F/2002/8243

Endalls Stud Farm

CONDITIONS

2 of 2.

Application No:F/2002/8243 EXC

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.

19/7 might appeal

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.

19/7 may apply for basement - also cage/ gaage/store for lorry.

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.

19/7 Rec - glazing bar mu be lighte

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.

19/7 Sending drawing

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.

19/7 sending drawing with sub: of paddocks.

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.

RJT will send details of external lighting scheme

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.

They will talk to Andy about what's needed

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.

1 or 2 boreholes/wells ⇒ engineering op? Need to check GPDO.
-yes need separate appn - phone message 20/7/04

Tel: (0118) 974 6479 (Direct Line)
Email: emy.circuit@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 17 January 2005
My ref: EXC/F/2002/8243
Your ref: PC/eb/NWEFW/0407190923
File ref: Endalls Farm 1

Planning Services
P.O. Box 157
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Berkshire RG40 1WR
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Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

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

Dear Mr Collinge,

SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING PERMISSION F/2002/8243, ENDALLS FARM, BLAKES ROAD, WARGRAVE

I write to follow up our meeting on 19 July last year, regarding conditions of the above planning permission. At the meeting you submitted details of proposed materials, to comply with condition 10, with an alternative colour sample being posted later the same day. We also discussed a number of other conditions that require submission and approval of details and you indicated that you were intending to submit these shortly, although so far, no further details have been received. For clarity I have listed below all of the conditions that require submission of details for approval.

Condition 10 - The materials set out in your letter of 19 July 2004 (delivered by hand to the Local Planning Authority on 19 July) and revised by your letter of the same date (received by the Local Planning Authority on 28 July 2005) are acceptable. For clarity, the approved materials are Ibstock Birtley 'Olde English Light Red' brick, timber stained in Valtti Color 0020 Graphite and 3159 Pinja, glazing in RAL 7042, and 20 mm down Colne Gravel for the shingle in the external courtyard.

Condition 11 - details of slab levels are still awaited.

Condition 13 - at our meeting you indicated that you would be submitting drawings showing further subdivision of the paddocks but no further details have been received so far. Is this still the intention?

Condition 16 - landscaping details are still awaited.

Condition 18 - a landscaping management plan is still awaited.

Condition 19 - an ecological management plan is still awaited.

Condition 21 - details of the construction of the lake/balancing ponds are still awaited.

Condition 22 - details of a planting scheme for the pond are still awaited.

I look forward to receiving the outstanding details in due course. In the meantime if you have any queries regarding this matter, I can be contacted on (0118) 974 6479.

Yours sincerely,

Emy Circuit

Senior Planning Officer, Development Control

Emy Circuit
From: Harold Sanders
Sent: 21 July 2004 11:27
To: Emy Circuit
Subject: RE: building materials/surfacing samples for F/2002/8243 Endalls Farm

Hi Emy Brick + coloured boarding acceptable to me
Harold

-----Original Message-----
From: Emy Circuit
Sent: Tuesday, July 20, 2004 12:49 PM
To: Harold Sanders; Catherine Brimble
Subject: building materials/surfacing samples for F/2002/8243 Endalls Farm

I've received some samples for the above site which you might like to have a look at - if I'm not around, they are under my desk - an Ibstock Brick and blue folder

Emy

Emy Circuit
Senior Planning Officer - Northern Area Team
Development Control
Wokingham District Council
PO Box 157 Shute End
Wokingham
RG40 1WR

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ALDINGTON CRAIG + COLLINGE
ARCHITECTS + DESIGNERS
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Thame Oxfordshire OX9 2LP
tel 01844 339911 fax 01844 339922

Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

19th July 2004

Our Ref: PC//NWEFW/0407271223

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 last weeks meeting we undertook to get to you the alternative chosen colour for the glazing system. This is to be RAL 7042 as the enclosed sample rather than the one (RAL 7021) indicated on our previous letter of the 19th July 2004.

Yours sincerely

T. Robinson

Paul Collinge

Copied: Mr & Mrs N Lewis

Emy Circuit

From: Emy Circuit
Sent: 20 July 2004 12:49
To: Harold Sanders; Catherine Brimble
Subject: building materials/surfacing samples for F/2002/8243 Endalls Farm

I've received some samples for the above site which you might like to have a look at – if I'm not around, they are under my desk – an Ibstock Brick and blue folder

Emy

Emy Circuit
Senior Planning Officer – Northern Area Team
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Wokingham Unitary
Shute End
Wokingham
Berkshire RG40 1BN

19th July 2004

Our Ref: PC/eb/NWEFW/0407190923

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

In relation to clause no.10 we can confirm the following materials are to be used, with samples enclosed.

Bricks -	Ibstock Birtley 'Olde English Light Red'
Timber stained -	Valtti Color 0020 Graphite Valtti Color 3159 Pinja
Glazing -	RAL 7021
Shingle for external courtyard -	20mm down Colne Gravel

Yours sincerely

Paul Collinge

Copied: Mr & Mrs N Lewis

IBSTOCK™
innovators in clay

Ibstock Brick Ltd
Parkhouse Sales Office
Speedwell Road
Parkhouse Industrial Estate
NEWCASTLE UNDER LYME
Staffordshire
ST5 7RB

Paul Collinge

F.A.O: Paul Collinge
Aldington,Craig & Collinge
The Byre,Albury Court.Albury
THAME
United Kingdom
OX9 2LP

Our Ref: SPAR 9669572
Your Ref: AS PER ARCHITECTS

7 June 2004

Dear Sir/Madam,

We are pleased to enclose your requested item(s) as detailed below. For advice on Ibstock's brick, paver and stone ranges, please ring 0870 903 4000 which will connect you direct to our nearest Sales Office.

Yours faithfully

Central Samples Department

Qty	Code	Item Description	
1	A2606ABB	Birtley Olde English Light Red Brick Box	Enclosed

Any requested item(s) not enclosed will be despatched to you as soon as they become available. Sample panels are only indicative of the full blend of work. Variations in colour, texture or shape of this product may also occur from time to time. Please also be advised that the Ibstock Guide to Good Practice is no longer available. A new Guide to Good Practice will be published in October 2004 to reflect changes to the building regulations, masonry and mortar standards. Please consult your sales representative for any further information.