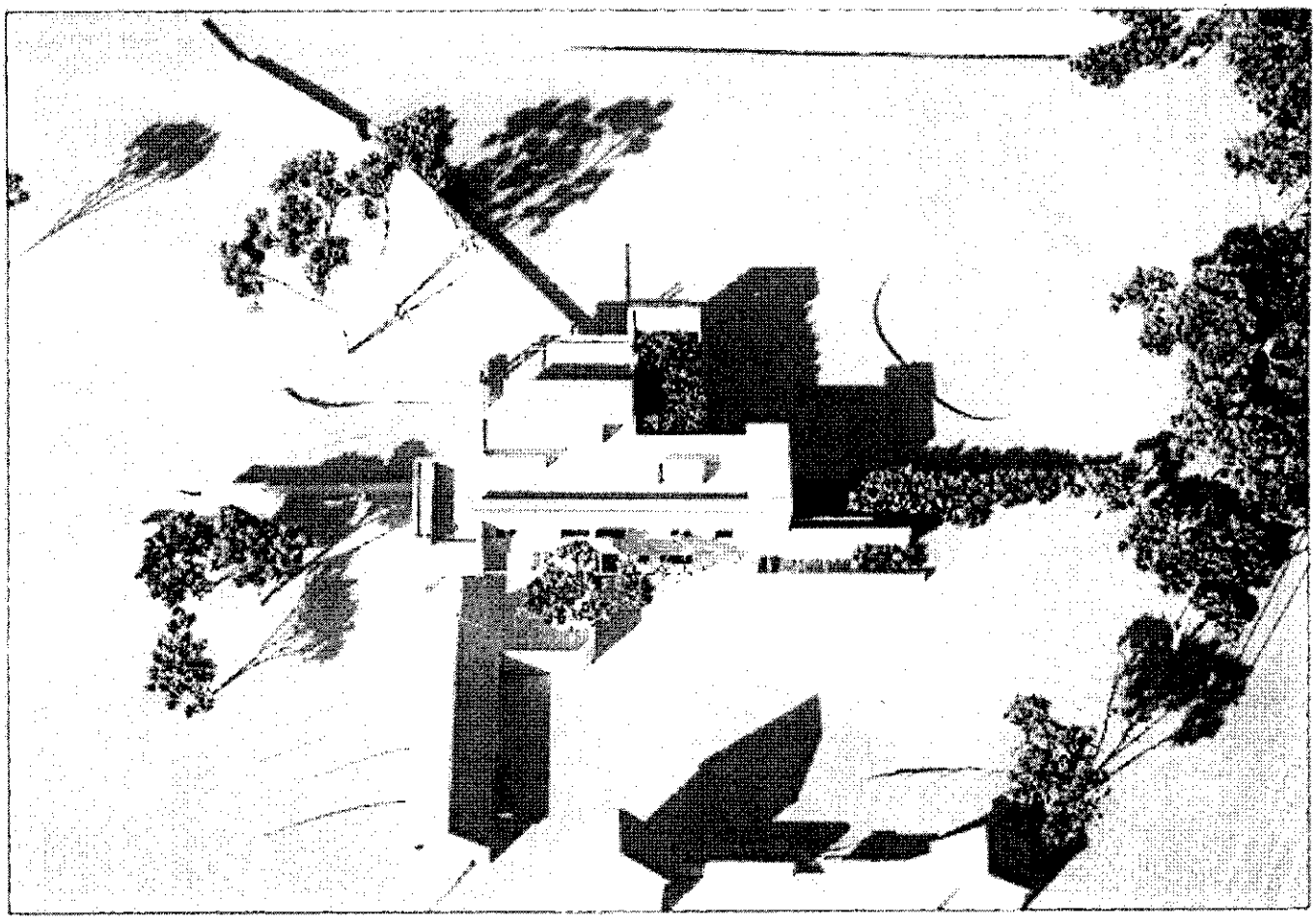

No7+8.jpg

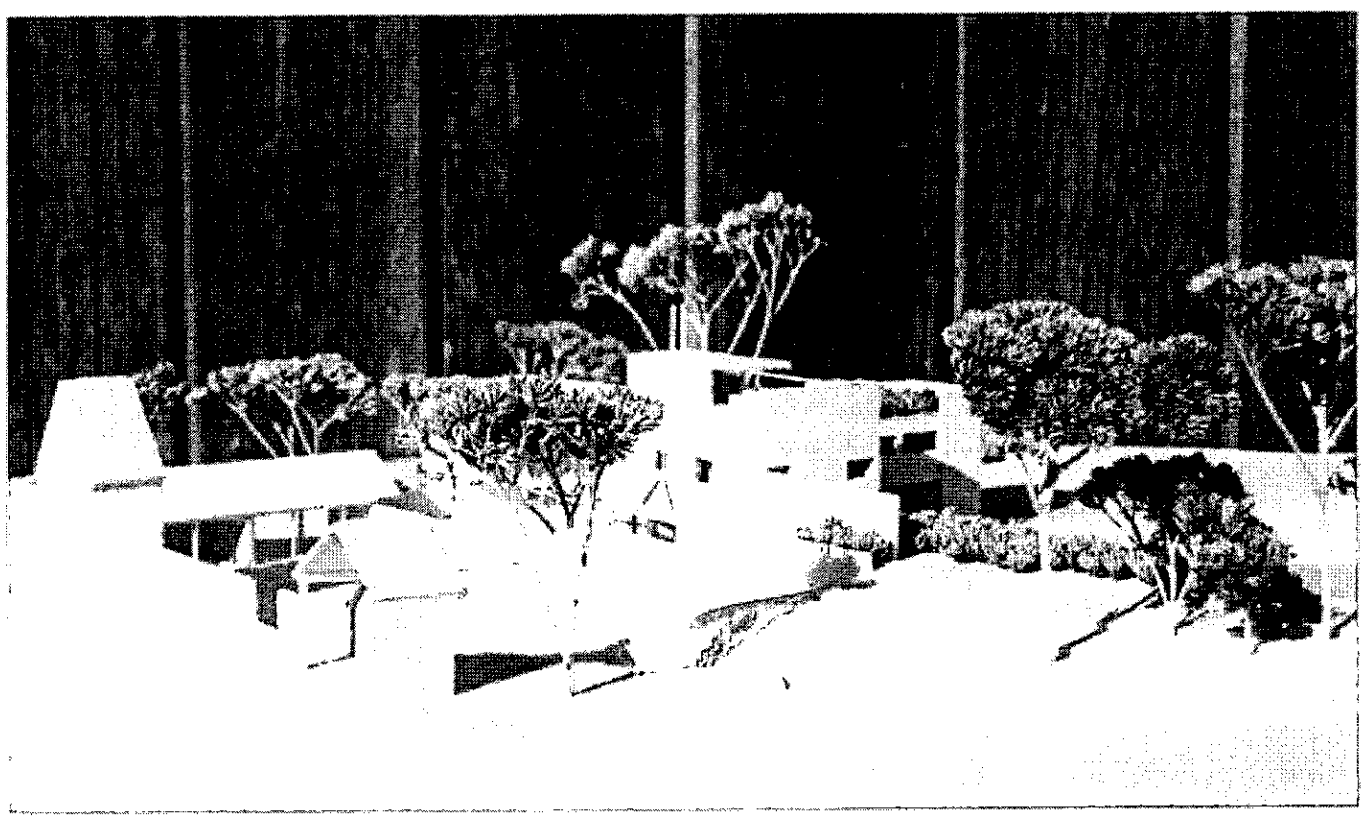
Forwarded to Harold + Catherine 15 Oct. 2003

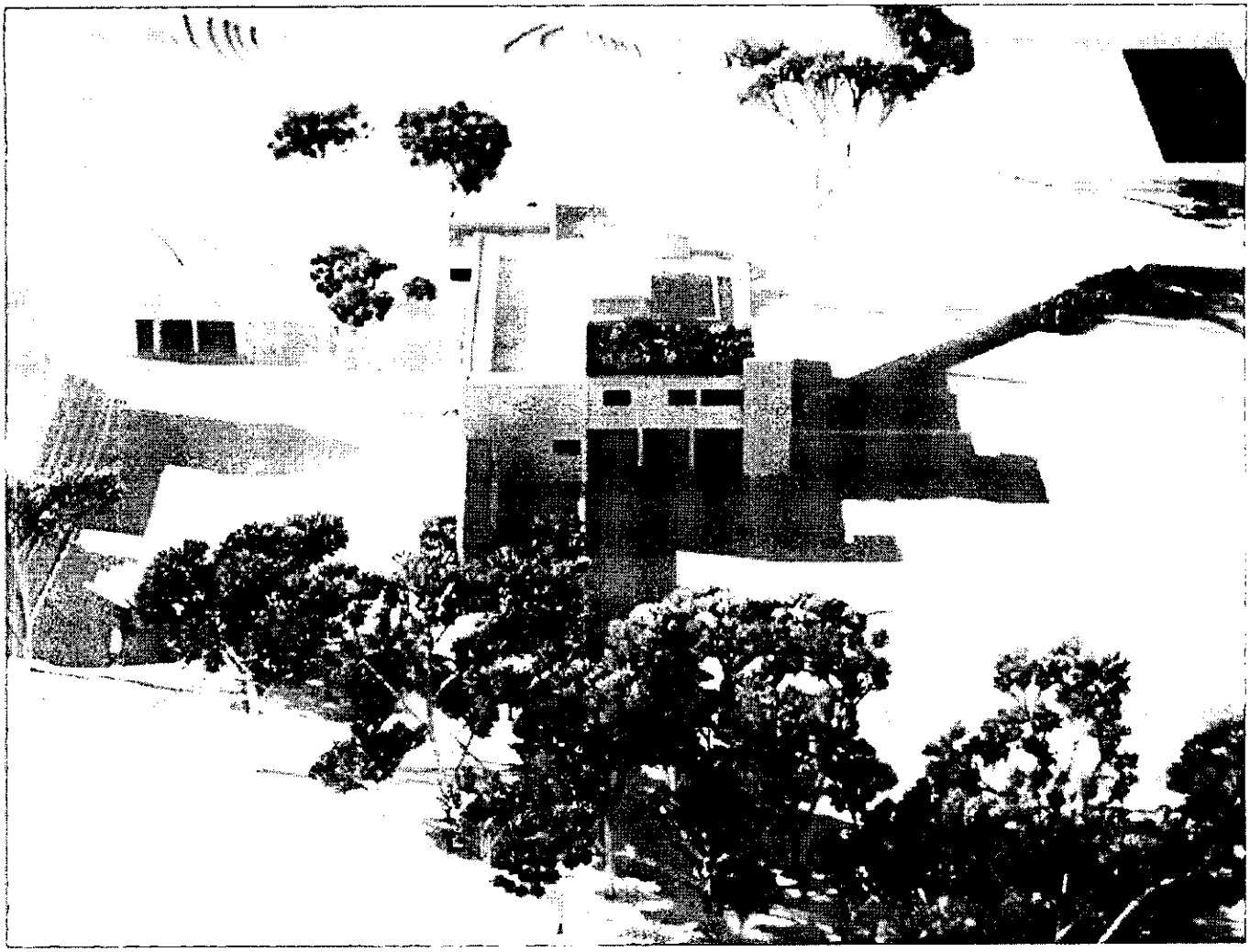


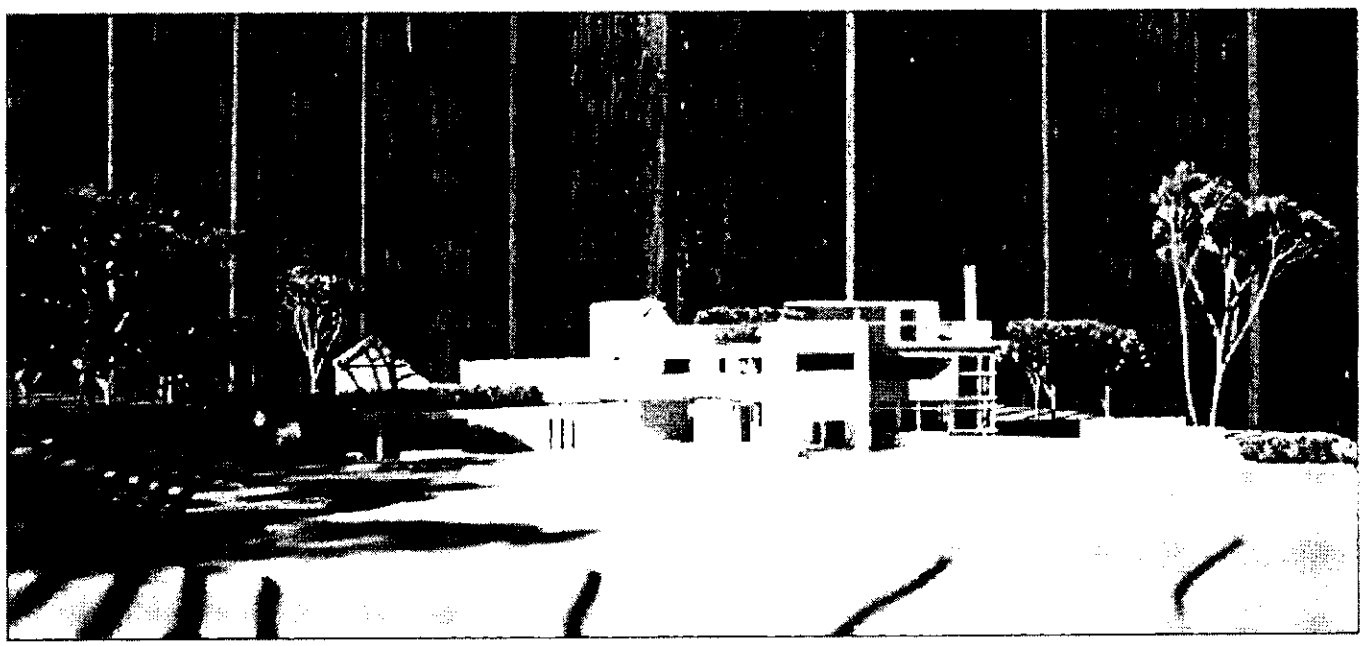












Emy Circuit
From: Andy Glencross
Sent: 22 September 2003 13:31
To: Emy Circuit
Subject: PA F/2002/8243 Endalls Stud Farm Blakes Rd Wargrave (bats & newts)

Hi Emy

I am satisfied that this proposal is unlikely to adversely affect the local bat or great crested newt populations. In addition it is not necessary to consult EN as no signs of protected species were reported.

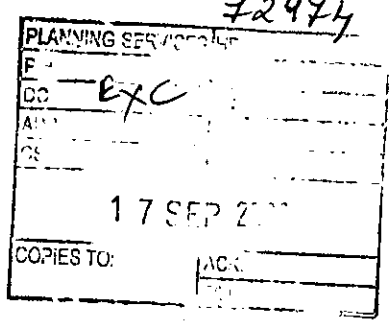
Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Date: 15/09/2003
Our reference: BK/C49915/175006/ 2830/NRF
Your reference: EXC/2002/8243

THE PROPERTY ASSETS CONSULTANCY

Ms E.Circuit
Wokingham Unitary Authority
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR



Bruton Knowles
Shelsley House
The Randalls Business Park
Randalls Way, Leatherhead
Surrey
KT22 7TX

Tel: + 44 (0)1372 226100
Fax: + 44 (0)1372 226200

www.bkonline.co.uk
Email: neil.fraser
@bkonline.co.uk

Dear Ms Circuit

Endalls Stud Farm, Wargrave
Agricultural Planning Appraisal

You may recall we recently discussed the above application. In your recent absence on leave Mr T Watson requested we carry out an agricultural appraisal of the application.

I can confirm I have visited the property. However, in your absence I have requested copies of the existing planning permission on the site and any Section 106's that may exist. I have received the current permission and an internal memo regarding terms for the s.106. Unfortunately I do not appear to have received any plans relating to the existing permission. As you may appreciate I am unable to determine from the consent the sizes of buildings, etc.

I feel this information has a considerable bearing on the current application and without it I am unable to proceed with the appraisal. Consequently I am therefore not likely to be able to report to you within the previously advised three weeks from receipt of your instructions – being 1st September.

On receipt of the plans I will endeavour to report at the earliest opportunity. I look forward to receiving the plans at your earliest convenience.

Yours sincerely

Spoke 22 Sept has now received plans sent earlier last week.

Neil Fraser
Rural Land Surveyor

To Emy Circuit

72929

EXC

16 SEP 2003

Date: 01 September 2003

To: Graham Barnwell – Public Rights of Way

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

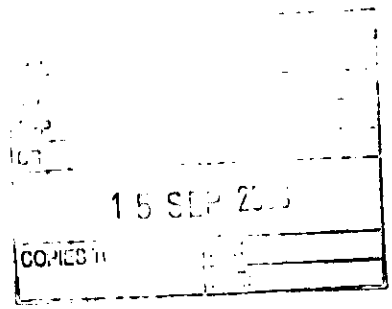
I have no objection to this application as long as the Public Rights of Way 201 2004 are not obstructed etc

G Barnwell

15.9.2003

FILE REF Plan app

Date: 01 September 2003



To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments. However, concern was expressed at the apparent lack of space between the road and gate for a car and trailer, or for a large horsebox.

Melanie Quinn
AFO. 11/9/03

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
(Engineering Services)

MEMORANDUM

FROM: **Reg Leach**
Horticultural & Amenities Officer

MY REF: RGL/KMJ/20043717
Extension: 6341

TO: **Emy Circuit**
Planning

YOUR REF:

DATE: 11 September 2003

APPLICATION NO: F/2002/8243
PROPOSAL: PROPOSED ERECTION OF ONE REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING. REMOVAL OF MOBILE HOME AND ERECTION OF OUTBUILDING. CONVERSION OF BARN FROM AGRICULTURAL AND VEHICLE STORAGE TO 2 GROOMS DWELLINGS. ERECTION OF NEW STABLES AND INDOOR DRESSAGE ARENA. FORMATION OF NEW ENTRY ROAD AND LAKE/BALANCE POND.
SITE ADDRESS: ENDALLS STUD FARM, BLAKES ROAD, WARGRAVE, READING
APPLICANT: N W DEVELOPMENTS LTD C/O ALDINGTON CRAIG & COLLINGE

Interesting to read of this scheme. However, it appears that the proposed planting and the new balancing pond will not be coming into public usage/transferred to WDC as public open space. Therefore no comment. The sensitivity of the planting proposals – nature species is to be encouraged.

Reg

cc

HORTICULTURAL & AMENITIES OFFICER

Emy Circuit
From: Andy Glencross
Sent: 08 September 2003 17:00
To: Emy Circuit
Subject: PA F/2002/8243 Endalls Stud Farm Blakes Rd Wargrave

Hi Emy

I am satisfied with the proposed ecological enhancement of the North Western field. Can this be included as a condition of any permission granted.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

no bats en found

would it be PROW

condition - landscaping scheme should cover it

pond new

Date: 01 September 2003

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

Drawing No. NWEFW/2002/41A.

1. Visibility splays of 140 metres are stated however the plan only shows a distance of 60-80 metres. As asked for previously a plan is required showing the full extent of the maximum achievable visibility splays.
2. Visibility splays should be measured from the centre of the proposed access.

NB. An accurate survey of this section of Blakes Road will be required so that visibility splays can be accurately plotted and achieved.

AR 5/9/03.

Date: 02 September 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Great Crested Newt Survey Report. Report dated May 2003.

Comments are required by 16/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/8243 Date Rec. 8 August 2003

Location: Endalls Shed Farm, Blakes Road

Parish: Wargrave

Applicant: NW Developments Ltd

Description of attached plans: Great Crested Newt Survey Report
(note to Andy: English Nature have not been consulted - please advise me if you think it necessary)

Drawing No's: Report dated May 2003

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.

Landscape & Trees	
Urb. Design & Conservation	
Highways	
Dinton Pastures	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER EXC

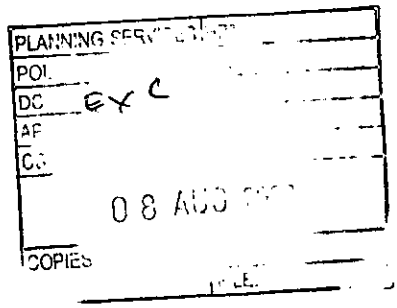
Consultations Sent by Admin. on 02.09.05

Yellow - Case Officer Copy
Green - Part One Copy

E Cuzins

Commissioned by:

Mr N Lewis
NW Developments Ltd
69 Ecclestone Square
London
SW1V 1PJ



71856.

ADDITIONAL INFORMATION.

8243--

REPORT OF A SURVEY OF LAND AND BUILDINGS AT ENDALLS FARM, UPPER WARGRAVE, BERKSHIRE FOR GREAT CRESTED NEWTS AND BATS

May 2003

Paula R Cox BSc (Hons), PhD, CBiol, MIBiol, MIEEM.
Consultant Ecologist
102 Westwood Road, Tilehurst, Reading, Berkshire RG31 5PP

REPORT OF A SURVEY OF LAND AND BUILDINGS AT ENDALLS FARM, UPPER WARGRAVE, BERKSHIRE FOR GREAT CRESTED NEWTS AND BATS

CONTENTS

1.0 Background

2.0 Legislation

3.0 Methodology

4.0 Results of Survey

- 4.1 General description
- 4.2 The habitat in relation to great crested newts
- 4.3 The tree for removal
- 4.4 Survey of buildings for the presence of bats
- 4.5 Evening survey with bat detectors
- 4.6 Summary of results

5.0 Discussion

- 5.1 Great crested newts
- 5.2 Bats

6.0 Impacts of Proposed Development on Great Crested Newts and Bats

- 6.1 Great crested newts
- 6.2 Bats

7.0 Summary and Conclusions

8.0 Bibliography

Precautionary Advice

Figure 1: Sites mentioned in text

REPORT OF A SURVEY OF LAND AND BUILDINGS AT ENDALLS FARM, UPPER WARGRAVE, BERKSHIRE FOR GREAT CRESTED NEWTS AND BATS

1.0 Background

A planning application has been submitted to Wokingham District Council to demolish a series of redundant buildings at Endalls Farm, Wargrave and to redevelop the site as a stud farm. As the land is within 500m of a known great crested newt *Triturus cristatus,* breeding site, the planning authority has requested that the land affected by development should be surveyed to establish if this species is present before the application can be considered. As a number of buildings are to be demolished and a single tree removed, these should be checked for bats. Mr Nick Lewis on behalf of NW Developments Ltd instructed Dr Paula Cox, a licensed and experienced ecologist, to carry out the necessary work to comply with the requirements.

2.0 Legislation

Bats and their roosts and great crested newts and their places of shelter are protected by the *Wildlife and Countryside Act 1981* and subsequent Amendments and the *Habitat & Species Directive (92/43/EC)* enacted in the UK by the *Conservation (Natural Habitats, &c.) Regulations 1994*. The *Countryside and Rights of Way Act 2000 'CROW Act'* that applies only to England and Wales, makes further minor amendments to the species protection measures provided by the *Wildlife and Countryside Act*. Under the provision of the 1981 Act it is an offence to intentionally kill, take or injure any wild bat or great crested newt. It is an offence to intentionally or recklessly (added by the *CROW Act*) destroy, damage or obstruct access to any shelter (roost) used by these species, or to disturb them whilst using such a place. The 1994 Regulations are similar, but use the word 'deliberate' rather than 'intentional'.

If a development is likely to result in the killing or disturbance of a European protected species or the damage or destruction of its breeding site or resting place, then a licence from the Department for Environment, Food and Rural Affairs, DEFRA, will usually be required.

3.0 Methodology

A survey of the land and buildings situated adjacent to Blakes Lane was carried out on 29 and 30 May 2003. The land was searched for a pond or open water body suitable for newt breeding so that bottle traps could be set and a systematic search for eggs, adults and larvae made. As no such pond or area of open water was present, newts would not be able to use the site for breeding. The habitat was therefore assessed for its suitability for great crested newts.

The single tree to be removed was surveyed during daylight hours using 10x50 binoculars to see if any holes, splits, loose bark etc, suitable for bat roosting, were

present. Signs looked for included dark staining below or around a hole (caused by urine, faeces or fur rubbing), scratch marks from bat's claws or droppings in or below a hole. In warm weather, a breeding colony of bats makes audible squeaking sounds before emergence and this was listened for.

The exteriors of all the buildings were checked on ledges, walls, boards etc where bat droppings could lie undisturbed. The buildings were scanned for potential access points such as gaps in the fabric, missing slates, broken or open windows, spaces between roof and walls etc using 10x50 binoculars where necessary. Using high-powered lamps, the interior of the buildings and loft void of the farmhouse were examined for the actual presence of bats, and for signs such as droppings in cobwebs, on the floor, walls and surfaces, or staining caused by urine, faeces or fur rubbing.

As the survey was carried out in May when bats would be present at the breeding roost, an evening survey was carried out later the same day. Two surveyors, using a Bat Box 111 and a QMC ultrasonic bat detector tuned to 45Khz, watched the buildings for emerging bats from shortly before sunset at 20.55 until 22.30, to ensure that late emerging species such as Natterers *Myotis nattereri* and long-eareds *Plecotus auritus* were recorded. The time and direction of flight was noted as the earlier a bat is seen at sunset the closer it is likely to be to its roost (*Mitchell-Jones and McLeish 1999*).

4.0 Results of survey (read in conjunction with Figure 1)

4.1 General description

The land affected by development is located at the top of a long track from Blakes Lane in Upper Wargrave. The house and buildings are no longer in use and the surrounding pastureland ungrazed. The site includes a farmhouse, an old barn that is to be retained and a further five redundant outbuildings, one having been previously lost to fire. The land comprises open fields, currently ungrazed or cultivated, with a damp area of rush and willow adjacent to the road. There are hedgerows bordering the entrance track and along the boundaries with a number of mature specimen trees and groups that will be retained.

4.2 The habitat in relation to great crested newts

To the north of the buildings beyond the area on Figure 1 was a large depression known as the 'bomb crater'. This was completely dry and overgrown and did not appear to have held water in the recent past. The sides were grassed over and contained vegetation similar to the rest of the field with some rush *Juncus sp,* common nettle *Urtica dioica* and a hawthorn *Crataegus monogyna.* It appeared to have been used for dumping rubbish in the past and was only about 1m deep and not suitable for great crested newts to breed in its current condition.

The fields surrounding the farm contained vegetation over a metre in height with species including creeping and meadow buttercup *Ranunculus repens and R. acris,* broad-leaved dock *Rumex obtusifolius,* cleavers *Galium aparine,* creeping thistle *Cirsium arvense,* hogweed *Heracleum sphondylium,* dandelion *Taraxacum* sp, ribwort

arvense near the northern path. There were signs of rabbit *Oryctolagus cuniculus* and mole *Talpa europaea* activity.

A) was a patch of scrub where drainage pipes discharged and this was inspected to see if any open water was present. Around an old tree stump was dry, bare earth and beyond this cherry laurel *Prunus laurocerasus* dominated with ash *Fraxinus excelsior*, hazel *Corylus avellana*, sycamore *Acer pseudoplatanus*, hawthorn and elder *Sambucus nigra* present with common nettle widespread. There was no water and therefore no opportunities for breeding amphibians.

B) was a boggy area of the southern field adjacent to the road. It was overgrown with willow *Salix* sp, young oak *Quercus robur* and ash. Vegetation in this location also included nettle, bramble *Rubus fruticosus*, cow parsley *Anthriscus sylvestris*, stitchwort *Stellaria* sp, common sorrel *Rumex acetosa* and cuckoo flower *Cardamine pratensis*. In spite of recent heavy rain, the only open water present was a couple of pools about 2m square and 10cm deep at the base of the willows. The water was stagnant and foul smelling with an oily surface film of road run off. There was not enough depth to set bottle traps but net dipping revealed only dead leaves and rotting wood with some blanket weed, *Enteromorpha* sp. Bubbles of hydrogen sulphide gas were released when the substrate was disturbed.

No amphibians of any species were found and in its present condition, this boggy land does not seem suitable for breeding great crested newts.

There were shallow ditches at the base of the hedgerows east of the entrance track but none of them held water.

It was not possible to systematically search such a large area for great crested newts, adults of which species would be in the breeding pond in May. However, random samples of the rubble piles by the track and some vegetation around the buildings were turned over but no amphibians were found.

4.3 The tree for removal

The tree marked for removal was a single Scots pine *Pinus sylvestris* located to the east of storage buildings 2 and 3. It was part of a small group of trees including two limes *Tilia* sp, a sycamore and three other Scots pines. It was in good condition with no visible splits or holes and no loose bark suitable for bat roosting.

4.4 Survey of buildings for the presence of bats (numbers relate to Figure 1)

1 This brick built storage building no longer exists, having accidentally caught fire during rubbish burning.

2 An open sided prefabricated storage building with a lean-to section to the north that was open on three sides. The main building was constructed of corrugated metal panels on a tubular metal frame with an angled metal ridge. The lean-to had wooden roof supports. Both structures were open and exposed

with no roosting opportunities for bats and no droppings or evidence of bat presence were found on the walls or storage drums.

3 This was brick-built to first floor level with a corrugated metal gable and roof. Some of the windows were glass and others louvered with metal. The metal roof had clear perspex panels to let in the light. Inside the construction was similar to 2 with a tubular metal supporting frame and angled metal ridge. Part of the double height building had a first floor accessible via a ladder. There were plenty of gaps at the eaves and around doors but the structure was not suitable for bat roosting and no evidence of their presence was found.

4 A single storied brick building with a pitched, clay tiled roof with glass panels set in. The gaps under the eaves were well cobwebbed, the windows were intact but a few tiles had slipped or were missing. It was not possible to enter this building to carry out a detailed examination, but the most of the ridge was visible through the windows and no bats could be seen. Part of the apex was boarded in.

5 A large old barn that is to be retained and converted into accommodation for grooms. The L-shaped building was constructed of brick with a pitched, clay tiled roof. There were gaps between the tiles and at the base of a window, but the door on the north side was kept shut. The king post roof was visible from the first floor of the northern section and the rafters and tiles could be seen, as there was no underfelting or sarking. A small section at the gable apex had been partitioned off for storage and could not be inspected. There were no mortice joints as the beams were flush fitting with bolts, and no bats were present on the ridge or beams. The walls were whitewashed and no droppings or signs of bat presence were found.

The southern arm of the barn was of similar construction, double height but with no accessible first floor. Part had been walled off and so the apex was not visible. Doors from this part opened onto walled yards. No bats, or evidence of their presence, were found here.

5a was a stable block adjacent to the eastern wall of the barn. Access to the interior would be possible for bats as the top of the half doors were open, there were open louvers, the wooden planks at the gables were warped and missing and there was a hole at one apex. The underside of the roof could not be inspected, as a there was a false ceiling above the stables. A gap around the wooden water tank container would allow bats or birds to reach the void from ground floor level. No evidence of bats was found in the accessible sections.

5b was a small, lean-to toilet at the southern end of the barn. The door was kept shut and the interior was heavily cobwebbed with no signs of bats.

6 The farmhouse was brick built with a hipped, clay tiled roof in two sections parallel to each other. There was a small tiled porch. The ridge tiles had been replaced but the main roof had slipped or missing tiles and some of the cement was missing from the ends of the hipped sections. The overhanging eaves had some gaps but the chimneys appeared intact. There were no droppings on the

white painted exterior walls, but the ground floor windowsills could not be checked as brambles and nettles obscured them. There were no bargeboards or soffits and the gable ends were cemented.

Inside the farmhouse, there was no access for bats to the previously habitable rooms. The loft void was reached via a trapdoor on the first floor landing. The low beams made it impossible to examine every part of the roof space and the debris was so thick between the joists that bat droppings would not be distinguishable. However, no droppings could be seen on accessible walls, surfaces, in cobwebs or on the chimneybreasts. No bats were seen and the whole void was thickly festooned with cobwebs.

7 A prefabricated structure of corrugated metal with sliding doors along the southern side. The floor was of stone chippings and there were clear panels in the roof to let light in. There were gaps at the corners and the eaves but the metal roof supports were not suitable for roosting and no bats or evidence of their presence were found.

8 A small wooden lined, stable block constructed from metal sheets on a metal frame. A pair of swallows *Hirundo rustica,* had entered via the open door and was nesting at the western end. No bats were present and the building did not appear suitable for roosting.

4.5 Evening survey with bat detectors

Sunset was at 21.04 on 29 May and observations continued from 20.55 until 22.30. The weather was fine and dry with light, hazy cloud and no breeze. The temperature was 18.9 degrees Celsius and there were many insects of all sizes on the wing. Buildings 4, 5 and 6 had internal lights on all night and the yard was lit.

The first bat recorded was a long-eared bat, seen but not heard, at 21.45 flying towards the farmyard from the north then heading towards the fields to the south. At 21.50 two pipistrelles *Pipistrellus pipistrellus* arrived from the east and patrolled up and down the yard between buildings 5 and 3 feeding on the many insects available. They remained flying in a figure of eight loop at a height of about 3m for half an hour before flying off towards the east.

No more bats were recorded and no bats were seen emerging from any of the farm buildings or from the Scots pine tree. No audible sounds of bats were heard anywhere near the buildings prior to emergence time.

4.6 Summary of results

The land and buildings at Endalls Farm were surveyed on 29 and 30 May 2003. The land around the farm was ungrazed pasture containing a variety of plants up to a height of over a metre. No area of open water suitable for breeding great crested newts was found and no amphibians were recorded. The single Scots pine tree to be removed had no visible holes or splits suitable for bat roosting and no bats emerged from it during the evening survey.

All the buildings had gaps that would potentially allow bats to reach the interior or roof void, but most were unsuitable for breeding or hibernation. Small sections could not be inspected but no evidence of the presence of bats was found in the accessible parts. During the evening survey with bat detectors two species were recorded but no bats emerged from any of the buildings during 95 minutes of observation and no audible bat sounds were heard in or around them.

5.0 Discussion

5.1 Great crested newts

The land within the site boundary had no pond suitable for breeding great crested newts. In May adults of this species would be likely to be in the breeding pond and so not found during an inspection of terrestrial habitats, although immature newts could be present. No amphibians of any species were found during the survey, although in an area of this size a systematic search was not feasible. The exact location of the nearest great crested newt breeding pond is not known, but is thought to be at Yeldall Manor and it is possible that newts from there could reach Endalls Farm.

The only open water a small patch under willows in the boggy section next to the road, which was very shallow, low in oxygen and polluted with oil. This is the land where a new pond/moat is proposed. Although currently unsuitable for newt breeding, if the new pond was excavated to a suitable depth, the polluted mud cleared out and appropriate marginal and aquatic plant species introduced, it is possible that newts from the nearest pond could colonise the site.

5.2 Bats

There were gaps and spaces in the external fabric of most of the buildings that would potentially allow bats to access the interiors or roof voids. Most of the structures were unsuitable for bats with only the barn 5 and farmhouse 6 appearing to offer potential for roosting. Both had the wooden ridge boards favoured by long-eared bats, but there were no mortice joints suitable for Natterer's. During a survey of 92 barns in Hertfordshire and Middlesex various criteria emerged that typified barns most likely to be used by bats. These included an age over 100 years, a floor space of at least 300 square metres and the presence of thick beams and a roof. The features found to be most attractive to bats were crevices in the mortice joints of beams and the species most often present were Natterers and brown long-eared (*Mitchell-Jones and McLeish 1999).*

Bats were not found in any of the buildings inspected and no evidence of past presence was found. Although it was not possible to examine certain sections of some of the buildings without scaffolding or a destructive search, no bats emerged during the period of observation.

In late May female bats are present at the breeding roosts and emerge to feed on a regular basis, particularly on evenings with ideal foraging conditions such as this one. The pipistrelles observed feeding around the yard did not arrive until 21.50, three

quarters of an hour after sunset. The lateness of the hour implies that the bats had travelled some distance as bats fly away from their roost at sunset and the earlier a bat is seen after sunset the closer it is likely to be to its roost (*Mitchell-Jones and McLeish 1999*). The single brown long-eared bat arrived from the north and did not pause to feed around the farm as this species gleans insects from vegetation and is usually recorded around tree, particularly oaks.

The Scots pine tree did not appear to have any holes or splits for bat roosting and this is not a species normally associated with bats that favour mature specimens of native trees.

6.0 Impacts of proposed development on great crested newts and bats

6.1 Great crested newts

If planning permission is granted for the demolition of the existing buildings and construction of a stud farm on the site, there should be no adverse impact on breeding great crested newts, as there is no suitable pond on the site. There is terrestrial habitat suitable for foraging, dispersal and shelter in the scrub and hedgerows and it is possible that newts breeding nearby could use this. The current length of the grass in the pasture makes it less valuable for newts and grazed pasture offers good quality foraging habitat *(Langton et al 2001)*. However, a large proportion of the land will remain as pasture, grazed by horses, and the tree groups and hedgerows appear to be retained with extra native species planting. The introduction of water bodies could provide breeding sites for amphibians, although it is understood that the new lake/balancing pond will be stocked with fish. This will obviously reduce its value to newts. However, the excavation of a pond/moat at the new entrance drive offers excellent opportunities for habitat creation and the potential to provide a new great crested newt breeding site.

6.2 Bats

The loss of the single Scots pine in the tree group close to the buildings should have no adverse effect on bats as none were roosting in it and there were many other more suitable trees in the vicinity.

On current evidence, loss of the farmhouse and outbuildings should not adversely affect individual bats or local populations as no bats were found in the accessible sections of the buildings and none emerged during the evening survey with bats detectors.

7.0 Summary and conclusions

There was no pond within the site boundary and therefore nowhere for great crested newts to breed. There was plenty of suitable newt habitat, although in its current ungrazed state the pasture is too long for optimal foraging. If planning permission is granted it is not considered that this development would have any effect on breeding

newts or any adverse effects on local populations. Opportunities for habitat creation are outlined.

The Scots pine had no visible holes suitable for bat roosting and no bats were seen in the vicinity. None of the accessible sections of the buildings had any evidence of bat presence and no bats emerged during evening observations. The two pipistrelles feeding near the barn arrived late, implying that they were some distance from their roost. On current evidence, loss of the farmhouse and outbuildings should not adversely affect individual bats or local populations as no bats were found in the accessible sections of the buildings and none emerged during the evening survey with bats detectors.

As the buildings have gaps that could allow bats to enter in the future, precautionary advice is given if works are delayed.

8.0 Biography

Anon (1986) *Bats in Roofs: a Guide for Surveyors* NCC

Anon (1998) *Trees and Bats: Guidance Note 1* The Arboricultural Association

Anon (1999) *Nature Conservation Management in Relation to Bats* Design Manual for Roads and Bridges Vol 10, Section 1 Part 8 HA 80/99

Cox, PR (1996) *Wildlife on Site – a Guide for Developers and Planners* Babtie Group Ltd

DEFRA (2001) *European Protected Species: Guidance Note*

Gent T & Bray R ed. (1994) *Conservation and Management of Great Crested Newts*: Proceedings of a Symposium held on 11 January 1994 at Kew Gardens, Richmond, Surrey

English Nature (1994): *Surveying and Monitoring of Amphibians* Species Conservation Handbook HERPS 2.1

English Nature (1995) *Facts about great crested newts*

English Nature (1996) *Great crested newts: Guidelines for Developers*

English Nature (2001) *Great crested newt mitigation guidelines*

Hutson, A M (1990) *Bats in Houses* FFPS, NCC and the Vincent Wildlife Trust

Langton T, Beckett C and Foster J (2001) *Great Crested Newt Conservation Handbook* Froglife, Suffolk

Mayle, B A (1990) *Habitat Management for Woodland Bats* Forestry Commission Research Division

Mitchell-Jones, AJ and McLeish AP ed. (1999) *The Bat Workers Manual* JNCC

Ransome, R (1990) *Hibernating Bats* Christopher Helm

Swan MJS & Oldham RS (1993) *National Amphibian Survey Final Report* Vol 1

Precautionary advice

Although no evidence of great crested newts was found, an exhaustive search of such a large area was not possible and adult newts would be in the breeding ponds in May. As a precaution, contractors should be instructed that if a great crested newt is encountered during demolition or construction, work should stop in the vicinity whilst advice is sought from English Nature.

Although no evidence of the presence of bats was found during the survey and most of the structures appeared unsuitable for breeding or hibernation, there is currently access to buildings 5 and 6 that contain potential roost sites.. Bat populations are mobile, responding to changes in their environment, and it is possible that a bat or bats could enter the buildings in the future. Therefore, if planning permission is granted for this development, the contractors should be advised that if a bat is found during demolition, work in the vicinity should stop immediately until advice has been obtained from a licensed bat ecologist or English Nature.

Date: 01 September 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Schedule of buildings and areas; design statement; planning plan (NWEFW 2002 45); revised entrance details (NWEFW 2002 39A, 40A & 41A).

Comments are required by 15/09/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/8243 Date Rec. 30 July 2003

Location: Endalls Stud Farm

Parish: Wargrave

Applicant: NW Developments

Description of attached plans: Schedule of buildings & areas ; design statement ; planning plan (NWEFW 2002 45), revised entrance details (NWEFW 2002 39A, 40A & 41A)

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.

Landscape & Trees 39A, 40A, 41A, 45	✓
Urb. Design & Conservation ~~Mgh~~ 39A, 40A, 41A	45✓
Highways 39A, 40A, 41A	
Dinton Pastures NWEFW 2002 45	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

PROW + Iain Root (leisure) NWEFW 2002 45 + Reg Leach

+ design statement.

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

NEIGHBOURS: all who have commented please

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y (N) From:

New Site Notice Y (N)

Revised Proposal Description:

CASE OFFICER Exc.

Consultations Sent by Admin. on 01.09.03

Yellow - Case Officer Copy
Green - Part One Copy

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922

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Wokingham
Berkshire RG40 1BN

ADDITIONAL PLAN

8243--

29th July 2003

Our Ref: PC/ptr/NWEFW/03007291427

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Senior Planning Officer Development Control

Dear Madam

Endalls Stud Farm Blakes Road Wargrave Reading

Further to your letter dated the 15th May 2003 and our subsequent meeting in June we now submit our full response to your requests together with additional information to verify the application.

We thank you for meeting and for thoroughly discussing the project. We confirm that Mr & Mrs Lewis have rented temporary stables at which Laura Richardson is based awaiting the results of the application.

We take the points that you raise in the order of your letter. We enclose two copies of a schedule of the areas of existing buildings on site, both those to be retained and to be demolished; together with a separate schedule of the proposed buildings their usage and floor areas together with the areas of the external arenas.

May we take this opportunity to remind you that we have scale models of the major part of the site including landscape and buildings and an enlarged model of the domestic courtyard including the house and garaging. We would obviously make these models available to the committee as and when the application is considered. Could we point out that the house is designed to be subsumed into the landscape as much as possible. To verify this we enclose a separate Design Statement which sets out the philosophy for the landscape, the design for the whole of the site including the house in detail, two copies attached.

A full Estate Management Plan has been prepared by our clients, which includes the rationale for the use of the land as a stud farm and horse training facility. Included within the Business Plan is explicit detailed information on the rationale for the use of the site together with staffing requirements and attached in the rear is s brochure on Laura Richardson who would run the training of the horses. It is intended that she would occupy the single Grooms Cottage with the other two individuals referred to in the Business Plan occupying the second Grooms Cottage. Please bear in mind that the existing Planning Permission re-used the same building to be retained but for office use, we therefore consider that with the considerable expenditure to be undertaken at Endalls Farm that the existing Edwardian building is in good structural condition and will therefore we have no intention of removing this building but see this as a fundamental imperator to the positioning of all buildings on the site. It may become necessary to ask for temporary buildings permission once the main permission is granted for the accommodation of those people who will run the 'Agricultural' side of the business. However, this cannot happen until the stables and arena is built. Two copies of the Business Plan attached.

Because the proposed Grooms Cottages are solidly constructed it is intended to convert them to a domestic living use, with the sleeping accommodation on the ground floor and living accommodation on the first floor. The reasons behind this are to put all new super imposed loads for walls at the lower level where the spaces are smaller and require sound proofing, thus the imposed load on the first floor, can be transferred through the new structural partitions and assist in the loading to the floor above.

The small outbuilding which was previously converted to staff accommodation in the extant Planning Permission is considered to be in relatively poor condition and would require substantial alterations. It is therefore our intent to demolish this building which we believe is of no particular architectural merit and replaces it with an open sided vehicle store in relation to the equestrian use. Therefore the proposed building is higher to the eaves than the existing building and is slightly larger dimensions.

Finally, in relation to the matters referred to in relation to the Highways junction we have re-submitted our drawing numbers NWEFW 2002 39A, 40A and 41A which clearly show that the vision splays required can easily be met by the new entry in the position shown and also re-detail the entry gates with the removal of the proposed walls. Further you will note attached to the Design Statement is a new drawing NWEFW 2002 45, which details the planting to the north, north western field, which effectively will become used by the public. This has been undertaken after meetings and discussions with Mr Andy Glencross, your Environmental Advisor, incorporating the planting that he suggests. We believe that this would be an added facility for use by the public and of benefit in connecting the footpaths and bridleways at the head of the site.

We trust that all of the enclosed information responds in full to your letter. If you have any further queries please do not hesitate to contact us.

Yours faithfully

Paul Collinge

Copied: Mr A McGing N W Development Ltd
Mr & Mrs N Lewis

REVISED PLAN

8243-9

ADDITIONAL PLAN

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
30 JUL
CON

Endalls Farm
Design Statement

Endalls Farm is 65 acres/27.5 hectares in area and has not functioned effectively as a farm during the last 30 years. For the majority of the time since the 1970's the farm has become a repository for old military vehicles and caravans with the land itself not being farmed. This land has become impoverished and sodden through lack of an adequate land drainage system.

It is necessary to radically rethink the purpose of this land to 'bring it back to life'.

The applicants are local people from Burnham and Dorney and having lived in Bray recently wish to settle at Endalls Farm, however considerable expenditure will be necessary in order to redress the previous neglect. The family is deeply involved with the love of horses and intend to both breed and train dressage horses at their proposed home. Their business plan is attached.

The existing farm house is in neglect and tiny in scale in relation to the land in which it sits. Apart from the Edwardian stable/barn all other buildings are of poor standard. It is therefore proposed that the stable barn become two cottages termed the Grooms Cottages. However, one cottage would be occupied by an international dressage trainer and the other a Grooms Cottage. Laura Richardson the youngest member of the British dressage Team would be the trainer involved.

The overall scheme proposed deals with the whole site as a landscaping project in which the new buildings are' immersed' as much as possible. The whole site is to be land drained and together with the formation of new buildings from which there will be water run off it is proposed to form a large balanced pond/lake in order to retain water and thus not to supercharge the outfall drainage ditches that leave the site at the southern end adjacent to Blakes Lane. This decision is the initial step in a landscape philosophy. The fields would then be able to sustain livestock rather than, as at present become water logged.

Wherever the existing trees and hedgerows are in reasonable condition they are to remain and be enhanced by new planting. There is a considerable quantity of planting proposed along the long east boundary which is the low side of the site, which will afford a greater sense of enclosure and visual protection on this flank.

The retention of the proposed Grooms Cottages which sit in a hollow in the existing landscape becomes the point to which all new buildings relate. To the north of this building a new 'stable yard' is formed contained by the existing building , a new L shaped stable and on the northern edge the new Dressage Arena which is cut considerably into the landscape. The floor levels of all buildings are set to be the same as the ground floor level of the Grooms Cottage. To the south and east of this building is a small vehicle yard contained by the Grooms Cottages which are L shaped and the new farm vehicle 'carports' with a wall containing this space on the southern flank. The Arena and Stables buildings have a 17 ° pitch roof which has a Rheinzink metal upstand seam roof finish which effectively weather to look like lead. The majority of solid walls are of brickwork to match the existing Grooms Cottage.

To the south of the Grooms Cottages/Stableyard a separate 'domestic' courtyard is formed by the southern end of the Grooms Cottage's/garden wall which becomes the

side and on the southern side by the new house. The house is dug into the existing levels to reduce scale. The carports and walls that contain a small courtyard garden and the base of the house are of brickwork once again to match existing.

The language of the new house is a result of creating a volume that will be immersed in and emerging from the land. Hence all roofs to the house are proposed to be flat but planted thus creating the linkage of land and building through the creation of elevated planted planes. To the south eastern corner of the house and around which the house is designed stands a mature ash tree which will become a veil through which those within the main living areas of the house will view the landscape and lake but which, once again, assists in relating the house closely with the landscape. The new building regulations must be allowed to influence constructional methods. The thermal requirements for the house are now very onerous. Therefore those walls which are boarded externally are actually 300 m thick strong insulating blockwork outside of which battens and a high level insulation quilt is fixed and to which the final external skin of naturally weathered timber is applied.

We believe that the choice of materials is not only contextual with place but in concert with ecology and that the form of the buildings is 'of the land'

The spoil from the excavation of the lake is deposited to the west of the house along its western side flank and built against and over the submerged gymnasium which will create containment and privacy for the land immediately to the south of the house. The whole of this new elongated 'hillock is planted with trees and undergrowth of indigenous species.

The new entry road passes to the west of the new hillock and peels off to first enter the domestic courtyard and further north the Stableyard, thus filtering horse and domestic related traffic. The existing access road to the site is very inadequate especially where it meets Blakes Lane as vision is extremely poor and cannot be improved because of the existing office building which sits tight to the road edge and is in other ownership. We have therefore designed a new 'monocock' entry road, no raised kerbs, which will connect to Blakes Lane at the centre point of Endalls Farms road frontage. Blakes Lane is a slow convex curve away from the boundary and therefore the best possible relationship to afford good vision at the junction can be achieved. On leaving Blakes Lane the entry road winds past a small copse as it enters the site and is nudged into the shallow spur that runs south west north easy up into the site. We are happy to reconsider the entry approach and gates to make this part of the application more rural in character and enclose revised drawing numbers NWEFW 2002 39A, 40A and 41A which incorporate the modifications.

In winter and spring months, as a product of poor site drainage, a pond forms five metres back from the road side kerb line. It is intended to move this pond/moat back onto the site thus creating an attractive yet physical barrier at the realigned boundary and in turn widening the verge. It is proposed to remove a small number of the many willow trees to accommodate the road and to strengthen the existing planting with a new hedge boundary and further trees.

As a separate act of generosity to the community we have been in communication with Mr Glencross your Environmental Advisor, as we intend to landscape and plant the 1.3 hectares (3.2 acres) north western field that lies beyond the existing public footpath and canter track. This field will have permissive ways and be planted in accord with Mr

Glencross wishes with indigenous tree species predominately of hazel with some oak. A pond will also be included at the northern end, which is the low point of the field with the permissive ways focusing on the pond. The new drawing number is NWEFW 2002 45,as enclosed, details the landscaping and planting regime proposed.

The above explains the rationale behind the complete scheme which is a result of total landscaping strategy which is to ensure that all aspects of the site are thoroughly considered and that the buildings fit with the existing and thence into the landscape. The outdoor ménage jumping arena and day paddock are positioned in such away through cut and fill as to make the visual impact minimal.

ADDITIONAL PLAN

8243-2

Buildings Existing at Endalls Farm

			Area
Building	A	To be demolished	112.02 m²
	B	To be demolished	69.58 m²
	C	To be retained as Grooms Cottage	168 .00 m²
	D	To be demolished Farm House	148.76 m²
	E	To be retained Stables/Loft	138.88 m²
	F	To be demolished Stables	76.20 m²
	G	To be demolished Stables	32.20 m²
	H	To be demolished	237.60 m²
	I	To be demolished	125.40 m²
	J	To be demolished	68.00 m²

See attached reduction of drawing number NWEFW 2002 02A for letter coding.

ADDITIONAL PLAN

8243-9

Buildings That Form Part of Application for Endalls Farm

		Area
	Replacement House	530 m²
	Cellar	66 m²
	Underground Gymnasium etc	98 m²
	Car Ports Garage Store	63 m²
	Indoor Dressage Arena	1250 m²
	Stables	410 m²
	Ancillary Vehicle Store	73 m²
	Retained buildings C+ E on existing buildings schedule	
C	Building Converted to Grooms Cottages	168 m²
E	Haybarn/loft	119.44 m²
	Outdoor Surface Areas	
	Menage	1200 m²
	Jumping Arena	1225 m²
	Dry Paddock	800 m²

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 26 August 2003
My ref. EXC/202/8243
Your ref.
File ref:

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

Neil Fraser
B K
Shelsey House
The Randalls Business Park
Randalls Way
Leatherhead
Surrey
KT22 7TX

Dear Mr Fraser,

PROPOSED DEVELOPMENT AT ENDALL'S STUD FARM, BLAKES ROAD, WARGRAVE

I write following your conversation with Emy Circuit last week, regarding the above planning application. I understand, from this discussion, that the fee for an evaluation of the proposal would be in the range £350-400, plus disbersements, and on this basis, would like to commission a report on the application. Details of the proposal are enclosed and, if having reviewed these, you find the fee would be greater than anticipated I request that you contact me prior to commencing any work.

The application relates to an existing farm complex and, although it appears that the land has not been actively farmed recently and some other uses have taken place, the authorised use remains agricultural.

The site is located in the Green Belt and a locally designated Area of Special Landscape Importance.

With regard to the relevant planning history, a replacement dwelling was approved in 1997. Subsequently two applications for redevelopment for equestrian purposes have been submitted, both including replacement dwellings: the first of these was refused, due to the impact on the rural character of the area and openness of the Green Belt but the second, revised scheme was approved. The approved application included a replacement dwelling (substantially larger than the existing and justified on the basis that the overall volume of development on the site would be reduced), conversion of an outbuilding to form grooms accommodation, a hay barn and an office/stable/garage/store building. If you consider it would be helpful to have further details of any of these applications, please contact Emy Circuit, on (0118) 974 6479.

The current application is also for a replacement dwelling and equestrian use of the land but on a significantly larger scale. Accommodation would include two grooms dwellings, stables, an

indoor arena, a menage, jumping arena, dry paddock and canter track. Details of the proposal are enclosed, together with a copy of a letter from the case officer to the applicant, setting out the main issues in relation to the proposal and additional information that has been submitted subsequently, including a confidential business plan.

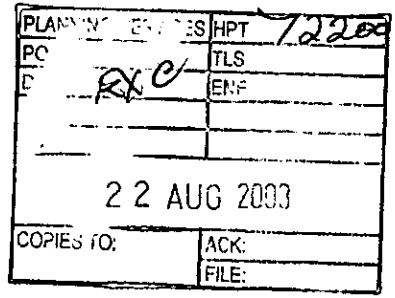
The proposal would represent a significant development, in the Green Belt and the applicant must justify the need for and size of the buildings/structures sought and demonstrate very special circumstances for development of the scale proposed to be acceptable.

If you are in a position to carry out an evaluation of the proposal, please can you liase with the case officer, Emy Circuit, regarding the timescale and any additional information you may require. She can be contacted on (0118) 974 6479 or at emy.circuit@wokingham.gov.uk, although she will be on leave from 1 – 12 September.

Yours sincerely,

TGW

Trevor Watson
Development Control Manager



ALDINGTON CRAIG + COLLINGE

ARCHITECTS + DESIGNERS

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tel 01844 339911 fax 01844 339922

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

21st August 2003

FAXED and POSTED

Our Ref: PC/ptr/NWEFW/03008210747

Your Reference: Application Number F/2002/8243

For the attention of Ms Jeni Jackson

Dear Ms Jackson

Endalls Stud Farm Blakes Road Wargrave Reading

Last week we spoke with regard to the above, you informed me that Ms Emy Circuit, the Case Officer was away on leave but would return on the 19th August 2003, at that time you thought that the application may go before the 10th September 2003 committee.

In my absence yesterday, a colleague telephoned Ms Circuit to enquire as to when the project would go before committee. We were informed that it would not be considered on the 10th September 2003 however much more distressing for ourselves and our clients is that she thought it would not make the 1st October 2003 more likely the 22nd October 2003. Could we ask you to do all that you can to improve on this? As you know the application was lodged in December 2002/January 2003 and some 9 months later the application is still not before Committee, it is really difficult to accept!

We are aware that Emy Circuit is not in toady, hence my faxed letter to you personally as I am on leave from today at 2pm until the 1st September 2003. We ask for your help. Could you please telephone me before 2pm with your comments?

Yours sincerely

Paul Collinge

Copied: Ms Emy Circuit
Mr A McGing N W Development Ltd

Emy Circuit
From: Graham Barnwell
Sent: 05 June 2003 09:00
To: Emy Circuit
Subject: RE: F/2002/8243, Endalls Farm,Wargrave

3 metres if possible

Graham

Graham Barnwell
NRSWA Officer
Wokingham District Council
Tel: 01189 746333
Fax: 01189 746313
Mobile: 07801 664358

-----Original Message-----
From: Emy Circuit
Sent: 02 June 2003 08:51
To: Graham Barnwell
Subject: RE: F/2002/8243, Endalls Farm,Wargrave

How much of a gap would there need to be please?

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

-----Original Message-----
From: **Graham Barnwell**
Sent: 30 May 2003 13:28
To: Emy Circuit
Subject: RE: F/2002/8243, Endalls Farm,Wargrave

Emy

Sorry I delated your e-mail.

I did in fact missed this point. If the owner allowed for a definitive width along side the proposed canter tracks it should not prove to be a problem.

Graham
Graham Barnwell
NRSWA Officer
Wokingham District Council
Tel: 01189 746333
Fax: 01189 746313

Mobile: 07801 664358

-----Original Message-----
From: Emy Circuit
Sent: 15 May 2003 13:58
To: Graham Barnwell
Subject: F/2002/8243, Endalls Farm,Wargrave

Graham,

You have already commented on this one and had no objection but Conrad has commented that the propose canter track would run parallel to a public footpath, probably only separated by a fence. Would you have any concerns about this?

Emy

Emy Circuit
Senior Planning Officer, Development Control
Wokingham District Council

Tel: (0118) 974 6479
Fax: (0118) 974 6484
emy.circuit@wokingham.gov.uk
www.wokingham.gov.uk

Tel. (0118) 974 6479 (Direct Line)
Email. emy.circuit@wokingham.gov.uk
Fax. (0118) 974 6484
Date. 15 May 2003
My ref. EXC/F/2002/8243
Your ref. PC/ptr/NWEFW/030507113
File ref: H:/text/applications/Endalls Farm

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

Mr Paul Collinge
Aldington Craig & Collinge
The Byre
Albury Court
Albury
Thame
Oxfordshire
OX9 2LP

Dear Mr Collinge,

ENDALLS FARM, BLAKES ROAD, WARGRAVE - APPLICATION F/2002/8243

Further to our conversation yesterday, I write confirm our meeting, to discuss the above application, at the Council Offices in Shute End, at 2:30pm on Wednesday 4 June, and to set out some of the issues regarding the proposal.

The location of the application site, in the Countryside, Metropolitan Green Belt and an Area of Special Landscape Importance, is one where there is a presumption against development and, therefore, there is a need to justify each element of the proposals. In this case the size of the buildings proposed and the extent of associated development are of particular concern.

The details on the application form suggest that the buildings proposed to be demolished currently provide 227m^2 of B8 storage and distribution floorspace and 494 m^2 of assembly and leisure. However, this is not the authorised use of the site, which remains in agricultural use. Regardless of this, the proposed development would constitute a change of use to an equestrian use and the description of development will be revised accordingly.

For clarity, please can you provide a schedule of all the existing and proposed buildings on the site, giving the floor area for each. These details should include the existing and proposed dwellings, as well as the agricultural/equestrian buildings, identify those existing buildings that it is proposed to demolish and those to be retained/converted and also include the area of the external menage, jumping arena and dry paddock.

Provision of a replacement dwelling is acceptable in principle but, for any replacement to be acceptable, it should not significantly increase the size and bulk of the original property. It is acknowledged that an equestrian use of the site, including a large replacement dwelling, has been approved on this site previously, but the size of the dwelling was offset against a reduction in the overall floorspace on the site and gathering of the buildings into a tighter visual

group. This would not be the case with the current application, which would result in a significant increase in the extent of development on the site. Therefore, careful consideration will need to be given to the size of the replacement dwelling, as well as its visual impact.

The proposal also includes two grooms dwellings. New dwellings for agricultural workers will not normally be permitted unless there is an established functional need for a full time worker; the unit has been established for at least three years, has been profitable for at least one of them, is financially sound and has a clear prospect of remaining so and there is no other accommodation in the area that is suitable and available for occupation by the workers concerned. In addition, where it is demonstrated that there is a need for agricultural workers accommodation, it is common practice to grant permission for a temporary building in the first instance, in order to establish that the need can be sustained. It is acknowledged that the previous approval on the site included a single staff dwelling but this application was accompanied by an Estate Management Plan.

In terms of the reuse of existing buildings, commercial use is generally preferable to residential use but residential reuse can be acceptable where it is subordinate to a business use. In this case, subject to the need for the grooms accommodation being justified, the residential accommodation would be subordinate to the equestrian use. Due to the siting and character of the building identified for conversion its retention is considered appropriate and the extent of the alterations proposed to the building appear acceptable but a structural survey should be submitted to demonstrate that it can be re-used without the need for major rebuilding or alteration. It would also be helpful to explain why it is proposed to replace rather than convert the small barn to the west of the building it is proposed to retain.

The proposed equestrian use of the site is acceptable in principle but the additional volume of buildings proposed, together with the other associated development, is a serious concern and will need to be justified with very special circumstances. In particular the indoor arena would be a very large building. Please can you clarify whether the facilities are intended for private or commercial use and, if commercial, provide a business plan. A relatively minor issue is the amount of garaging, which appears to be excessive but may, in part, be associated with the equestrian rather than the residential use of the site.

In terms of the impact on the character of the Area of Special Landscape Importance, I understand that Harold Sanders, the Conservation Officer has already requested a design statement. In addition it would be helpful to have elevations/sections showing the whole group of buildings within the site, in order to assess the overall impact in the context of the wider landscape. As well as the size of the proposed buildings, the potential prominence and harm to the Green Belt arising from the new access road will be an issue. On a matter of detail, I do not consider that the proposed treatment of the entrance will be acceptable in this location.

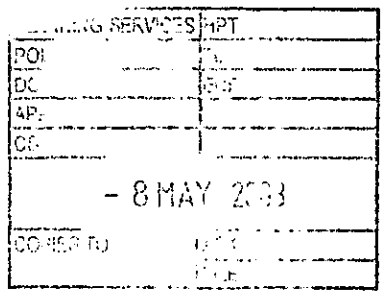
To summarise, in order to fully assess the proposal more information will be required to clarify the extent of the existing and proposed development; justify the amount and type of development proposed, with reference to any very special circumstances; demonstrate that the retained building can be converted without major structural alterations and to show the proposed development in its wider context.

Also, Highways have outstanding concerns regarding the visibility splays at the proposed entrance to the site: the full visibility splays should be shown from a 2.4 metre set back, measured along the near side kerbline and over either highway land or land within the applicants control. If you have any queries regarding this, I suggest you contact Adam Coggins on (0118) 974 6330.

I hope that this information is of assistance and can provide a basis for our discussion on 4 June. I will be on leave until 2 May so if you have any queries in the meantime, please contact Jeni Jackson on (0118) 974 6444.

Yours sincerely,

Emy Circuit
Senior Planning Officer, Development Control



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The Planning Manager
Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

7th May 2003

Our Ref: PC/ptr/NWEFW/0305071113

Your Reference:-Application-Number-F/2002/8243-

For the attention of Ms E Circuit Development Control Officer

Dear Madam

Endalls Stud Farm Blakes Road Wargrave Reading

As you know I wrote to you some two weeks ago to register the concern of ourselves and our clients that the planning application for Endalls Farm had not been considered by yourselves as yet. Time marches on and I am most concerned that we do not lose progress. Could you please contact me as soon as possible to give some indication of timing and any comments that you may have on the application so that we may respond which would ensure that the full application could be considered by your June committee.

I thank you for your help.

Yours faithfully

Paul Collinge

Copied: Ms J Jackson Team Leader Wokingham Unitary
Copied: Mr A McGing N W Development Ltd

Jeni rang Mr Collinge on 12 May to advise that this is Report Week and Emy is intending to look at the application this week.

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS

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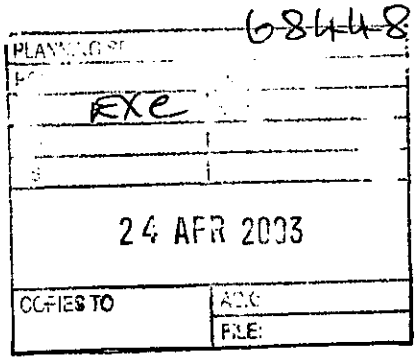

The Planning Manager
Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

23rd April 2003

Our Ref: PC/ptr/NWEFW/0304231528

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Development Control Officer

Dear Madam

Endalls Stud Farm Blakes Road Wargrave Reading

Further to our telephone conversation yesterday I have held in depth discussions with our client Mr Lewis, who is rather displeased that his application for Endalls Farm will not go to committee for the meeting on the 21st May 2003. If you recall we met in mid March in the belief and hope that the application would be put before the May committee. We do understand the position in which you find yourselves, however we would sincerely ask that everything is done to ensure that the application goes before the 18th June committee meeting.

For our part we will do all we can to ensure that any information you require to substantiate our application is with you in good time. May I remind you that if the application goes before the committee we will have in our possession models of the proposal and would wish to attend that committee meeting to display them and to speak.

If you have any queries at all that is in any way may be holding up the consideration of the application please contact me so that we may answer the points that you raise.

Yours faithfully

Paul Collinge

Copied: Mr A McGing N W Development Ltd

Date: 12 February 2003

To: Landscape & Trees

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243 12 FEB 2003

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

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* The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

GENERAL DESIGN PRINCIPLES ACCEPTABLE TO ME.
ONLY CONCERN IS FOUNDATION FOR BRICK PLINTH AND RELATIONSHIP WITH EXISTING ROOTS.
SUPPORT DETAIL TO BE PROVIDED

Hamish Sanders

26.04.03.

PLEASE NOTE: THIS COMMENT ONLY RELATES TO * VISIBILITY SPLAYS DRAWING NO NWEF/2002/41.

Memo

To: Emy Circuit

From: Conrad Moore

Date: 04/04/03

Re: **Policy Comments upon F/2003/8243**

Proposed erection of a replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to two grooms dwellings. Erection of stables and indoor dressage arena at Endalls Farm, Blakes Road, Wargrave.

Policy comments are made in respect of PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as proposed to be modified) unless otherwise stated.

- **Overall Strategy Policies**

Policy WOS1 seeks that development is both sustainable and improves the quality of life. Policy WOS3 criteria should also be considered in this context. As residential and non-residential development carried out on a site having an area of one hectare or more, the development could be subject to planning obligations under Policy WOS4.

Greenbelt & Countryside Policies

PPG 2 paragraph 3.1 makes clear that general policies controlling development in the countryside apply with equal force in Green Belts, but there is, in addition, a general presumption against inappropriate development within them. Such development should not be approved, except in very special circumstances. See Paragraphs 3.8, 3.11 and 3.12. Paragraph 3.4 sets out that the construction of new buildings is inappropriate (unless it meets certain purposes). PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment.

- **Replacement House**

The site is within the countryside in the Green Belt (WGB1). The residential unit can be considered as separate to the farm unit as it pre-dates the Planning Acts and no agricultural tie condition exists. Conditions on residential use tied to agricultural unit were imposed, but these consents were not implemented. The floorspace of an extended existing farmhouse can be used as a start point but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WGB1. The aim of Green Belt Policy is the permanence of an open character that does not occur in general countryside policies. Note the requirements of PPG 2 paragraphs 1.4, 1.5 and 1.6. Particularly note paragraphs 3.4 and 3.6 where "materially larger than existing" is a key question. The landform and public viewpoints will assist in reducing potential landscape impacts. You will need to use and refer to the new SPG on new and replacement dwellings in the countryside agreed at Executive on 27.03.03.

- **Proposed Staff Accommodation & Farm Diversification Aspects**

PPG 7 acknowledges in para. 3.15 (b) that residential conversion (for staff accommodation in this case) is possible as a subordinate part of a scheme for business use. I understand that the use of the land will be for an equestrian enterprise that includes schooling international competition horses and a stud farm. As to the staff accommodation in converted agricultural buildings (separate to the farmhouse), Policy WGB2 sets out criteria for assessing New Dwellings in Green Belt where it is needed with a viable and appropriate land-use. You may wish to check viability. The applicant in terms of the end use of the surrounding "estate" should demonstrate a clear functional need for the staff accommodation required. This must be clarified, albeit that the earlier consent F2001/4652 is a material consideration to be weighed in any recommendation.

PPG7 is quite clear that new house building and other new development in the open countryside away from established settlements or areas allocated for development will be strictly controlled. In addition this site is within the Green Belt and PPG 2 sets out tests in para. 3.4 for new building. Again re-use of existing buildings is encouraged. See Para. 3.7 – 3.9. However there is a need to acknowledge that the existing buildings in most cases have little architectural merit and that the earlier consent is a material consideration. In this case, it would be appropriate to tie the use of the converted buildings for staff with the rest of the equestrian enterprise (in the absence of a need).

The proposal with equestrian uses would be considered under Policy WRE1 and take account of supporting text in paragraph 7.59. Equestrian use of the land needs to be referred to in the application description. You may wish to clarify this.

- **Buildings of local character and the historic context**

The site is located near to Yeldall Manor and once formed part of a wider estate. The site proposals should be considered against Policy WBE1. You will need to consult Harold Sanders on potential impacts on the landscape character and setting in relation to the adjoining listed building required under Policy WHE11.

Landscape & Nature Conservation Issues

The site is within the Cookham/Wargrave ASLI – a landscape important in the County context that is subject to policy WLL2. Detailed comments from the landscape section should assist in assessing any potential impact on the character of the ASLI, including the new access way and canter tracks. Surfaces and finishes details should be agreed prior to determination to accord with Policies WCC1 and WLL2. They have the working paper produced for this ASLI that identifies key characteristics of this area that should be protected. This can also be cross-linked with the criteria issues set out in Policy WOS3. Berkshire Structure Plan Policy C8 should also be considered in this context.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI. You will need to ensure appropriate land management. These aspects are set out in PPG7 Paragraph F2. If these concerns are not fully addressed they can have undesirable landscape character impacts, depending on the level of use and stables, storage buildings and a variety of jumps and other equine bric-a–brac ie. 'horseyculture' impacts.

As this is all one application site with residential and equestrian uses, a change in intensity of use could result in urbanising effects such as vehicle movement, intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, once the equestrian use principle has been established. How many visitors to the site will there be? What will be the type of vehicles and their likely frequency of movements? (The application form makes no mention of vehicles associated with the surrounding "estate" use). Will areas be lit for security? Will ancillary structures such as jumps and field shelters clutter the landscape with the equestrian use? You will need to assess all these potential urbanising feature/use implications. These issues are dealt with under Policies WOS3, WOS6 and WOS7 and you will need to consult on these aspects. All these factors could result in the land feeling more urbanised and could adversely impact the rural character. You will need to consider these aspects carefully.

Detailed comments from the Tree Section should be sought to assess any potential impact on the trees and ancient woodland. The Forestry Authority and English Nature need to be formally consulted on the ancient woodland issues. You may need to take account of the hedgerow regulations regarding retention of older established hedgerows and the tree. I note that mature trees and hedges exist on the site. They may be physically damaged by grazing and/or potentially impeded from future growth to an extent that their longevity is threatened. These factors can be linked Policies WBE11 and WLL2.

Transport

This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Other Plan & Policy Comment

Furthermore, the Adopted Local Plan for the Green Belt is the *Green Belt Local Plan for Berkshire (1985).* I attach a photocopy of a report that set out where the GBLP is not in general conformity with the Berkshire Structure Plan 1991 to 2006. Policies 1, 8, 10, 11, 12, and 15 could apply. The non-conformity issues on policy 1 would not apply to this proposal. See the attached sheet. Policy 8 limits new dwellings to that essential to functioning of the Green Belt as ordinary countryside with a rural and open character. Policy 10 has a presumption against rebuilding and replacements. These policies are not out of general conformity with the Structure Plan, but may conflict with the spirit of current PPG advice.

Policy WR18 seeks the provision, retention and extension of Rights of Way. Footpath 46 is at the north end of the site. Bridleway 19 is on the western side. I advise liasing with Graham Barnwell Rights of Way Officer to assess any impact on this. Care should be taken with the canter track location and potential health & safety fears of users of footpath 46.

Conclusions

I believe that a very cautious approach to the principle of such development should be taken given the sensitivity of the area in the Green Belt and within an Area of Special Landscape Importance. Advice must be sought in detail on a number of aspects. PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment. A material consideration is also the state of modern agriculture and its relative decline in financial and time terms to be the continued custodians of the countryside.

PPG 2 paragraph 3.1 makes clear that general policies controlling development in the countryside apply with equal force in Green Belts, but there is, in addition, a general presumption against inappropriate development within them. You will need to satisfy yourself that the development meets the tests in PPG 2 and PPG 7. The proposal should be considered in this context as to whether the end uses and bulk, scale & massing of redevelopment constitute inappropriate development in the Green Belt. I also recommend that you liaise closely with Harold Sanders on landscape, building design and retention issues.

The broad principle can be supported subject to the resolution of the above matters. The proposal allows the re-use of vacant or underused farm, and could have the potential of landscape and building enhancement. I acknowledge that the earlier consent F2001/4652 is a significant material consideration.

Conrad Moore

ENVIRONMENT AGENCY

Our Ref : SP/2003/006990-1/1
Your Ref : F/2002/8243

Date : 20 March 2003

67377

DC REC
CS
24 MAR 2003
COPIES TO

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

letter from Local Remnant copied 15 May 2003

Dear Sir/Madam

1 REPLACEMENT DWELLING, REMOVAL OF MOBILE HOME, ERECTION OF OUTBUILDING. CONVERT BARN TO 2 GROOMS DWELLINGS. NEW STABLES & INDOOR DRESSAGE ARENA. NEW ENTRY ROAD & LAKE/ BALANCE POND. ENDALLS STUD FARM, BLAKES RD, WARGRAVE, READING

Thank you for your letter dated 22 January 2003, received on 23 January 2003. Please quote the following reference in any correspondence: SU87NW/21/1.

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS:

CONDITION: The lake/balancing pond shall be constructed in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To ensure that the pond enhances the conservation value of the site and can function effectively as a balancing pond
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: The construction of the lake/balancing pond shall not be commenced until a planting scheme for the pond has been approved in writing by the Local Planning Authority. The approved scheme shall be carried out in accordance with a programme for planting and maintenance related to stages of completion of the development.
REASON: To protect and enhance the nature conservation value of the pond.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Claire Murphy on 01276 45 4509 for further details.*

ADVICE TO PLANNING AUTHORITY

Surface water drainage

The Environment Agency is pleased that the applicants have chosen to drain surface water to a balancing pond, which if properly maintained is a sustainable drainage method which can also improve water quality and benefit wildlife.

The applicant or developer should however confirm whether the pond will have an outlet, and if so, details should be provided. Also what if any provision will be made to deal with excess water in the event of the pond overtopping. Additionally the pond must not be constructed on the line of any watercourse.

Watercourses

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

Pollution prevention

The muck heap area should be surrounded by a suitable liquid tight bunded compound to prevent drainage from this area discharging into the surface water system. Such areas should be connected to the foul sewer, if available, subject to the approval of Thames Water Utilities or its sewerage agent.

Conservation

The balancing pond should be designed so as to maximise its nature conservation benefits. As an example, ponds or lakes should have shallow, gently graded margins with an appropriate mix of locally native marginal and emergent vegetation present. The Agency can advise on suitable native species if necessary. The applicant might consider a variable profile within the

pond to improve the biodiversity within the balancing pond. New ponds or waterbodies should also be surrounded by varied terrestrial habitat which might include features such as: log or stone piles for amphibians; grass cutting piles in damp, undisturbed locations (such areas should not drain into ponds or lakes however); areas of scrub and long grasses for invertebrates and so on. The Agency would ask to be consulted on the detailed plans for any such features.

The Environment Agency has a duty to ensure the conservation and enhancement of the water environment. We would, therefore, advise that a 5 metre buffer zone is established around the pond. This buffer zone should be managed so as to foster a natural character, with native species of trees and shrubs used and any grass areas left un-mown or mown only later in the season to enhance their floristic and habitat value. These measures benefit various kinds of wildlife, but are particularly important, as they;
(i) provide for terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(ii) allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the pond/lake itself;
(iii) allow where appropriate, for the regrading of banks to a lower profile in areas where there is public access;
(iv) prevent overshadowing of water bodies by buildings; and
reduce the risk of accidental pollution from run-off.

Native planting is very important around the pond and should be from a source free of highly invasive aliens (e.g. floating pennywort, Australian swamp stonecrop). Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

The Agency advises that the pond should not be stocked and under the terms of the Salmon and Freshwater Fisheries Act 1975, it is an offence to introduce any fish or spawn of fish into any inland water without the prior written consent of the Environment Agency.

Pollution prevention

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on the number below, quoting the reference cited at the beginning of this letter.

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

Yours faithfully

SARAH PAXMAN
Development Planning Officer

Direct dial: 01276 454323
Direct fax: 01276 454352
email: sarah.paxman@environment-agency.gov.uk

CC: Aldington Craig & Collinge

To:
LANDSCAPE AND TREES
AREA OF SPECIAL LANDSCAPE IMPORTANCE

27 JAN 2003

From: Emy Circuit

Date: 22 January 2003

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address:
Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant:
N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application within **7 days** of the above date.

AWAITING DESIGN STATEMENT BEFORE COMMENTING ON LANDSCAPE PROPOSALS.

WHAT IS THE STATUS OF THE PRESENT 'LANDSCAPE' PLANTING WORKS NOW BEING CARRIED OUT?

DO WE HAVE ANY PLANNING CONTROL OVER THE PLANTING?

Harold Sanders

19.03.03.

DRGS. RETAINED FOR FURTHER COMMENTS.

See Landscape Plans.

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 22 January 2003

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address:
Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant:
N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application within **7 days** of the above date.

IT MAY BE MORE APPROPRIATE IF I AWAIT THE DESIGN STATEMENT (REQUESTED 17.03.03) BEFORE I COMMENT ON THE DESIGN ISSUES.

I UNDERSTAND ONE OF THE MAIN REASONS FOR THE FLAT ROOF IS THAT THE STRUCTURE IS CONSIDERED TO BE PART OF THE LANDSCAPE CONCEPT.

WE SHOULD BOTH AWAIT THE EXPLANATION BEFORE EXPRESSION CONCERNS ABOUT ALIEN ROOF FORMS!

Harold Sanders

17.03.03.

Emy Circuit
From: Jim Dunning
Sent: 13 March 2003 16:07
To: Emy Circuit
Cc: Conrad Moore
Subject: endalls stud farm application 8243

Emy,

You may recall that we briefly spoke about the policy comments on this one or rather the lack of them

Can we have a chat.?

It seems that there are a number of issues.

The starting point to me would seem to be the fact that the site is in the Green Belt and therefore the whole concept of openness is paramount

Policy WGB 1 is the relevant policy

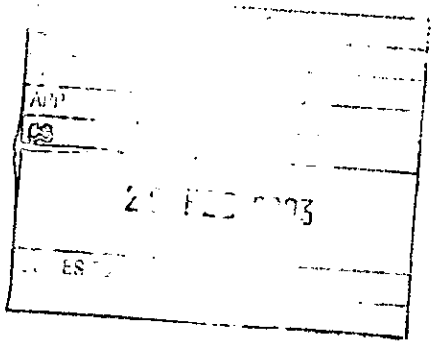
Also I note from the plan that there is a public footpath nearby. The impact on openness when viewed from public viewpoint will be crucial.

Looking at the floorspace and thinking of the height of these things my initial reaction is that a 1331 square metre dressage arena is going to have some visual impact.

Jim Dunning
Policy and Plans
Environmental Services
Wokingham District Council

Tel: 0118 974 6455
Email: jim.dunning@wokingham.gov.uk

Date: 12 February 2003



To: Wargrave Parish Council

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

No further comments

Melanie Quinn 24-2-03

AFO.

Date: 12 February 2003

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

The revised plans do not satisfy the highway authority.

The full extent of visibility splays need to be shown from a 2.4 metre setback onto/along Blakes Lane. These need to be measured to the nearside kerbline and shall be over either highway land or land within the applicants control.

Adam 17/2/03.

FROM: Emy Circuit

DATE: 22 January 2003

17 FEB 2003
+ fax received 14 feb

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application **by 14/02/2003** .

The design of the house is inappropriate and out of keeping for the locality.

SIGNED: Melanie Quinn DATE: 13-Feb-03

~~Clerk~~ To Wargrave Parish Council Parish/Town Council.
AFO .

To:
Drainage
Fao Roger Johnson

From: Emy Circuit

Date: 22 January 2003

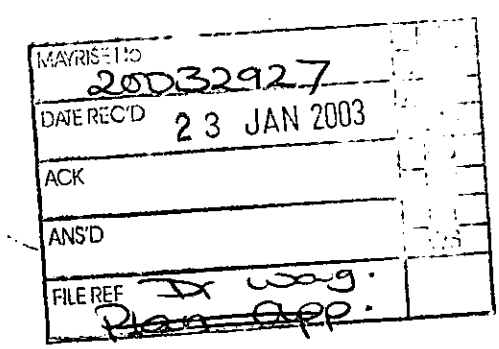
Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

Site Address:
Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant:
N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application within **7 days** of the above date.



Conditions – Development shall not begin until surface water drainage works have been ~~agreed~~ carried out in accordance with details to be submitted to and approved by the District Planning Authority

RJ 11/2/03.

Date: 12 February 2003

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2002/8243

Location: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Applicant: N W Developments Ltd C/O Aldington Craig & Collinge.

Case Officer: Emy Circuit

The new plans show the following: Visibility splays. Drawing no: NWEF/2002/41.

Comments are required by 25/02/2003.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App. No. F/2002/8243 Date Rec. 7 February 2003

Location: Endalls Stud Farm, Blakes Road

Parish: Wargrave

Applicant: N W Developments Ltd.

Description of attached plans: visibility splays

Drawing No's: ~~N/a~~ NWEFW/2002/41

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.

Landscape & Trees	✓
Urb. Design & Conservation	
Highways	✓
Dinton Pastures	✓
Environmental Health	

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

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

NEIGHBOURS:

Date for Responses 14 days

FURTHER ACTION

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

Redate Application Y / (N) From:

New Site Notice Y / (N)

Revised Proposal Description:

CASE OFFICER E/C

Consultations Sent by Admin. on 12.02.03

Yellow - Case Officer Copy
Green - Part One Copy

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922

65848
RXC
COPIES TO
FILE

The Planning Manager
Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

ADDITIONAL PLAN
8243

6th February 2003

Our Ref: PC/ptr/NWEFW/0301141457

Your Reference: Application Number F/2002/8243

For the attention of Ms E Circuit Development Control Officer

Dear Madam

Endalls Stud Farm Blakes Road Wargrave Reading

We write with regard to the above and can confirm that the site notice was fixed on a tree central to the site along the Blakes Road boundary on 27th January 2003.

As you mentioned in a telephone conversation, Adam Coggins your Highways Engineer, contacted us with regard to the vision at the proposed new entry to Endalls Stud Farm. We enclose with this letter 6 copies of our drawing number NWEFW 2002 41, which shows in detail at a scale of 1:500 the whole of the road frontage to Blakes Lane. We have fully surveyed all of the trees, which at the moment lie in water, including hedgerows accurately. You will see from the enclosed drawings that full vision will be gained up to 8 metres back from the kerb edge to Blakes Road, considerably in excess of normal requirements. It is our intention that 2 clumps of willow will be removed to form the new entrance, as well as the roadside hedge for a length of the boundary. However, new hedging will be planted along the existing fence line and the flooded land will be re-positioned to form the new pond/moat.

We have received today from Lord Remnant a copy of his letter to yourselves with regard to the surface water and foul drainage and can confirm that on Friday 7th February 2003 we will be meeting with our client and Lord and Lady Remnant to deal with those matters. The aim is to clarify the position with them to ensure that there will be no adverse effects on the land owned by the Remnant family. We can also confirm that earlier on Friday 7th February 2003 we will meet with Mr Richard Bush the Chair of Wargrave Parish Council to run through the scheme on site with him.

I do recall in our last telephone conversation that you would like to visit the site with me and could I ask you to contact me on receipt of this letter as soon as possible, as from the 20th February until the 1st March 2003 I will be unable to attend a meeting as I am having a knee operation. I do feel it would be sensible for us to meet before that date, on site.

If you have any further queries please do not hesitate to contact me.

Yours faithfully

Paul Collinge
Copied: Mr A McGing N W Development Ltd

~~To:~~ FROM
Public Rights Of Way Officer
F A O Graham Barnwell

TO

~~From:~~ Emy Circuit

Date: 22 January 2003

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond..

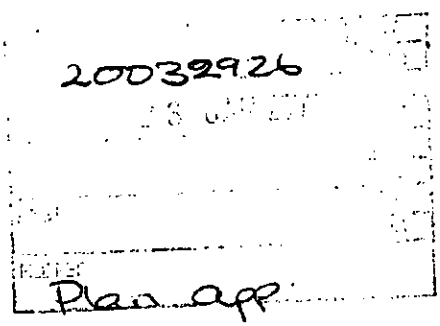
Site Address:
Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant:
N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application within **7 days** of the above date.

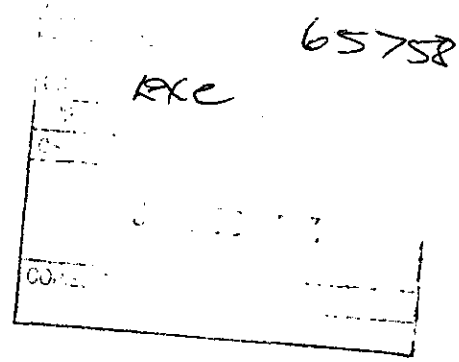
No objection to this application
G. Barnwell 6/2/2003

emailed re relationship between footpath and Cutts Hall 15 May 2003



Ian Jordan

From: Chris King [christopher.king6@ntlworld.com]
Sent: 04 February 2003 15:47
To: Wokingham Development Control
Subject: App-F/2002/8243. Endalls Stud Farm, Blakes Rd, Wargrave



Mr CJ King
Loddon Valley Ramblers
49 Denmark Avenue
Woodley
RG5 4RS

0118-375-7480

Attn - Emy Circuit - Development Control Officer

Appn - F/2002/8243

Proposed erection 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of etc .....

I have review the above application of on behalf of the Ramblers Association and have no objections.

Yours sincerely

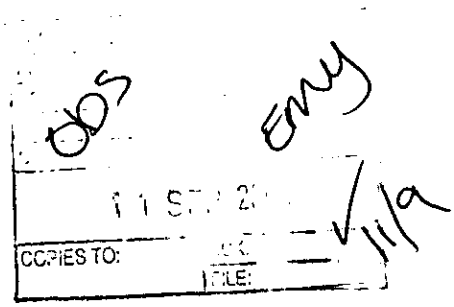
Chris King
Loddon Valley Ramblers
Footpath, Countryside and Access Secretary

Loddon Valley Rambler is a branch of the Ramblers Association.

BEAR ASH, HARE HATCH. READING, RG10 9XR
Telephone 0118 940 2639 Fax 0118 940 4797
Email remnant@lineone.net

10 September 2003

DMS



Ms Emy Circuit
Development Control Officer
Environmental Services Department
PO BOX 157
Shute End
Wokingham RG40 1WR

Dear Ms Circuit

Application F/2002/8243

I have received your letter of 1 September and I have reviewed the relevant file and plans in your offices. I support the development, which should use the land more favourably than has been the case in the recent past.

You are aware that my concern has been that the drainage of surplus water eastwards to my field called Bear Ash Park should not be adversely affected, especially in relation to the new Balancing Pond. The lake in the middle of Bear Ash Park depends for its supply on the drainage largely from Endalls Farm. It would be a local disaster if the flow of water were to be substantially reduced so that a dried up lake bed caused environmental and piscatorial damage.

The plans and Design Statement do not give much reassurance but since viewing the file I have spoken on the telephone with Mr Collinge and he well understands my worry. He will ensure that the result of any landscaping will not reduce the flow of water eastwards.

You may care to note that I have recently improved the outflow at the east end of the lake so that, in theory at least, it can cope with a larger inflow. In the past surface water coming in to the lake from the west has caused a greater inflow than could escape through the then current outlet- thus a surface over flow.

Mr Collinge referred to an intention to make a professional estimate of the future extent of flow in different directions and in different circumstances. I am asking him to share this information with me.

None of the above comment by me should cause any delay in your consideration of the application. It has my support.

Yours sincerely

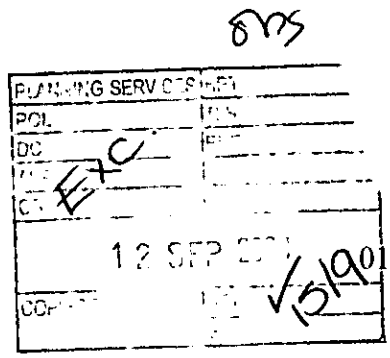
Remnant

LORD REMNANT CVO FCA

Shingleberry
Tag Lane
Hare Hatch
Twyford
RG10 9ST

0118 940-2157

Ms. Emy Circuit
Planning Services
Wokingham Unitary
PO Box 157
WOKINGHAM RG40 1WR



September 10, 2003

Dear Ms Circuit

Application No F/2002/8243 – Endalls Stud Farm, Wargrave

I have reviewed the revised/additional plans and have the following comments.

1. I welcome the proposal in plan NWEFW 2002 45 for planting and permissive paths on the field to the NW of the site. However I note that the drawing shows the pathway along the northern edge of the field to be wholly a "Permissive Way". I was under the impression (backed up by the presence of appropriate signs) that the western portion of this was in fact already a "Public Footpath" – part of #29 on the current map. No doubt the Footpaths Officer will confirm this. It would also be appropriate if the plan included the existence of the Public Bridleway (#19A) along the western side of this area.

2. I have read the Design Statement and noted the revised entrance from Blakes Road, but I still have concerns regarding the issue of drainage of spring/surface water from the south end of the site. The Design Statement indicates the philosophy of land drainage and capturing the water from the upper part of the site in the Balancing Pond. However if the lower paddocks are also to be drained (as would be essential for use by livestock) this water plus the surface drainage from the driveway would end up in the "Moat/Pond". Where does it go from there when full? Into the drainage ditch on the north side of Blakes Road, and thence down Blakes Lane. Has the effect of increased run off from the field drains and the drive been considered? The current capacity of the ditch is poor, especially on the section abutting the Yeldall Manor land, which floods onto the road at certain times.

3. Similarly, no details are shown regarding the overflow from the upper Balancing Pond; I know this to be of concern to Lord Remnant, who had had direct discussion with the applicants on this point, but no indication is given on the plans of the nature and position of the overflow which is presumably down the natural drainage line under the Yeldall Manor driveway.

4. The plans do not show any reference to a gateway between the upper paddocks/canter track and the NE "Hay Field". However, the work which has been undertaken this summer on fencing and hedging this area has included a most impressive 2-metre high close boarded double gate, which is generally considered by local residents and footpath users to be highly inappropriate ("an eyesore") at that position. Perhaps this point could be taken up with the applicants?

Yours sincerely

Richard V.S. Lloyd

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8243. (Case Officer:Emy Circuit)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

DC
CS
06 FEB 2003
COPIES TO
ACK 7/2/03
FILE

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8243

YOUR NAME: RICHARD LLOYD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
SHINGLEBERRY TAG LANE
HARE HATCH
WARGRAVE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments:
– CONCERN ABOUT ADDITIONAL TRAFFIC (HORSE-BOXES ETC) ON BLAKES LANE, TAG LANE etc. ALSO – WHAT RESTRICTIONS ON ANY "PUBLIC" EVENTS AT THE SITE – eg HORSE SHOWS. NO EVIDENCE THAT THIS IS LIKELY, BUT CONDITIONS SHOULD BE MADE TO CONTROL/PROHIBIT.
– CONCERN OVER WATER DRAINAGE ROUTES – IMPORTANT TO RETAIN WATER FLOW EASTWARDS TO THE LAKE ON BEAR ASH LAND; ALSO DRAINAGE FROM "MOAT" BY GATE ON BLAKES LANE EASTWARDS THROUGH DITCH NEEDS WATCHING – A HARD DRIVE WILL GENERATE MUCH MORE RAPID RUN OFF.
Continue over the page if more room required
– PRESERVATION & MAINTENANCE OF BRIDLE/FOOT PATHS TO WEST & NORTH OF THE PROPERTY NEEDS TO BE ENSURED.

8243 OBS 2nd Feb 2003

Dene Cottage
Blakes Lane
Hare Hatch
Reading RG10 9TB

DC EXC
APP

2003
4/2/03

Dear Sir,

On walking an area of Bowsey Woods today, I was dismayed on reaching a large swathe of recent ploughing on the top meadow. I understand that this land belongs to Endalls Farm, which has recently changed hands. The new owners, as you are probably aware, have put in for planning permission for major alterations and development of the site for it to become a stud farm.

I have been walking around this meadow for the last 13 years, enjoying the wide diversity of wild flowers, including orchids, and the associated butterflies (8 species observed). The particular orchid area has already been destroyed. This is organic meadow land, which was until recently regularly cut for

hay in late summer, and is an invaluable area for conservation.

I am unsure of the law and rights in this matter, but I cannot believe that this can happen without permission.

I look forward to your reply

Yours faithfully,

R. Cattermole

(Mrs Rosemary Cattermole)

PLANNING APPLICATION COMMENTS SHEET
FOR F/2002/8243. (Case Officer:Emy Circuit)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

WOKINGHAM UNITARY
Aiming for Excellence

31 JAN 2003
COPIES TO
ACK 31/1/03
FILE:

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: F/2002/8243

YOUR NAME: MRS RHONA PARSONS

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
PARK GATE BLAKES LANE
WARGRAVE
BERKSHIRE

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☐
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☑

Comments: I would like the siting of the drive to be reconsidered. with the exit onto Blakes Road. There is a fair amount of traffic along here, joined by the staff at the offices next door to the applicant. This is on a bend of the road. Traffic coming up Tap Lane to Blakes Lane has no sight of traffic coming down the right until a quarter way onto Blakes Lane - Traffic coming down the proposed exit would be consider increase

Continue over the page if more room required

the hazard. If the new drive ran beside the present one & the exit next to the present one, I think that would lessen the problem.

I did not see any mention on the plans for 'Security lighting' but I would like to request that there is nothing permanent for 'Night' - as that will shine into my bedroom window!

Thora Lawson

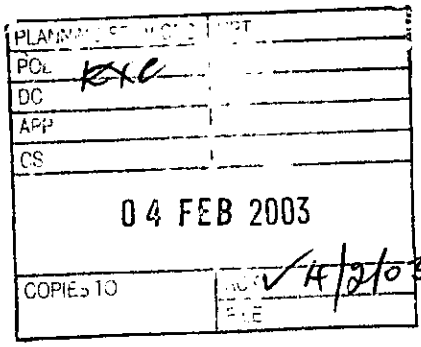
29 Jan 03.

OBS

BEAR ASH, HARE HATCH. READING, RG10 9XR
Telephone 0118 940 2639 Fax 0118 940 4797
Email remnant@lineone.net

copied to EA
15 May 2003

2 February 2003



Case Officer Emy Circuit
PO BOX 157
Wokingham Council Offices
Shute End
Wokingham RG40 1WR

Dear Ms Circuit

Planning Application No F/2002/8243
Endalls Stud Farm

I write in connection with the above since my family owns land to the East of Endalls Farm. There is interconnecting drainage between Endalls Farm, Bear Ash Park and also Yeldall Manor.

Whilst I have no adverse comment on the main part of the application, I am seriously concerned lest inadequate consideration may have been paid to the direction and quality of the septic tank and other water drainage.

The matter may most simply be explained by reference to the contract details of the sale in 1938 of the subdivided Yeldall Manor Estate. I therefore enclose certain extracts from legal documents in my possession:

- A Part of the plan shown in the contract.
- B Part of the Special Conditions, of which Condition 8 is particularly relevant.

The Lots can somewhat oversimplisticly be today identified as:

1. Yeldall Manor.
2. Endalls Farm.
3. Yew Tree Cottage
4. Park Gate.
5. Bear Ash Park.

A new lake of about one hectare has been built in mid park across the overflow sourced from Endalls Farm and just to the East of the junction from the (Schusters) fish pond. Thus this lake is dependant in large part for its water on the supply from the Endalls Farm area. The purity of supply is vital as the lake is stocked with trout under the advice of the Environment Agency. Schusters Pond is stocked with coarse fish.

Quite separately Yeldall Manor seems to depend on Endalls Farm to take their drainage although that may have changed with Yeldall going on to main drainage- but that is not my concern.

BEAR ASH, HARE HATCH. READING, RG10 9XR
Telephone 0118 940 2639 Fax 0118 940 4797
Email remnant@lineone.net

2 February 2003

The system as at present seems to work satisfactorily and, if it is unchanged either as to structure or capacity, there should be no cause for concern. However the planning application infers substantial changes.

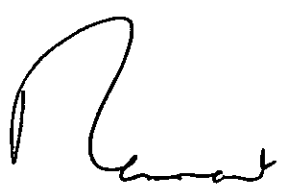
May I therefore suggest that the Environment Agency be consulted on the content of this letter and particularly on the effect of the proposals on the quality and amount of drainage entering the lake.

The different generations of the Remnant family have complied with the conditions laid down by the 1938 contract.

I expect to be travelling for part of this month. Should you need further briefing it may help for you to contact the family solicitor who in this case is Ms Helen Sculthorpe of Payne Hicks Beach, 10 New Square, Lincoln's Inn, London WC2A 3QG (0207 465 4300).

I am sending a copy of this letter addressed to 'The Developers' at Endalls Farm but I do not know their identity. If you were able to pass a copy to them it might help.

Yours sincerely



LORD REMNANT CVO FCA

B.

SPECIAL CONDITIONS OF SALE.

1. The Property is sold subject to the Law Society's Conditions of Sale (1934 Edition) so far as they are not varied by or inconsistent with these Conditions, and a Purchaser shall, if he so require, be furnished with a print thereof by the Vendor.

2. The Vendor's Solicitors are Messrs. Withers & Co., whose office is at 4, Arundel Street, Strand, W.C.2.

3. The dated fixed for completion is the 1st day of December, 1938. The balance of the purchase money (credit being given for the deposit of 10 per cent. payable on the sale) is to be paid on that day and if not so paid will carry interest at 5 per cent. until payment.

4. The Vendor is selling as Absolute Owner.

5. The Title shall commence with a Conveyance on Sale dated 17th December, 1912, made between Percival Fox Tuckett of the one part and the late Sir Arthur Schuster of the other part.

6. The tenure of the Property is Freehold.

7. In the Conveyance forming the stipulated root of title the then Vendor conveyed only his estate and interest in certain lanes, roads and footpaths containing in all 2 acres 2 roods 25 poles. Some of such lanes, roads and footpaths undoubtedly form part of the Property, but as regards the enclosures numbered 612, 281 and 240, the Vendor will convey only such right and interest as she may have in them and no Purchaser shall take any objection or make any requisition in regard to any matter mentioned in this Condition.

8. The drainage from both Lots 1 and 2 are to a separate tank and filter bed situate on Lot 2. The overflow from the septic tank and from the bathing pool on Lot 1 passes through Lot 5 as shown on the Sale Plan. Those arrangements are as shown in the Sale Particulars to be continued in the event of the Lots being sold separately and the Conveyances to the respective Purchasers shall be framed accordingly, the necessary grants and reservations to ensure the continuance being expressed.

In such event there will be reserved out of the Conveyance of Lot 2 to the Purchaser of Lot 1 the right to inspect, repair and maintain the septic tanks, filter bed and pipe line leading thereto forming the existing drainage system of Lot 1 with power for the Purchaser of Lot 1 and the persons deriving title under him at any time or times hereafter to enter upon Lot 2 for the purpose of inspecting, repairing and maintaining such septic tanks, filter bed and pipe line doing as little damage as possible to the property entered upon and restoring the surface of the soil without unnecessary delay at his own costs and making compensation to the owners or occupiers of Lot 2 for any temporary damage done thereto in the exercise of this present power.

The expense of maintaining and repairing such parts of the said septic tanks, filter bed and pipe line as are common to Lots 1 and 2 shall be borne as to three-fourth parts thereof by the Purchaser of Lot 1 and as to one-fourth thereof by the Purchaser of Lot 2.

In such event as aforesaid there will be reserved out of the Conveyance of Lot 5 to the Purchasers of Lots 1 and 2 the right to enter upon Lot 5 for the purpose of repairing and maintaining the overflow pipe lines shown on the Sale Plan, doing as little damage

B8

Special Conditions of Sale—*continued.*

as possible to the property entered upon and restoring the surface of the soil without unnecessary delay at their own cost and making compensation to the owner or occupier of Lot 5 for any temporary damage done thereto in the exercise of this present power (continued on next)

If Lots 1 or 2 shall not be sold at the present Sale the Vendor and all persons claiming under her shall in respect of such unsold Lot have the same easements and rights over Lots 2 and 5 and obligations in respect thereof as would be acquired by a Purchaser of Lot 1 or 2 at the present Sale.

The Conveyance of Lots 2 and 5 shall if so required by the Vendor be executed by the respective Purchasers.

9. The Property is believed to be and shall be taken as correctly described as to quantity and otherwise, and any error, omission or mis-statement found in the Particulars, Sale Plan or Conditions shall not annul the Sale, or entitle any Purchaser to be discharged from his purchase, nor shall the Vendor or the Purchaser claim or be allowed any compensation in respect thereof: Provided that nothing in this Condition shall entitle the Vendor to compel the Purchaser to accept, or the Purchaser to compel the Vendor to convey, property which differs substantially whether in quantity, quality, tenure or otherwise from the property agreed to be sold and purchased.

This Condition shall take effect in substitution for Clause 31 of the said Conditions of

B3

Special Conditions of Sale—*continued.*

R I D E R

CONDITION NO. 8 (continued)

The Conveyance to the Purchaser of Lot 5 shall also contain a provision to the effect that the Purchaser shall have the right at any time and at his own expense to alter the line of the said pipes or any part thereof and for this purpose to take up the existing pipes and relay them in such line and through such part of Lot 5 as he shall think fit provided that the said over flow shall be carried away in as effective a manner as at present.

Our Ref. **16590**
Your Ref. F/2002/8243
Date. 30 January 2003

65646
EXE

FAO Emy Circuit
Wokingham District Council
DX33506
WOKINGHAM

This matter is being dealt with by -
HPINDER

Dear Sir / Madam

TOWN AND COUNTRY PLANNING ACT 1990
Residential Development (1-20)

Endalls Stud Farm House, Blakes Road
Wargrave, Reading

I refer to your consultation received in this office on 22/01/2003

SEWERAGE

Thames Water Utilities Ltd., has no objection to the above planning application.

WATER

With regard to water supply, Thames Water Utilities Ltd., are unaffected by this development, and therefore have no comments to make.

Yours faithfully,

Admin
(For Technical Information Manager

RWE GROUP

Emy Circuit
From: Andy Glencross
Sent: 30 January 2003 15:45
To: Emy Circuit
Subject: PA F/2002/8243 Endalls Stud Farm Blakes Rd Wargrave

Hi Emy

Bats
All buildings have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This application involves the demolition or conversion of a barn or outhouse then surveys and mitigation strategies cannot be attached as conditions of any planning permission granted.**

Barn Owls
All buildings to be demolished should be surveyed for roosting barn owls.

GC Newts
There is at least 1 pond on this site and a cluster of ponds on the adjacent site, all of which ae unsurveyed. We should ask for a great crested newt survey of all the ponds on the application site.

emailed Andy 14 May '03

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Spoke to Andy + Paul Collinge 16 May:

Andy thinks terrain very suitable for newts + survey would need to be done before Mid-June. Informed P.C. of this but could be premature in relation to other issues with the application. LG.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: 2002/8243

Proposal:
Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Location:
Endalls Stud Farm Blakes Road Wargrave Reading

This application is being advertised in the Reading Chronicle newspaper on the 31/01/2003 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **21/02/2003**. 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 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.

Date: 31/01/2003

put up by Arg 29 Jan 2003

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 22 January 2003

Application Number: F/2002/8243

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Parish: WARGRAVE PARISH

Site Address:
Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Applicant:
N W Developments Ltd C/O Aldington Craig & Collinge.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Site visit carried out: ☐ No ☑ Yes - **Date & Time:** 24/01/03

Highways request a revised plan showing the maximum visibility achievable onto Blakes Road from a 2.4 metre setback. The area within the sightline must be over highway land or land within the applicants control. It must be clear of all obstructions to visibility exceeding 0.6 metres in height.

In addition I request plans showing the proposed modifications to the existing access onto Blakes Road so that vehicular access is stopped, whilst maintaing pedestrian access for the PROW.

Signed: _____ **Print name:** AC 27/01/03.

Spoke to Paul Collinge, 28 Jan 2003.
There is a separate user of the existing access (road forks to left to stables) (used by horse boxes). ∴ are not proposing to close off.

Emy Circuit
From: John Mullaney
Sent: 27 January 2003 13:33
To: Emy Circuit
Subject: "Endalls Stud Farm", Blakes Road, Wargrave READING, Berkshire F/2002/8243

I have no objections to the proposals.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Application Number: F/2002/8243

Case Officer :

Valid Date : EXC ~~16 JAN 2003~~

Map No : 18

Site Area : 27·5

Received Date: 20/12/2002

Level : Committee Item - No Date Set

Description : Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Conversion of barn from agricultural and vehicle storeage use to 2 dwellings. Erection of new stables and indoor dressage arena. Removal of mobile home & erection of outbuilding. Formation of new entry road & lake/balance pond. grooms (put on computer)

Location : Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Parish : WA **Ward : WAR**

Applicant : N W Developments Ltd C/O Aldington Craig & Collinge.

Fee Required: ~~£6160~~ 16 JAN 2003 **Fee Received: £4950** 6190 double check fee ✓ as floor space may not be correct

Additional: ..... or Refund: 16/1

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	No red line	✓ 7/1	~~16 JAN 2003~~
BLOCK PLANS			
FORMS UNSIGNED	Q24 – Dressage area is in "change of use" column – need corresponding entry in column 2 (or if new building, should be column 3)	✓ 7/1	~~16 JAN 2003~~
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	– Details of side walls & entry gates at new entry point.	✓	~~16 JAN 2003~~
	– Drawings 21–24 show partial elevs only of ~~garages & carports. Full elevs required.~~	✓ 7/1	
FLOOR PLANS	Drawings 25, 26 – i.e. elev shows less windows than f. plan.	✓	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED		faxed	
OTHER	– Is new entry road, shown on drawing 01, part of application? (See Q 18)	✓	~~16 JAN 2003~~
	– New lake/balance pond also shown on drawing 1 (re referred to in Q 16 for disposal of surface water) Is this also part of application? If so, details required. (Also new pond/moat at entrance)	✓ 7/1	~~16 JAN 2003~~
	– Canter track/menage/jumping arena/dry paddock/horse walker also shown (see comments above)	✓	
	– Other new buildings shown on drawing 03 are "Tractor & Hay Barn" & "Carports Garages" Plans 37 & 38 show Tractor & Hay Barn (so I think this should be part of description) but plans 21–24 show only partial elevs	✓	

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☑ Yes ☐ No Major Development

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) as consulted for /4652

Landscape Area of special LS importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

Dinton Pastures Demolition of various buildings

Drainage } major dev.

Access officer }

Minerals & Waste officer – new lake/balance pond and ha-has and new pond/moat at new entry

NEIGHBOURS

S/N + see map

+ attached list of names & addresses.

+ Site inside red line

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency – Sewage disposal
– Groundwater Prot. Zone
– Stables.
– New lake/balance pond, ha-has & new pond/moat

Railtrack

Police Arch Officer

Thames Water – Drains

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

Ramblers Association – with map as marked for Mr King

British Horse Society

Royal Berks Fire + Rescue

CPRE

OTHERS

(Green Belt).

No new pre-apps

Applicationo	Name & Address
F/2001/4652	Richard Lloyd Shingleberry Tag Lane Hare Hatch Twyford Berks RG10 9ST
F/2001/4652	Mrs P Parsons Park Gate Hare Hatch Reading RG10 9TA
APP APPROVED AND LA SIGNED	DEC 15.8.2002 LETTERS ISSUED

Organisation_Name	Building_Name	address1	Postcode
	KEEPERS COTTAGE	KEEPERS COTTAGEHIGHFIELD LANEREADING	RG10 8PU
	PARK GATE	PARK GATEBLAKES LANEREADING	RG10 9TA
	PARK GATE	PARK GATEBLAKES LANEREADING	RG10 9TA
	DANE CROFT	DANE CROFTBLAKES LANEREADING	RG10 9TA
ENDALLS FARM			RG10 9SY
	YELDALL MANOR		RG10 9XR
STABLES AT NINE ACRE WOOD			
H K WENTWORTH GROUP	WENTWORTH HOUSE	WENTWORTH HOUSEBLAKES ROADREADING	RG10 8AW

WOKINGHAM UNITARY
Aiming for Excellence

Received by Wokingham District Council

Application No: F/2002/8243

Proposal:
Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Removal of mobile home and erection of outbuilding. Conversion of barn from agricultural and vehicle storage to 2 grooms dwellings. Erection of new stables and indoor dressage arena. Formation of new entry road and lake/balance pond.

Location:
Endalls Stud Farm, Blakes Road, Wargrave, 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/8243 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/02/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

22 January 2003

16.JAN.2003 8243

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS

The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP

tel 01844 339911 fax 01844 339922

16 JAN 2003

The Planning Manager
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

14TH January 2003

Our Ref: PC/ptr/NWEFW/0301141457

Your Reference: F/2002/8243

For the attention of Carol Hurst

Dear Madam

Endalls Stud Farm Blakes Road Wargrave Reading

We thank you for your fax of the 7th January 2003 which requested some modification and some additional information in relation to the application that we placed with you on the 18th December 2002.

We have endeavoured to answer all of the points raised in your fax and deal with them in chronological order.

1. NWEFW 2002 01 is enclosed with the outline of the site marked in red.

2. The full application form parts 1 and 2 are re-submitted with the description under question 4 and the answer to question 24 modified.

   Due to the modification to question 24 a further cheque in the total sum of £1,240.00 is enclosed which makes the total monies in relation to this application £6,190.00(£4,950.00 already in your possession)

3. Two new drawings NWEFW 2002 39 and 40 (six copies of each) are enclosed which detail the side walls and entry gates to the new entrance to Endalls Stud Farm.

The remaining 5 points listed in your fax are answered on amended drawings which we list below which incorporate the changes necessary to conform to your requirements. These are our drawing numbers NWEFW 2002 02A, 03A, 04A, O5A, 21A, 22A, 24A, 26A, 35A, 36A, 37A and 38A (six copies of each)

We can confirm that the new entry road and lake/balance pond are part of the application. In fact everything shown on the proposed drawings constitutes the application. Furthermore we can confirm that the canter track will be finished in wood chips, as will the dry paddock.

Together with the unchanged information sent to you under cover of our letter of the 18th December 2002 would you please now register all revised drawings and forms accompanying this letter, together with the unchanged elements on our previous letter to form the application in relation to Endalls Stud Farm.

A revised full drawing schedule showing the list of current drawings that constitute the application is enclosed.

Yours faithfully



Paul Collinge

Copied: Mr & Mrs N Lewis
Mr A McGing N W Development Ltd

16 JAN 2003 8243

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 07 January 2003

Your Ref:

My Ref: F/2002/8243

N W Developments Ltd
C/O Aldington Craig & Collinge
The Byre
Albury Court
Albury, Thame
Oxon
OX9 2LP

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 Sir/Madam

Reference Number: 2002/8243

Site Address: Endalls Stud Farm, Blakes Road, Wargrave, Reading.

Proposal: Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Conversion of barn from agricultural and vehicle storeage use to 2 dwellings. Erection of new stables and indoor dressage arena.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please outline the site in red on your location plan.

Q24 on application form. The new floor space for stabling and dressage area should be in column 3.

Elevation of the side walls and entry gate at the new entry point are required.

Drawings 21-24 show partial elevations only of garages and carports. Full elevations are required.

Drawings 25 & 26 – east elevation shows less windows than the floor plan.

Is new entry road and the lake/balance pond part of application? If so I will add it to the description. Also full details of the lake will be required.

Canter track, paddock etc shown. This should be change of use plus full details are required. Any fencing etc. elevations are required.

Full elevations of tractor and hay barn are required. This new floor space should be added to column 3 of Q24. It may alter the fee payable if the floor space is more. Fee should be worked out on total new floor space.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

16.JAN.2003 8243

WOKINGHAM UNITARY
Aiming for Excellence

My direct line is 0118 9746429

PLANNING SERVICES

Fax Cover Sheet

DATE: 7/1/03

TO: Mr Collinge

FROM: Carr Hunt **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 3

RECIPIENT FAX NUMBER: 01844 339922

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Endalls Stud Farm

NOTES: I have returned the papers, please phone me if you are unsure of anything. I will add the additional things to the description, or you can rewrite it. The application form will need to be amended. I will return papers if required.

16 JAN 2003 8243

NB

I have just noticed that there is no floor space for the new stables on Q24 & dressage area should be on Q3. Is 544 sq m for c/u or new stables? Please check.

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

My direct phone line is
0118 9746429

Fax Cover Sheet

DATE: 23/12/02

TO: Tony Keyng / Mr Lewis

FROM: Carol Hunter **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 7

RECIPIENT FAX NUMBER: 0207 4167652

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Application at Endalls Stud Farm, Blakes Lane Wargrave

NOTES: Ref: our phone call here is a fee sheet & the application form. Fee has been worked out as formation of 3 new dwelling = £660 +
New stables & indoor dressage area = £5500 (floor space)
= £6160

Please confirm my description of works as:

Proposed erection of 1 replacement dwelling and demolition of existing dwelling. Conversion of barn from agricultural and vehicle storage use to 2 dwellings. Erection of new stables & indoor dressage arena.

* * * TRANSMISSION RESULT REPORT (23.DEC.2002 13:31) * * *

TTI WDC PLAN&TRANSPORT

DATE	TIME	ADDRESS	MODE	TIME	PAGE	RESULT	FILE
23.DEC.	13:28	020 7416 7652	ES	3'13"	P. 7	OK	606

16.JAN.2003 8243

S : STANDARD
M : MEMORY
D : DETAIL
P : POLLING
F : FINE
L : SEND LATER
E : ECM
* : PC

16 JAN 2003 8243

Renewal of a temporary permission	£110
Renewal of planning permission where development has not begun and the time limit has not expired	£110
Mixed category applications	Fee is calculated for each category and the fee payable is the highest amount except where an application is made for a mixture of residential and non-residential when the fees are added together
Works to improve a disabled persons access to a public building or to improve access, safety, health or comfort at their own dwelling	No fee
Applications that are required because of the removal of development rights by Article 4 direction	No fee
Revised or fresh applications for development of the same character or description within 12 months of a refusal, withdrawal or approval of an application or where the statutory 8 week period has expired and the applicant has appealed to Secretary of State on the grounds of non-determination. Only one exemption allowed	No fee
Applications by Parish Councils	Half the normal fee

Please note that this fee sheet covers only some of the most common types of applications and it is subject to revision. You are advised to check with Planning Services on (0118) 974 6428 before submitting an application.

16 JAN 2003 8243

TOWN AND COUNTRY PLANNING
(Fees for Applications and Deemed Applications) (Amendment) (England) Regulations 2002

Part II of Schedule 1 to the 1989 Regulations

Fees from 1st April 2002

Alterations/extensions/improvements to existing dwellings	£110 - where application relates to one dwelling. £220 - where application relates to two or more dwellings.
Outline applications (most types)	£220 per 0.1 ha (or part thereof) of site area. Maximum fee £5,500 for sites of 2.5 ha or more.
Erection of dwellings	£220 per dwelling created by development. Maximum fee £11,000 for 50 or more dwellings.
Erection of buildings (other than dwellings, glasshouses or plant/machinery)	i) Works not creating any additional floorspace - £110 ii) Works not creating more than 40 sq. metres of additional floorspace - £110 iii) Works creating more than 40 sq. metres but less than/equal to 75 sq. metres of additional floorspace - £220 iv) Each additional 75 sq. metres (or part thereof) of floorspace - £220. Maximum fee £11,000
Erection of buildings for agricultural purposes on land used for agriculture	i) Area of gross floorspace created does not exceed 465 sq. metres - £40 ii) Area of gross floorspace created is more than 465 sq. metres but less than/equal to 540 sq. metres - £220 iii) Each additional 75 sq. metres (or part thereof) of floorspace - £220 Maximum fee of £11,000

Erection of glasshouses and polythene tunnels on agricultural land	Area of gross floorspace created does not exceed 465 sq. metres - £40 Where more than 465 sq. metres is to be created flat rate fee - £1235
Erection, alteration or replacement of plant and machinery	£220 per 0.1 ha (or part thereof) of site area Maximum fee £11,000 for 5 ha or more of site area
Carrying out of operations (incl. Erection of buildings) within the curtilage of an existing dwelling for ancillary purposes such as erection of gates, fences, walls or other means of enclosure	£110
Car parks, service roads or other means of access for a purpose incidental to the existing use of land	£110
Winning or working of minerals	£110 per 0.1 ha (or part thereof) of site area Maximum fee £16,500 for site area of 15 ha or more
Engineering and other operations on land	£110 per 0.1 ha (or part thereof) of site area Maximum fee £1100 for site area of 1 ha or more
Use of land for the disposal of refuse or waste materials or for the deposit of material remaining after minerals have been extracted from land or for the use of land for the storage of materials	£110 per 0.1 ha (or part thereof) of site area Maximum fee £16,500 for site area of 15 ha or more
Making a material change of use of a building or land (other than any of above categories)	£220
Change of use of single dwelling to 2 or more dwellings Change of use of a building to use as 1 or more dwellings	£220 per additional dwelling created £220 per dwelling created upto maximum fee of £11,000
Applications for approval of reserved matters required by an outline permission	Charged at the same rate as for a full application under the category appropriate to the development as a whole (e.g. numbers of dwellings or floorspace created). In some cases a flat rate fee of £220 is payable, check with Planning Services on (0118) 974 6428 for further information.
Variation or removal of a condition	£110
Duplicate applications	Normal full fee for both applications
Temporary permission	£220

(1) 17170 031 E

ADDRESS ENDALLS FARM BLAKES ROAD PARISH WARGRAVE

PLOT No. 4 ORD. SHEET No. SU. 7878 (18)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
378/56	Messrs Ruckwyn Construction Ltd	Calf boxes + pens	12 6 56	App n/a
x/21/70	Mr R R Cracksford	Caravan for Workers	2 9 70	n/a Refuse
17324	"	"	7.5.82	N/A Rec
17329	"	SITE LICENCE	7.5.82	N/A Rec
26374	ACCESS SCAFFOLDING	STORAGE OF SCAFFOLDING	29.10.86	" R+C
3372@6	JK R ANDREWS	AGR. BLDG. TO WORKSHOP	9.8.89	3yrs.
97/65610/7		Repl. Farm building	04.07.97	Withdrawn
94/65976/7	Mr. L. CRUCKSHANK	REPL. FARM DWELLING	29.8.97	C/A
F/2000/3005	Mr. + Mrs. Bussey	Demolish Dwelling stables storage bldgs, remove hard standing + erect new dwelling, ancillary lodge barn a garage. Part C. of U. from vehicle storage a commercial stabling to residential.	8.2.01	REF

DATE OF COMPLETION

MINISTRY DECISION 23674 - APPEAL DISMISSED - 9.12.87

F/2001/4652	Mr. + Mrs. Bussey	Demolish house + bldgs. Remove concrete hardstanding. Erect house + barn + convert agric. bldgs to office, store, garage + staff accom inc. part C of U. from vehi. storage + commercial use + office	2.8.02	C/A

1939
(2)

ADDRESS Endalls Farm. Blakes Road. PARISH Wargrave.

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision: Building	Decision: Planning
F/2000/3243		NN Developments	Repl. dwell + dem of exist dwell, conv of barn from agric/vehi storage to 2 dwell. Erect stables.			

MINISTRY DECISION:

SPECIAL ORDERS:

ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS
The Byre Albury Court Albury
Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

16 JAN 2003 8243

20/12/02

The Planning Manager
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1BN

18th December 2002

Our Ref: PC/ptr/NWEFW/0212181453

For the attention of the Planning Team

Dear Sirs

Endalls Stud Farm

Accompanying this covering letter are fully completed (six copies) of Planning Form Part 1 and 2, together with Ownership Certificate B. Also enclosed are six copies of each of the following drawings;

DRAWING LIST

NWEFW2002 01 LOCATION PLAN, PROPOSED BUILDINGS ROADS + FARM DIVISIONS	1:2500
NWEFW2002 02 EXISTING LANDSCAPE AND BUILDINGS PLAN	1:1250
NWEFW2002 03 PROPOSED CONTOURED LANDSCAPE PLAN	1:1250
NWEFW2002 04 PROPOSED SITE INFRASTRUCTURE PLAN	1:1250
NWEFW2002 05 ENLARGED BLOCK PLAN OF BUILDINGS	1:500
NWEFW2002 06 EXISTING BARN (to be retained) - PLANS	1:200
NWEFW2002 07 EXISTING BARN (to be retained) - ELEVATIONS	1:200
NWEFW2002 08 NEW FARM HOUSE-GROUND FLOOR PLAN	1:200
NWEFW2002 09 NEW FARM HOUSE- CELLAR PLAN	1:200
NWEFW2002 10 NEW FARM HOUSE- FIRST FLOOR PLAN	1:200
NWEFW2002 11 NEW FARM HOUSE- ROOF TERRACE PLAN	1:200
NWEFW2002 12 NEW FARM HOUSE- ROOF PLAN	1:200
NWEFW2002 13 NEW FARM HOUSE- PLAN CODED TO SECTIONS	1:200
NWEFW2002 14 NEW FARM HOUSE- CROSS SECTION 1-1	1:200
NWEFW2002 15 NEW FARM HOUSE- CROSS SECTION 2-2	1:200
NWEFW2002 16 NEW FARM HOUSE- CROSS SECTION 3-3	1:200
NWEFW2002 17 NEW FARM HOUSE- SECTIONAL ELEVATION 4-4	1:200
NWEFW2002 18 NEW FARM HOUSE- SECTIONAL ELEVATION 5-5	1:200
NWEFW2002 19 NEW FARM HOUSE- LONG SECTIONAL ELEVATION 6-6	1:200
NWEFW2002 20 NEW FARM HOUSE- LONG SECTION 7-7	1:200
NWEFW2002 21 NEW FARM HOUSE- MAIN NORTH ENTRY ELEVATION	1:200
NWEFW2002 22 NEW FARM HOUSE- EAST ELEVATION	1:200
NWEFW2002 23 NEW FARM HOUSE- SOUTH ELEVATION	1:200
NWEFW2002 24 NEW FARM HOUSE- WEST ELEVATION	1:200
NWEFW2002 25 PROPOSED GROOMS COTTAGE- PLANS	1:200
NWEFW2002 26 PROPOSED GROOMS COTTAGE- ELEVATIONS	1:200
NWEFW2002 27 PROPOSED STABLES- PLAN	1:200

16 JAN 2003 8243

NWEFW2002 28 PROPOSED STABLES- ROOF PLAN	1:200
NWEFW2002 29 PROPOSED STABLES- SECTIONS	1:200
NWEFW2002 30 PROPOSED STABLES- ELEVATIONS	1:200
NWEFW2002 31 PROPOSED STABLES- ELEVATIONS	1:200
NWEFW2002 32 PROPOSED INDOOR DRESSAGE ARENA- PLAN	1:200
NWEFW2002 33 PROPOSED INDOOR DRESSAGE ARENA- ROOF PLAN	1:200
NWEFW2002 34 PROPOSED INDOOR DRESSAGE ARENA- SECTIONS	1:200
NWEFW2002 35 PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 36 PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 37 PROPOSED TRACTOR AND HAY BARN- PLANS	1:200
NWEFW2002 38 PROPOSED TRACTOR AND HAY BARN- ELEVATIONS	1:200

Endalls Farm is over 27 hectares in area and has been underused as farming land for sometime. This application proposes to turn the rather unkempt land into well used and well maintained farm/equestrian usage. The existing farmhouse is in a poor state and would not meet current design and construction requirements. There is only one building which we propose to keep which is a early 20th Century Barn which we propose to convert to Grooms Cottages. The new Endalls Stud Farm will incorporate along with a new house, stables for 12 horses; an indoor dressage arena, of competition size; new tractor and hay barns and garages, as well as an outdoor ménage, jumping arena and dry paddock. The remainder of the fields will be used in association with the breeding of horses and their training with paddocks used for foaling, grazing, hay meadows and crops for feed. It is also proposed to incorporate a canter track around the northern end of the site for the excising of horses. A further additional horse related construction will be a horse walker adjacent to the indoor arena and stables.

At present the existing farm is accessed via an unmade up lane and then a track from the west curling into the east. The new proposed entrance is directly off Blakes Lane at the centre of the land that abuts Blakes Lane. It is intended that a drainage pond/moat, which already exists due to the nature of the ground in a part of this area, will be extended to create a fine visual amenity to the Blakes Lane side of the site. A new entry road will pass across this pond and run nor, nor- east up to the proposed main farmhouse with the equestrian facilities further north up the site.

Considerable landscaping will occur to the whole of the edges to the site, particularly along the eastern boundary where extra planting will occur to reinforce the containment of the foal paddock. It is proposed that all of the new buildings including the existing converted barn to a Grooms Cottage, will collect rainwater and deposit this rainwater into a new balance pond/lake. This will become of high visual amenity to the new development as well as having a practical purpose.

The new main house uses brick walls as its podium to make connection to the existing building that remains. The adjacent garages/carports will be of fair face brickwork, timber beams and plain clay tiles roof, whereas it is proposed for the main house to place some facilities partially underground so that all of the remaining built form has ecologically based flat roofs, which can become terraces for use by the occupants and will in themselves become either planted at low level or neatly raked shingle finish. Other than the brick walls that contain the lower levels and reach out into the landscape the remainder of the building will be clad in horizontal naturally weathered boarding in either oak or cedar, which will weather to a silver colour. The areas of glass will be double glazed in aluminium frames to be of mid to dark grey in colour.

The new tractor and hay barn will be similar in construction to the garages, namely fair faced brickwork, and plain clay tiled roofs with timber posts and beam construction. Beyond this the stables and indoor arena are also constructed of fair faced brickwork with Rheinzink finish to the roof, which is a flat metal sheet which weathers to the colour of lead and has standing seams at 500 mm centres. There are large areas of glazing especially to the indoor arena which once again would be aluminium mid to dark grey in colour. The main entry courtyard to the farmhouse would be shingle finished as would the stable courtyard.

Enclosed with the application are full contoured drawings, as existing and as proposed to indicate to how the land would be modified to incorporate the new balance pond/lake, the diversion of the

entry road to afford more privacy to the main house and the forming of the terrace areas which incorporate the indoor arena, ménage, jumping arena and dry paddock. The canter track is cut into the land and then follows the contours of the ground around the extremities to the northern end of the site. It is proposed to create considerable enhancement to the wooded copses that exist and the formation of a new planted belt in the centre of the site between the entry road and the new farmhouse. Only one tree is intended to be removed which is in the position of the 'muck heap' to the rear of the indoor arena, all other trees will be professionally attended to through tree surgeons and enhanced by indigenous tree species as listed on drawing number NWEFW 2002 03.

We request on receipt of the application and at the earliest opportunity that a meeting be held with the case planning officer allocated to this application to appraise the proposal insitu.

Would you please note that it is intended that, prior to obtaining planning permission as set out in this application Mr & Mrs Lewis, (as the owners of the property) will enter into a unilateral undertaking (or equivalent) in favour of Wokingham District Council, whereby the principle residence and two Grooms Cottages will not be sold separately.

We also enclose a cheque in the total sum of £4,950.00 made payable to Wokingham District Council to cover the cost of the application, we would ask that the application be considered at the earliest possible opportunity.

If you have any queries or require any further back-up information please do not hesitate to contact us.

Yours faithfully

Paul Collinge

Paul Collinge

Copied: Mr & Mrs N Lewis
Mr A McGing N W DevelopmentLtd

Attached Notes

16. JAN. 2003 8243

PART 1 Question 7

DRAWING LIST

NWEFW2002 01 LOCATION PLAN, PROPOSED BUILDINGS ROADS + FARM DIVISIONS	1:2500
NWEFW2002 02 EXISTING LANDSCAPE AND BUILDINGS PLAN	1:1250
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NWEFW2002 33 PROPOSED INDOOR DRESSAGE ARENA- ROOF PLAN	1:200
NWEFW2002 34 PROPOSED INDOOR DRESSAGE ARENA- SECTIONS	1:200
NWEFW2002 35 PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 36 PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 37 PROPOSED TRACTOR AND HAY BARN- PLANS	1:200
NWEFW2002 38 PROPOSED TRACTOR AND HAY BARN- ELEVATIONS	1:200

PART 1 Question 20

BARN CONVERSION

It is intended that, prior to obtaining planning permission as set out in this application, Mr & Mrs Lewis (as owners of the property) will enter into a unilateral undertaking (or equivalent) in favour of Wokingham District Council whereby the principal residence and two groom's cottages will not be sold separately.

16.JAN.2003 8243

Attached Notes

PART 1 Question 7

DRAWING LIST

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NWEFW2002 20	NEW FARM HOUSE- LONG SECTION 7-7	1:200
NWEFW2002 21A	NEW FARM HOUSE- MAIN NORTH ENTRY ELEVATION	1:200
NWEFW2002 22A	NEW FARM HOUSE- EAST ELEVATION	1:200
NWEFW2002 23	NEW FARM HOUSE- SOUTH ELEVATION	1:200
NWEFW2002 24A	NEW FARM HOUSE- WEST ELEVATION	1:200
NWEFW2002 25	PROPOSED GROOMS COTTAGE- PLANS	1:200
NWEFW2002 26A	PROPOSED GROOMS COTTAGE- ELEVATIONS	1:200
NWEFW2002 27	PROPOSED STABLES- PLAN	1:200
NWEFW2002 28	PROPOSED STABLES- ROOF PLAN	1:200
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NWEFW2002 33	PROPOSED INDOOR DRESSAGE ARENA- ROOF PLAN	1:200
NWEFW2002 34	PROPOSED INDOOR DRESSAGE ARENA- SECTIONS	1:200
NWEFW2002 35A	PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 36A	PROPOSED INDOOR DRESSAGE ARENA- ELEVATIONS	1:200
NWEFW2002 37A	PROPOSED ANCILLARY GARAGE TO RESIDENTIAL ACCOMODATION – PLANS	1:200
NWEFW2002 38A	PROPOSED ANCILLARY GARAGE TO RESIDENTIAL ACCOMODATION - ELEVATIONS	1:200
NWEFW2002 39	NEW ENTRY WALLS AND GATE	1:100
NWEFW2002 40	NEW ENTRY WALLS AND GATE	1:100

PART 1 Question 20

BARN CONVERSION

It is intended that, prior to obtaining planning permission as set out in this application, Mr & Mrs Lewis (as owners of the property) will enter into a unilateral undertaking (or equivalent) in favour of Wokingham District Council whereby the principal residence and two groom's cottages will not be sold separately.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

WOKINGHAM UNITARY
Aiming for Excellence

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, RG40 1WR

FOR OFFICE USE ONLY

16 JAN 2003 8243

16 JAN 2003

1.	**APPLICANT'S NAME**	NW DEVELOPMENTS LTD
	ADDRESS	69 ECCLESTON SQUARE
		LONDON
	POST CODE	SW1V 1PJ **PHONE** 0207 416 7780
2. If the applicant has an agent, all correspondence will be sent to the agent	**AGENT'S NAME**	ALDINGTON CRAIG + COLLINGE
	ADDRESS	THE BYRE, ALBURY COURT
		ALBURY, THAME, OXON
	POST CODE	OX9 2LP **PHONE** 01844 339911
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**	ENDALLS STUD FARM
		BLAKES LANE, WARGRAVE, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PROPOSED ERECTION OF REPLACEMENT DWELLING AND DEMOLITION OF EXISTING DWELLING, REMOVAL OF MOBILE HOME AND ERECTION OF OUTBUILDING. CONVERSION OF BARN FROM AGRICULTURAL AND VEHICLE STORAGE TO TWO GROOMS DWELLINGS. ERECTION OF NEW STABLES AND INDOOR DRESSAGE ARENA. FORMATION OF NEW ENTRY ROAD AND LAKE/BALANCE POND
5. Give the area in hectares or part of a hectare	**AREA OF SITE**	27.5 HECTARES
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	**OWNERSHIP**	DESIGN AND BUILD CONTRACTOR
7. List all the plans and drawings submitted with the application	**PLANS/DRAWINGS**	SEE ATTACHED

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 Conditions to be relaxed**

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**	☐

1769b

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.

LAND: GRAZING AND STATIONING OF ONE PERMANENTLY OCCUPIED CARAVAN PLUS TOURING AND HOLIDAY CARAVANS.
BUILDINGS: RESIDENTIAL, STORAGE OF MOTOR VEHICLES AND COMMERCIAL STABLING.

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.

NEW FARM DWELLING: SOME EXTERNAL WALL FAIR FACED BRICKWORK, OTHERS OF HORIZONTAL NATURALLY WEATHERED BOARDING. ALUMINIUM GLAZING SYSTEM.
ARENA STABLES: FAIR FACED BRICKWORK, ALUMINIUM GLAZING SYSTEM, RHEINZINK ROOF FINISH
GARAGES: FAIR FACED BRICKWORK WITH PLAIN CLAY TILED ROOFS
DRY BARN
GROOMS COTTAGES

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 FENCES AND HEDGES SUPPLEMENTED WITH ADDITIONAL INDIGENOUS PLANTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO BALANCE POND/LAKE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO
If no, please give details: PRIVATE TREATMENT PLANT

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

NEW ACCESS ROAD TO FORM A NEW ENTRY ONTO BLAKE ROAD, WITH NEWSIDE WALLS AND ENTRY GATES. ALTERNATIVE PEDESTRIAN ACCESS ALONG LINE OF EXISTING ACCESS

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	1 / 10 *	/ *	1 / 7 *
BUNGALOW	/ *	/ *	/
FLAT/MAISONETTE	/ *	/ *	/ *
BARN CONVERSION OTHER SEE ATTACHED NOTE	2 / 3 *	/ *	1 / 2 *

* 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.

£4950 + £1240.00 = £6190.00

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 Aldington Craig & Collinge DATE 14th January 2003

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION		227		
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE		494		
OTHER	Please Specify COMMERCIAL/ STABLING			544	
OTHER	Please Specify INDOOR DRESSAGE ARENA			1331	
	TOTAL		721	1875	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — NONE

[redacted]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	HOUSE 6 GROOMS 2	HORSEBOX/ TRACTOR

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
STABLING/BREEDING AND TRAINING OF COMPETITION HORSES AND SITE GROWN HAY AND FEED STUFF

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
N/A

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NONE		4/5	4/5

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NO

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'.

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

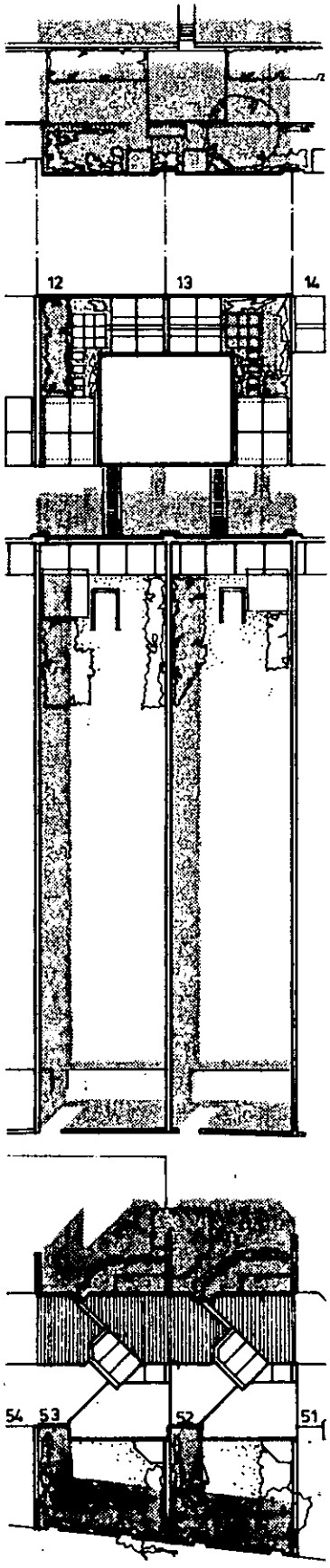
DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

The work of Aldington Craig + Collinge



ALDINGTON
CRAIG
+ COLLINGE
ARCHITECTS + DESIGNERS



THE APPROACH OF ALDINGTON CRAIG + COLLINGE

The intrinsic problem of today's world in creating built environments is the necessity to skilfully blend often conflicting forces that arise from the various interest groups that influence design. These *must* all be considered. As designers we have a private and social need to express ourselves; clients have private, financial and social needs that require imaginative realisation; and the various faces of society also need to be allowed to mould, constrain and generate original thought. It is, however, irrefutable that the making of buildings is in the hands of the designer and therefore his deep feelings and innovative nature are the catalyst that brings all of the other forces together.

We see no separation in design terms between the mind that develops a three dimensional shell to that which controls its interior environment and character and that, which outside the building, creates and forms its surrounds and landscape.

The prime aim, which is the core of the design of Aldington Craig + Collinge, is to make and control space that links the inside to the outside both actually and psychologically. Visual illusions that extend the parameters of built form must interlace that form into its surroundings. Those illusions must be controlled by many other factors and result from the most rigorous analysis of all forces that make a building. To achieve a sense of place, both within and without built environments, one must respond to and react with their existing locale, which may well be built form. Our aim is to create positive improvement whether this is in terms of harmony or counterpoint.

To achieve a three dimensional object that stands up to the scrutiny of the close eye, all of the component parts that make that object have to be highly controlled and detailed and therefore a most complex elemental analysis is fulfilled almost simultaneously with the birth of the form. Design is not a linear process, it is one of reciprocating thought that commences with the initial image and completes itself with the most intimate arranging of the smallest part. We endeavour to complete these thoughts in a very short span of time, thus initial responses to the existing place in terms of space, texture, colour and material happen before a pencil has touched the page. Also a thorough researching process is completed which attempts to understand not only the physical requirements for a building but also the psychological needs laid down by the client together with a detailed panning of background information.

From the close inspection of all parts that make up our buildings, we aim to achieve spiritual nourishment both for ourselves as the creators and for all of those who use and observe.

Paul Collinge

PRACTICE PROFILE

PRACTICE INFORMATION

Aldington Craig + Collinge was established in 1970 by Peter Aldington with John Craig, both of whom now act as consultants. Paul Collinge, who joined as a partner in 1980, is now sole principal. The Practice rapidly grew and achieved a reputation for modern innovative design, by working with vigorous imagination in environmentally sensitive areas and in the conception of genuinely congenial working and living places.

LOCATION

The Practice office is situated between Oxford and Thame in the village of Albury. This southern location combines centrality with pleasant country atmosphere. Work is undertaken in all parts of the UK.

SPECIALIST SKILLS

We have developed a method of working that involves a very thorough preparation, which results in a written brief. Every client is asked to participate in a programme of investigation into their needs at the beginning of the project to establish an agreed written statement covering physical psychological and general need coupled with environmental research from which a design can be generated. Our clients all agree that this process is a helpful one and that it would be unwise to embark on anything as complex and expensive as a building project without it. Every building is an individual case, almost prototype, and therefore vital to have complete and high quality information upon which to design.

Nearly every completed building has been published and work from early days is still in demand for publication by visiting groups and professional Societies. Much time has been given to education and the principal is still involved in Lectures and tutorials in Universities,

Projects extend as far afield as Barnstaple to Strathclyde. Prospective clients are welcome at the office and completed buildings can be visited by arrangement.

The Initial research enables clients to see their own perhaps over familiar, problems through fresh eyes, and, together with their Architects, develop thoughts and aspirations into clear expressions of need and priority. In using this method, ways of working can be tailored by client and designer to suit the needs of a particular project situation. Designs needing very little modification are rapidly produced.

The practice is genuinely broad based. We design and supervise everything in and around a building and interior design, fitted and soft furnishing, colour lighting graphic design. Planting and landscaping are an essential part of our architecture.

The practice has developed working arrangements with established consultants around the country and can advise clients on the formation of a design team to give the quality and character desired.

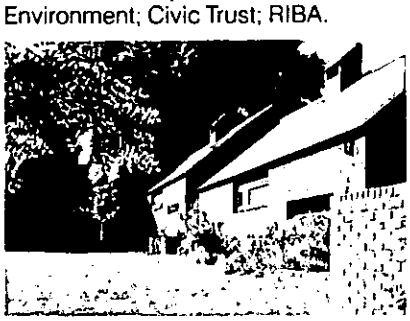
BUILDING CATAGORIES

COMMERCIAL
COMMUNICATIONS
EDUCATION
HEALTH
HOUSING
INDUSTRIAL
RELIGIOUS BUILDINGS
REHABILITATION
INTERIOR DESIGN
FEASIBILITY STUDIES
COMPETITION ENTRIES
PLANNING
LEISURE
AGRIGULTURE
PUBLIC FACILITIES
PRODUCT +COMPONENT DESIGN

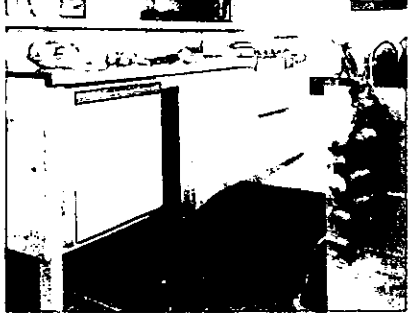
HOUSING 1

Lyde End, Bledlow

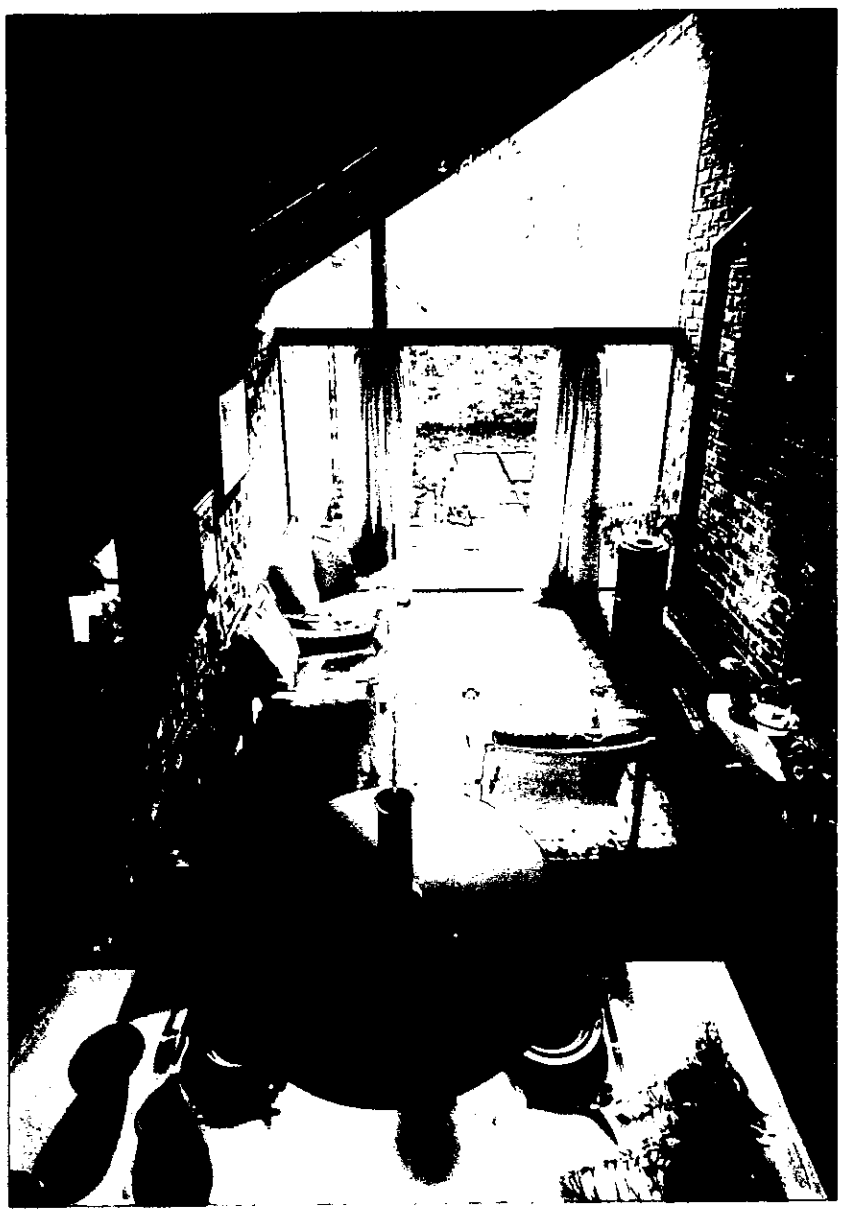
A group of houses commissioned by the Carrington Charitable Trust for renting to village people.
The design develops possibilities for the illusion of spaciousness based on a very small area by employing traditional materials in new ways and by the use of architectural 'opposites': open/closed, introvert/extrovert, rough/smooth, free/sharp.
The qualities of privacy and sociability are carefully balanced to produce an environment where neighbours can live without experiencing loneliness; or unwanted contact.
This group – now established as part of the village scene – won major awards from four different housing related spheres: Brick Development Association; Department of the Environment; Civic Trust; RIBA.













THE MANOR HOUSE.
BLEDLOW. NR. AYLESBURY.
BUCKS. HP17 9PB
PRINCES RISBOROUGH 3499

Dear Sirs,

Aldington Craig & Collinge have an outstanding reputation, not just in this area but throughout the country. They did a Housing Scheme on my behalf a few years ago, which brought widespread praise and a number of awards. I may say too, that the houses are extremely well built and there have been no problems since their completion some six years ago.

I recommend Aldington Craig & Collinge very highly. They are an excellent Firm - with imagination, scrupulous attention to detail, and care.

Yours faithfully,

The Rt Hon Lord Carrington

A Group of Existing Barns
Chearsley Buckinghamshire

The building indicated is one of a group of four barns for which the planning authority forced an appeal.

Chearsley Hill Barn has had two owners, both of whom have become clients of the practice. The second owner asked that we add a new living room that inter-related with their garden for which both husband and wife have a deep passion.

The solution is a sucession of complex inter-relations between inside and out that results in living with plants. Textured surfaces pass through glass planes to extend the illusion of space.

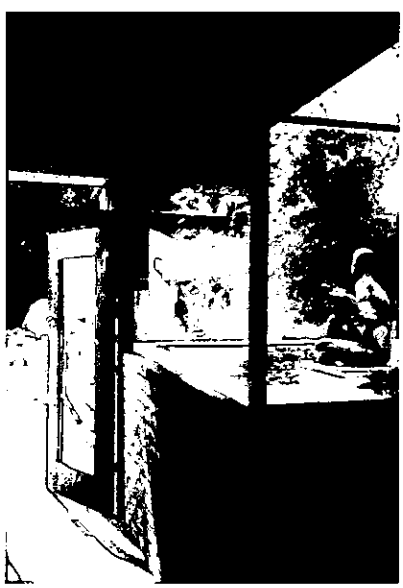


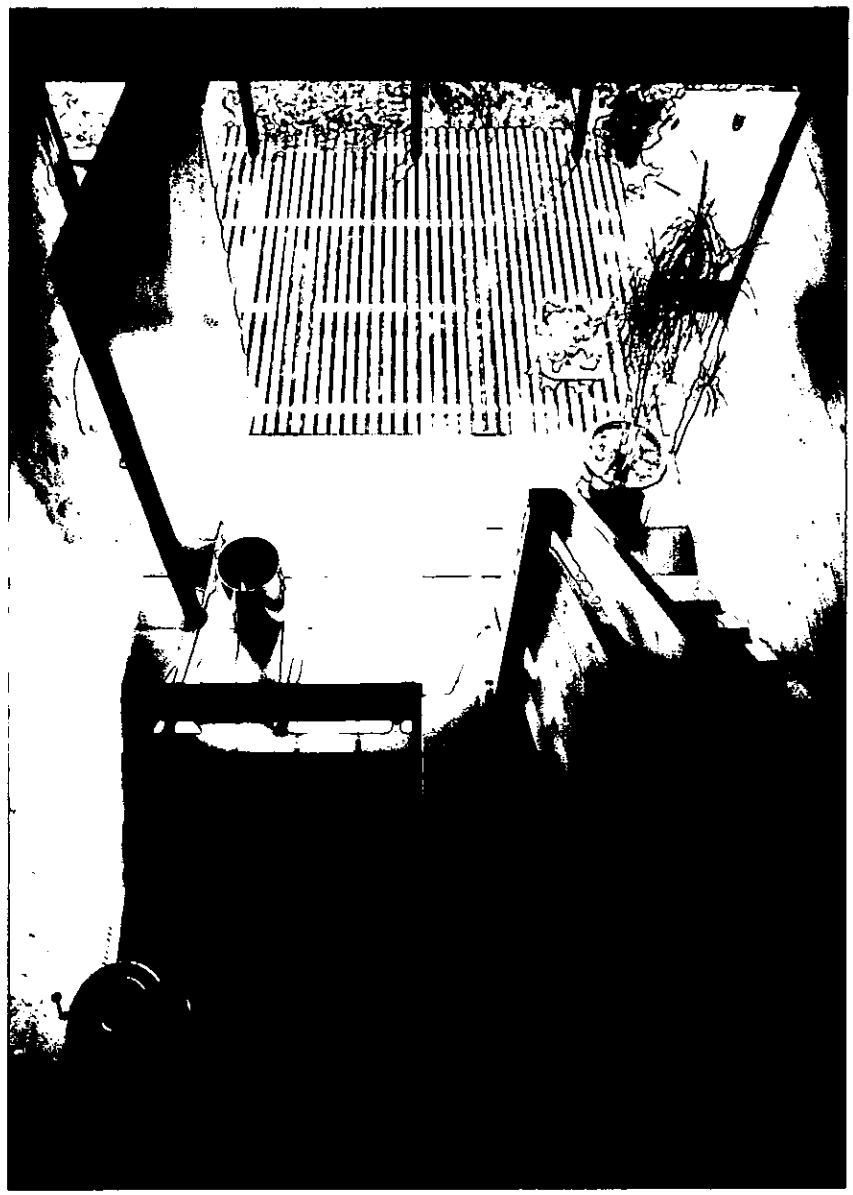




Chearsley Hill Barn
Inside looking out.











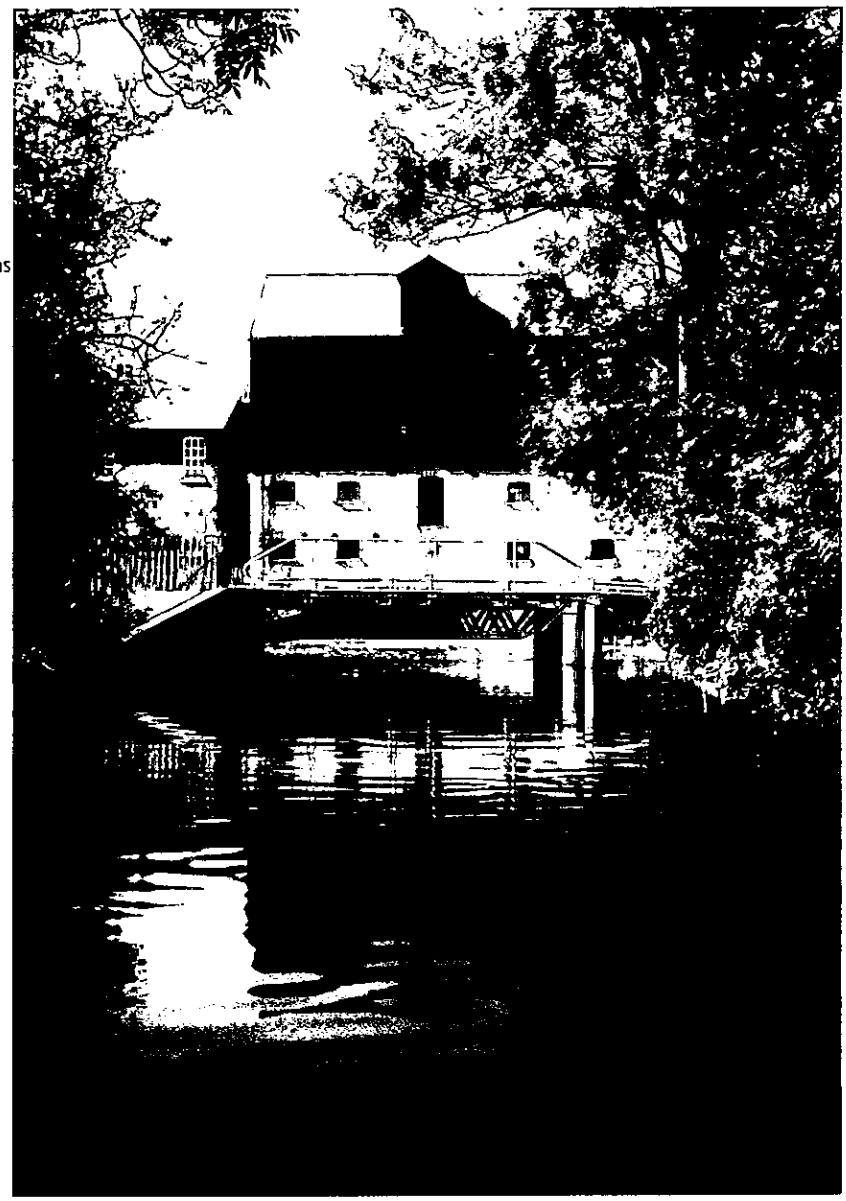
Lemsford Mill, Lemsford, Herfordshire for Lemsford Mill Controls Ltd

This disused watermill was already Grade II Listed. The converted Mill keeps its light industrial use by an electrical equipment design and manufacturing company.

The concept counterpoints the new against the old. The restoration of the main fabric contrasts with new interactions i.e the formation of the new stair shaft interacts through the vertical glazed slot and thence directly to the river landscape at all levels. New steel elements contrast with the existing brick and timber both inside and out.

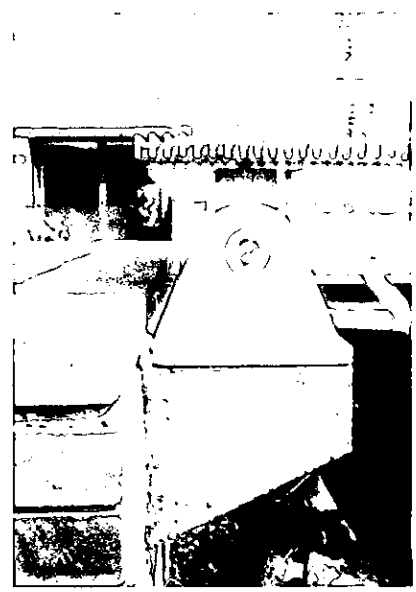
The practice undertook a complete environmental design: the buildings, roads and footbridges, interior design, built in furniture, complete company identity as well as full landscaping and planting.











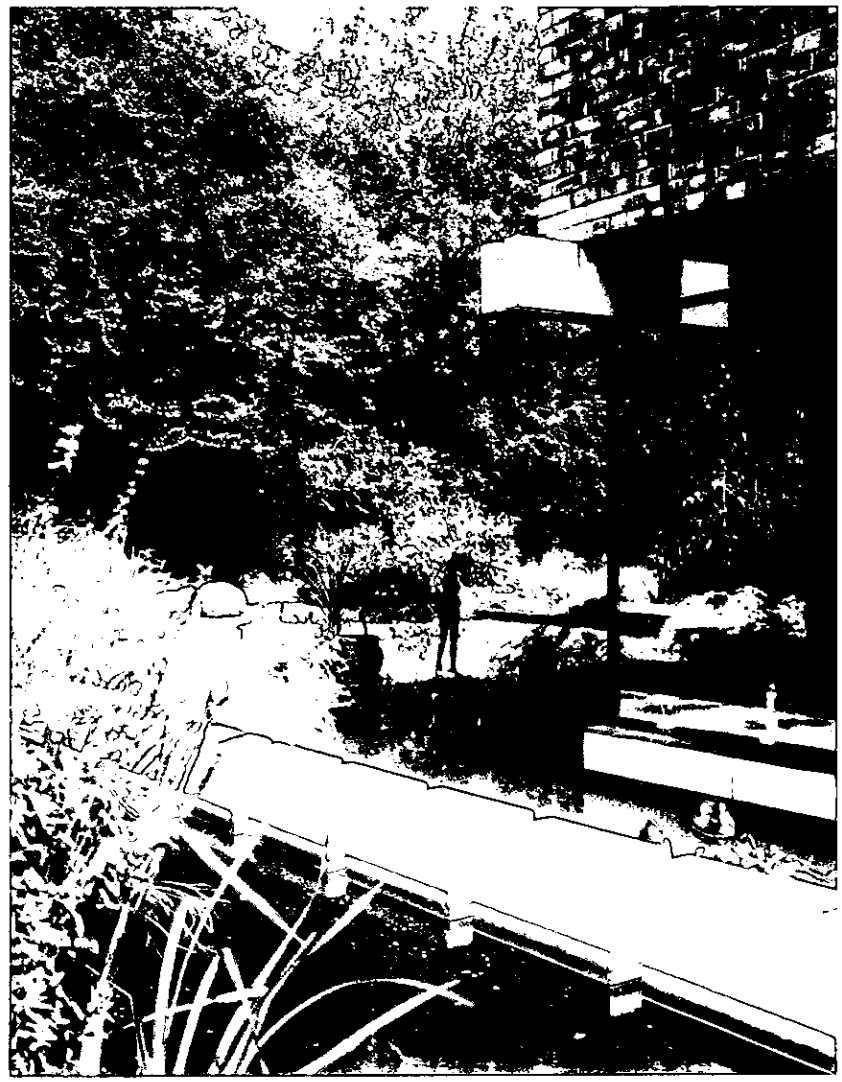
MOATED HOUSE

A New House in Berkshire

A new house in an environmentally sensitive area at Cookham Dean Berkshire.

This site had an existing, very undistinguished house sitting across the width of a previous tennis court that was cut into the hillside.

"The new house straddles the old tennis court with a new moat between the house and the remainder of the tennis court, which is now a courtyard garden. The building is conceived to link it's inside to the garden in many differing ways."







THREE HOUSES AND A GARDEN

Aldington Craig + Collinge

Turn End, Haddenham, Bucks
for Mr + Mrs P Aldington

A group of three houses designed and self-built by Peter Aldington which are now Grade II Listed.

The buildings are a modern interpretation of the indiginenous local built forms which are made from wychert (white earth).
The new buildings in rendered blockwork are grouped around a public courtyard with lush private gardens.









Existing Manor, Barns and Stables converted to Residential at Whitchurch, near Aylesbury, Buckinghamshire

This was the fourth separate occasion that this client asked this practice to undertake work.

'The fine outbuildings, one of which was thatched, were disused farm buildings. With careful handling all were kept and changed to residential use. Either immediately sold or rented.











To service the manor, barn, stables and grooms cottage a main public courtyard for vehicles was created with new carports for four cars. The carports were closely interrelated in and around an existing pseudo acacia tree thus tying the landscape and buildings together.

Soft landscaping, also undertaken by the practice, enhances the romance of the environs by softening the built form."









GLAZED CELEBRATION

Aldington Craig + Collinge

Glazed Addition to Existing Building

The unused space to the southern side of this fine listed building presented a real challenge.

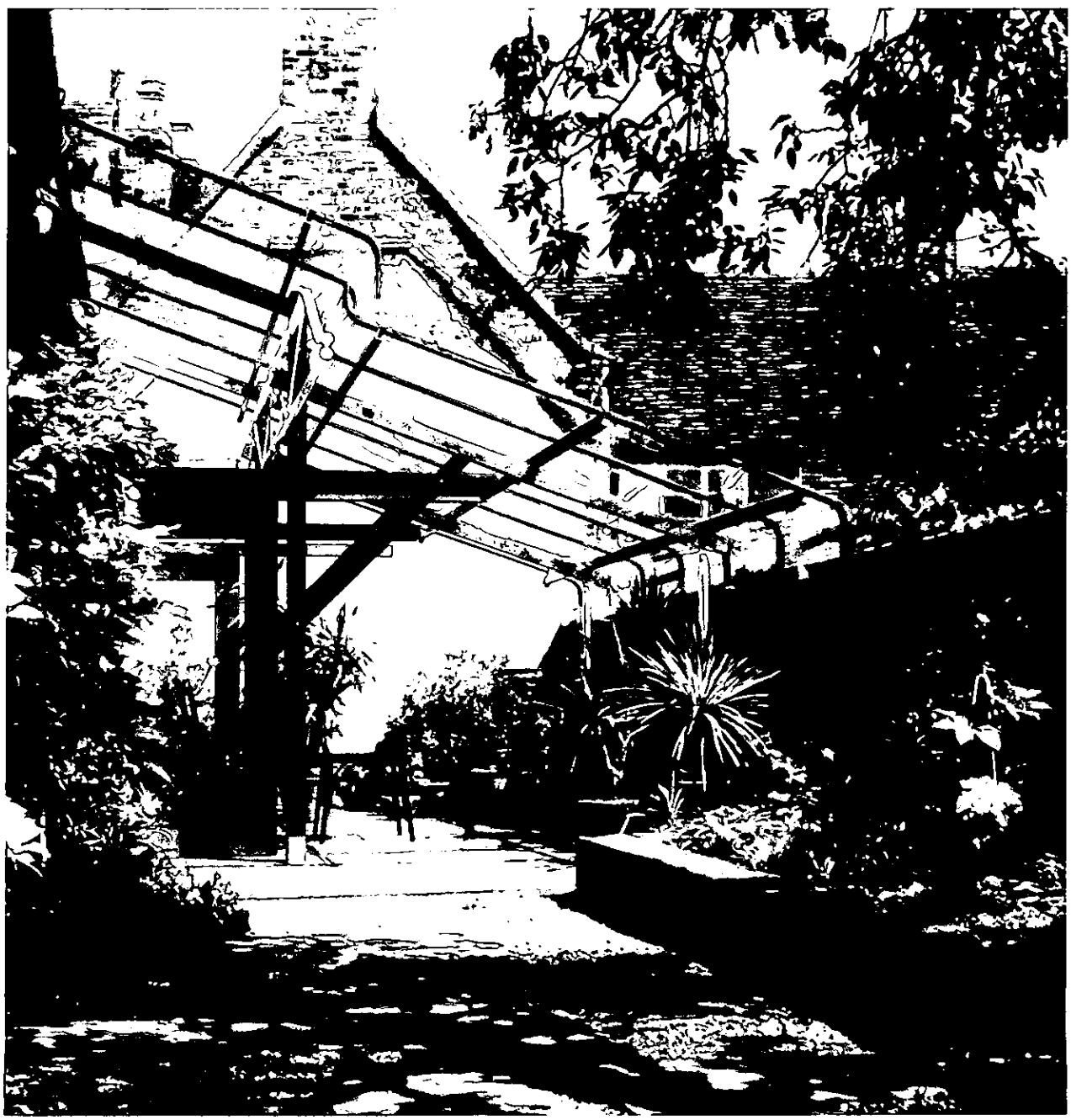
The desire was to create a space for sitting and eating at all times of the year.

The solution is to create an area that has no clearly identifiable spacial limits and which allows the interior and the exterior to merge. Each constructional element is individually celebrated.

Winner of the Downland Prize







EXUBERANT RESPONSE

Aldington Craig + Collinge

Additions to Listed cottage in Area of Outstanding Natural Beauty
West Littleton, Gloucestershire

The task of adding four times the area of the existing listed building is demanding and a real challenge. By using the topography and fragmentation together with the intermingling of an exuburant and flourishing landscape, absorbtion can be acheived.

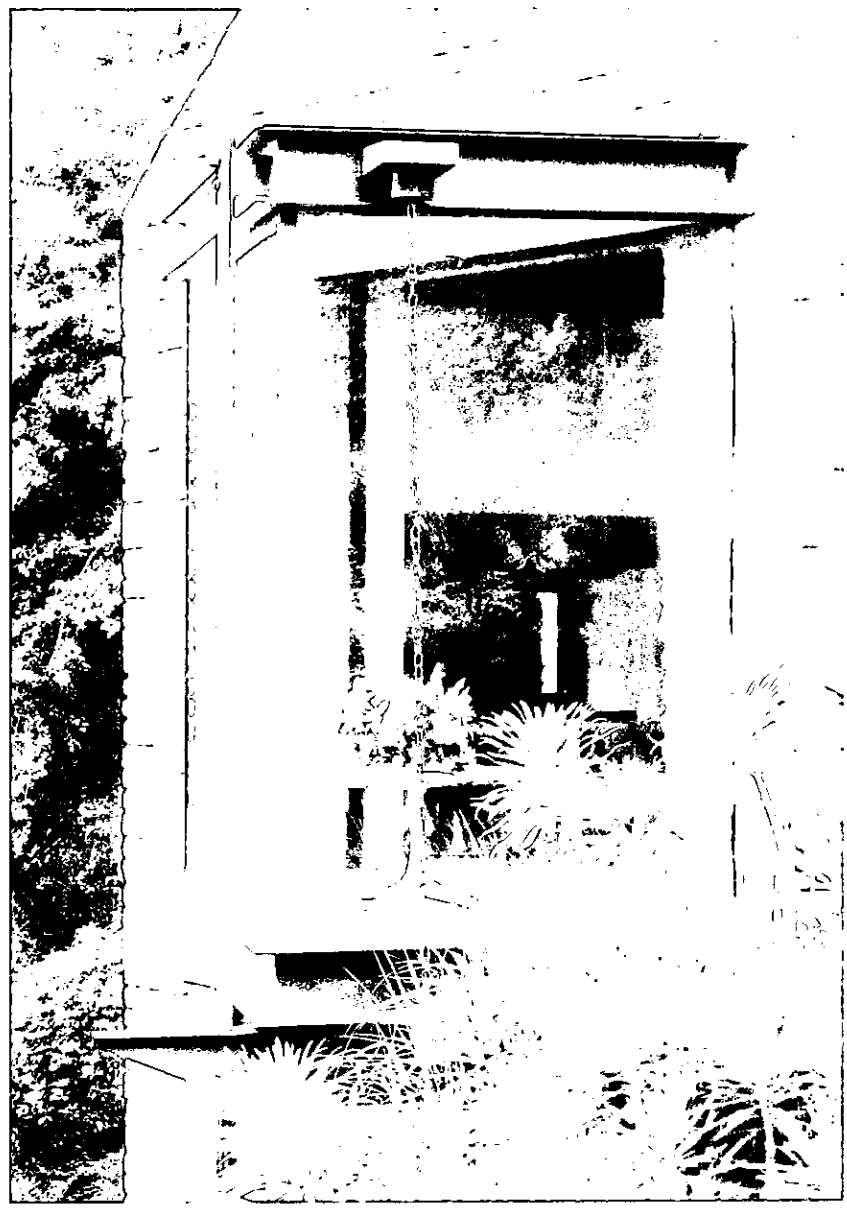
Natural materials synonymous with both the existing house and the Cotswold locale are juxtaposed with steel, stainless steel, timber and glass.

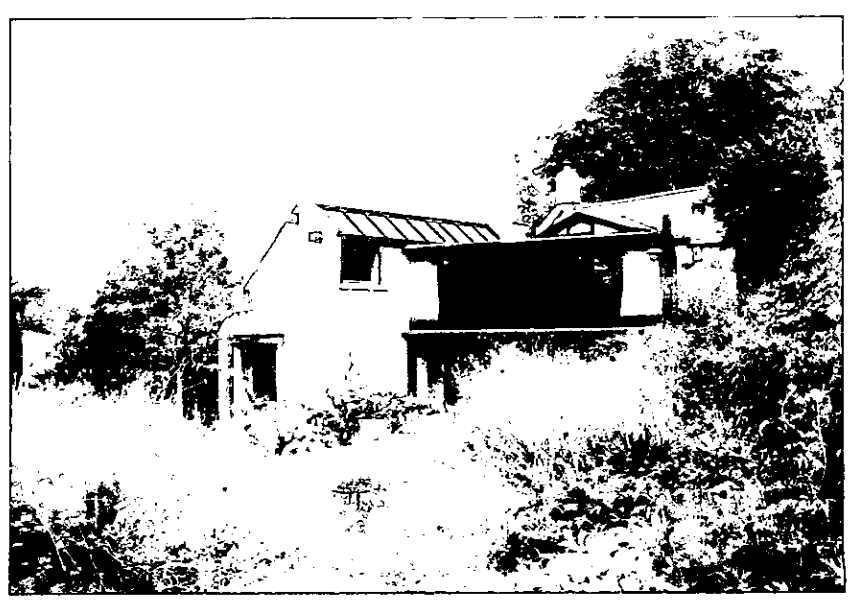
"As Architects and Interior Designers whos passion is landscape a comprehensive whole is demanded and acheived."











GOODLEIGH HOUSE BARNSTABLE

Goodleigh House, Barnstable, Devon
for Mr+ Mrs J Anderton

This simple single storey house on the edge of Exmoor is now a Grade II* Listed Building.

"The concept transcends the geographical boundaries between the architect and the site, some two hundred miles apart. Conceived as a 'metaphorical tent' the timber frame structure was made in Oxford, including all roof structure, mock assembled, disassembled, transported and reassembled on a cast concrete raft.

The erected from and roof not only acted as cover under which to work but as an onsite matrix from which all other elements related. Thus minimising the need for site visits."









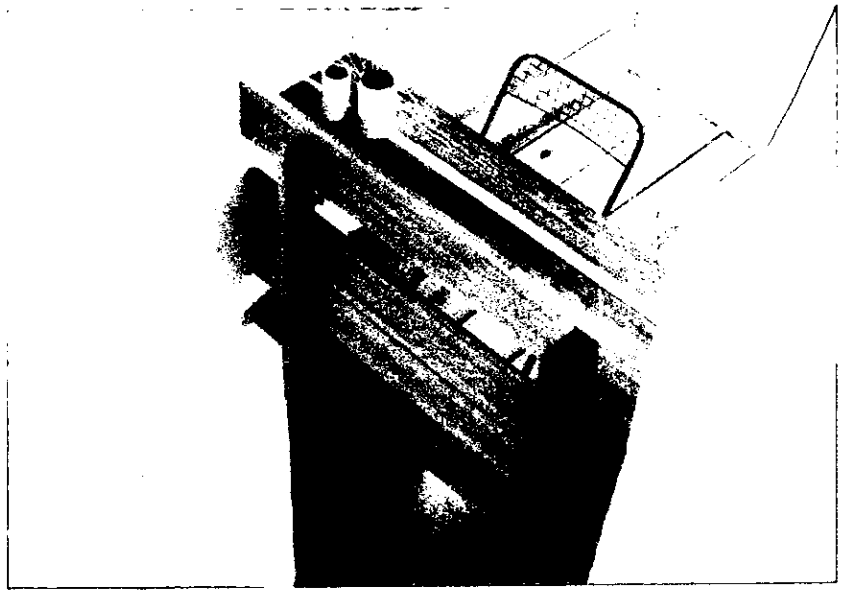


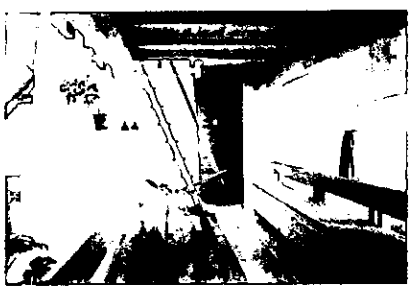
HOUSING 3

Old Barn Cottage
An extensive conversion exploiting the natural materials and random spaces of the cottage.
The extension exhibits a similar exuberance in form and materials although in a boldly contrasting manner. Its location effectively separates and joins garden and parking areas.

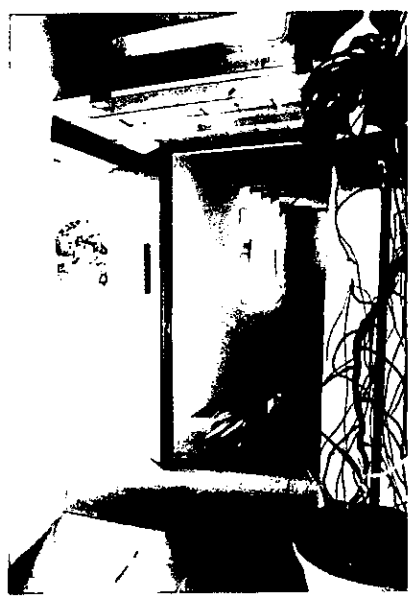
Dower House Pytchley
The resurrection of a derelict barn provided a huge space to accommodate living and dining areas, kitchen, principal bedroom and bathroom.
In all three projects the practice designed kitchens, built-in furniture. lighting, colour schemes; landscaping for two.

Delly End
A large conversion for a landscape architect in rural Oxfordshire.



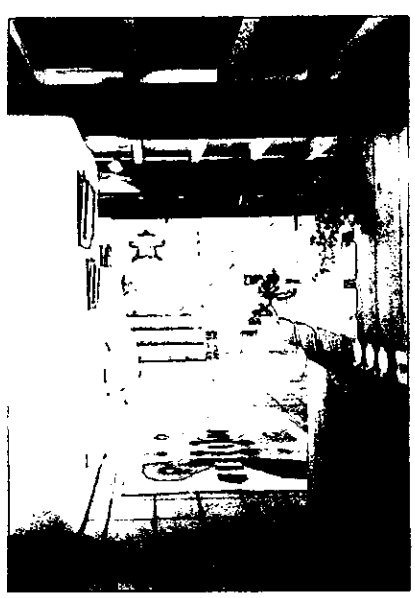


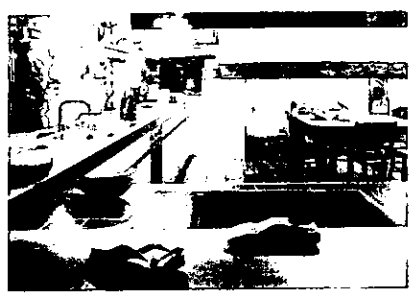


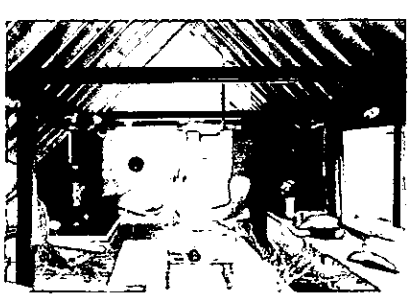














HOUSING 4

The Turn Group, Haddenham, Bucks

Designed and built to prove that modern architecture could sit happily in an old village, this group of houses is one of the very few to have won a full RIBA Award.

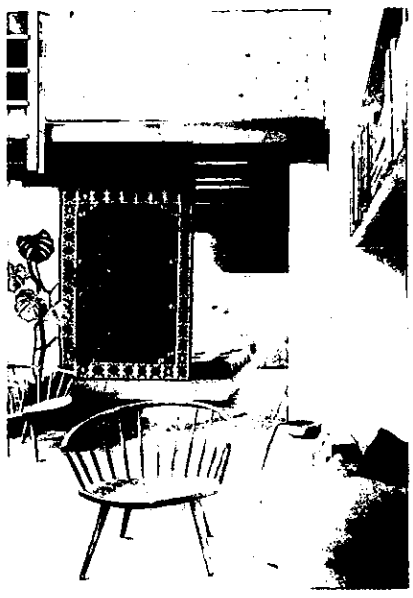
Anderton House, Goodleigh, Devon

A house designed to make the most of sun views and hillside. Much of this beautifully finished timber building was made, off site, by a cabinet maker.

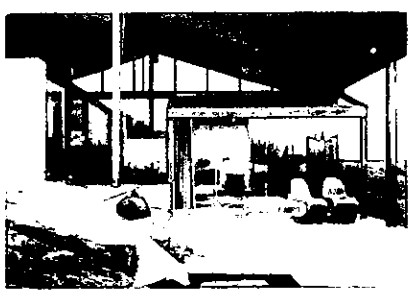
Wedgwood House, Higham, Suffolk

This building, 'floats' over the garden in which it is built. The disciplined rectangular theme expressed in glass and steel frame provides a strong contrasting form to the softness of the garden.

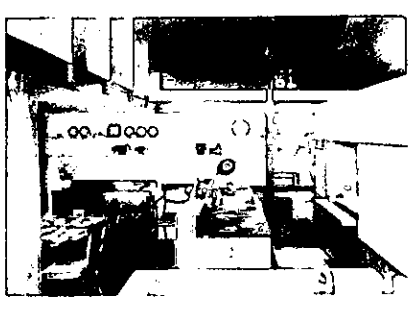




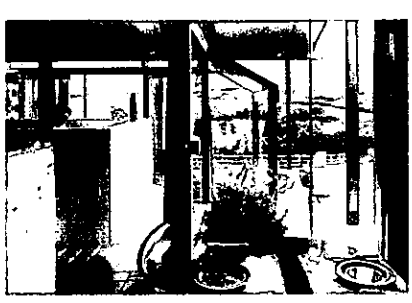


















Hampshire

COUNTY ARCHITECT
C. Stansfield Smith, MA, Dip.Arch(Cantab.) AR IBA
Three Minsters House, 76 High Street,
Winchester, SO23 8UL. Telephone (0962) 54411 ext. 7372

Your reference

My reference CSS/KK

Enquiries to

TO WHOM IT MAY CONCERN

Aldington Craig & Collinge are a firm of architects who have a national reputation - deservedly so. Their work represents standards which very few practices even glimpse at attaining. Their commitment and conscientiousness to the artefact can never be in doubt and this is confirmed if one is familiar with the products of their endeavours. Even more reassuring is the competence and skill they bring to bear on landscaping.

There is no doubt in my mind that this firm is one of the top ten practices in the country and I have no hesitation in recommending them.

C Stansfield Smith

COLIN STANSFIELD SMITH
Hampshire County Architect

DESIGN STUDIO

Design Studio for Alan Tye Design, Tring, Herfordshire

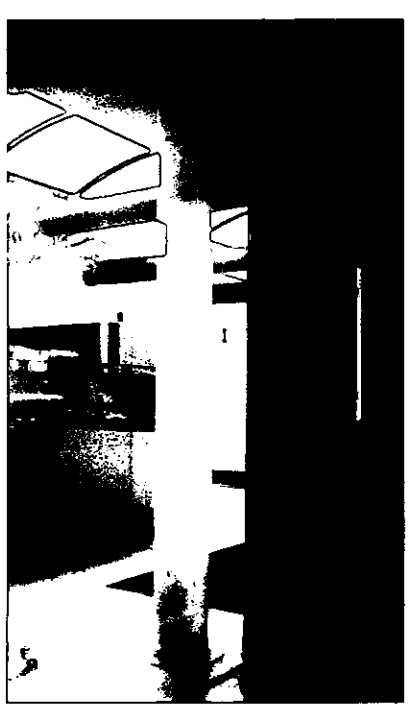
Alan Tye, once a practicing Architect, has become a Product Designer. He asked Aldington, Craig + Collinge to design a new studio attached to his existing home which in the 1960's he designed. A close colaboration ensued between Alan Tye and Paul Collinge.

The solution was to take some of the language of the existing house but to add new phrases to in the form of glazing at right angles to the telegraph pole roof supports. New in-situ concrete columns are formed to directly support telegraph polesthat support the roof.

Winner of the RIBA National Award









CORPORATE

New Office Building for WHSmiths in Oxfordshire

The commission was to move WH Smiths pension trust from Sloane Square in London to Milton Hill in Oxfordshire.

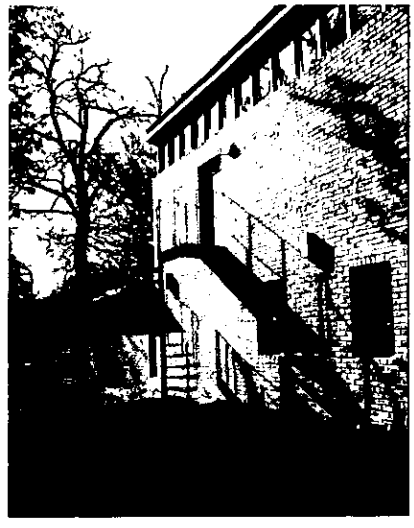
"The company's training centre is based in and around the listed house that was the seat of the Singer Sewing Machine family.

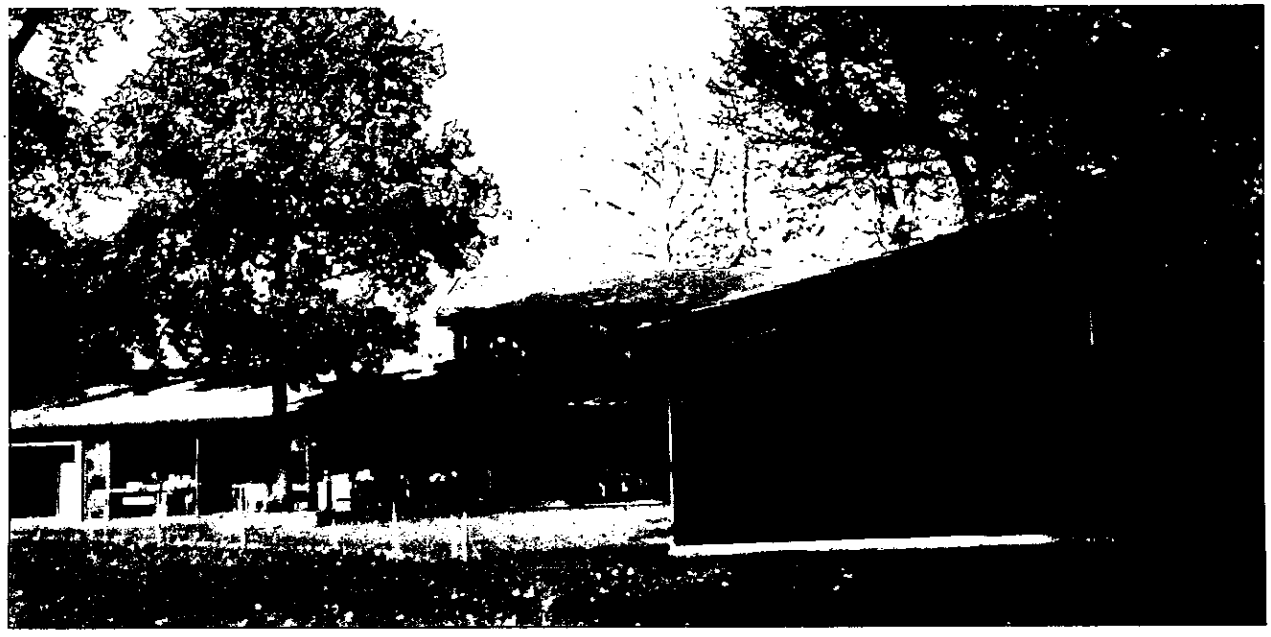
The garden house sits between the newly formed main carpark and mature parkland. The design has a split character in that the solid brick facade turns the buildings' back to the carparks and allows all occupants to have a working relationship through the fully glazed courtyard side to the parkland. The building has a pavilion like quality."











AWARDS

1968 Civic Trust Commendation (Architect: P Aldington)
House in Buckinghamshire

1968 RIBA Award (Architect: P Aldington)
Houses in Buckinghamshire

1973 RIBA Commendation (Architect: P Aldington)
House in Barnstaple Devon

1973 Civic Trust Commendation (Architect: P Aldington)
House in Holland Park London

1978 RIBA Award Commendation (Architect: P Aldington)
Houses in Suffolk

1978 Award for Good Design Housing (Architect: P Collinge)
Housing in Buckinghamshire

1978 Civic Trust Award (Architect: P Collinge)
Housing in Buckinghamshire

1979 RIBA Award Commendation (Architect: P Collinge)
Housing in Buckinghamshire

1980 Brick Development Association Biennial Award (Architect: P Collinge)
Housing in Buckinghamshire

1983 Civic Trust Commendation (Architect: P Aldington)
Health Centre North Woolwich London

1984 RIBA Commendation (Architect: P Aldington)
House at Pytchley Northamptonshire

1985 Paul Collinge selected in '40 Under 40' Awards Ibstock Brick

1986 Civic Trust Award (Architect: P Collinge)
Offices/Light Industrial Watermill Conversion Hertfordshire

1987 RIBA Award (Architect: P Collinge)
Offices/Light Industrial Watermill Conversion Hertfordshire

1992 Civic Trust Award (Architect: P Collinge)
26 Houses Milton Keynes Hertfordshire

1992 Biennial National Brick Award (Architect: P Collinge)
Moulton Sixth Form Centre Northampton

1992 RIBA Award (Architect: P Collinge)
Moulton Sixth Form Centre Northampton

1993 Civic Trust Award (Architect: P Collinge)
Moulton Sixth Form Centre Northampton

1993 RIBA National Award (Architect: P Collinge)
Offices for W H Smith Pension Trust Abingdon

1993 Civic Trust Award (Architect: P Collinge)
Offices for W H Smith Pension Trust Abingdon

1995 Commendation Biennial Brick Award (Architect: P Collinge)
Offices for W H Smith Pension Trust Building

1996 RIBA Regional Award (Architect: P Collinge)
Offices for Alan Tye Design (Product Design) Tring Hertfordshire

1997 Malcolm Dean Design Award (Architect: P Collinge)
New Music School and Boarding House Godstowe School High Wycombe

1997 Malcolm Dean Design Award (Architect: P Collinge)
New Offices for Water Treatment Company for
Clarendon Group Limited High Wycombe

1998 RIBA Downland Prize (Architect: P Collinge)
Garden Room for private client

1998 Commendation Brick Development Association (Architect: P Collinge)
New Offices for Water Treatment Company for
Clarendon Group Limited High Wycombe

2000 Malcolm Dean Design Award (Architect: P Collinge)
New Offices for Discovery Foods for
Clarendon Group Limited

2000 Award for Service to Architecture (Architect: P Collinge)

NEW LISTED BUILDINGS

Askett Green Askett Bucks
Barnstaple House Devon
Fort End Haddenham Bucks
Prestwood House Bucks
The Turns Townside Haddenham Bucks

CLIENTS LIST

COMPANIES

Alan Tye Design (RDI) Limited
C Barber (Barber Catering Limited)
Clarenden Group Ltd
Dewplan Developments Limited
Discovery Foods Ltd
Garland Compton UK Limited
Klockner Moeller Limited
Leadbeater + Peters Group Limited
Lemsford Mill Controls
Lloyds Bank Limited
NW Developments Limited
WH Smith Limited
Wimpey Construction

PRIVATE SECTOR

Mr + Mrs J Aldous
Mr + Mrs J Anderton
Mr + Mrs M. Ayling
St. Catherines College Oxford
The Right Honourable Lord Carrington
The Hon: Rupert Carrington
Chipping Campden Bowling Club
Clare Ferguson
Mr J Douglas + Dr A Hoeffler
The Godstowe School
Sir Simon Hornbey
Kenneth Horne Charitable Trust
Mr + Mrs J Hunter
Mansfield College Oxford
Mr D McConnell
Professor + Mrs M Michaelis
Newitt + Sons
Mr + Mrs R Newman
Mr + Mrs N Phillips
Mr + Mrs Pring
Mr + Mrs H Quilter
Mr + Mrs T Rock
Rycotewood College
Mr + Mrs J Scholfield
Mr + Mrs C B Shirley
Mr + Mrs C K Shirley
Mrs A Sommerholder
Stowe School
Mr + Mrs P Thorley
Tonbridge School
Mr + Mrs H Wedgewood
Mr + Mrs C Wellby
Whitby Bird + Partners
Mr + Mrs B Wilkinson
Woman's Royal Voluntary Service

PUBLIC BODIES

Aylesbury Vale District Council
The Church of England
Cambridgeshire County Council
Dacorum District Council
Essex County Council
Hampshire County Council
Milton Keynes Development Corporation
The National Trust
Newham Area Health Authority
Northamptonshire County Council
Oxford City Council
The Post Office (Eastern Postal Region)
Thamesmead Development Corporation
Thames Valley Police Authority
Shropshire County Council