APPLICATION NO:
F/2000/0570

LOCATION:
Magpies Nelsons Lane, Hurst Reading.

APPLICANT:
Mrs Dunn C/O Michael Cox Associates

PROPOSAL:
Proposed erection of stables in connection with stud enterprise.

EARLIEST DATE FOR DECISION: **13/03/2000**

APPLICATION EXPIRY DATE: **11/04/2000**

CASE OFFICER: **Mrs B Polnik**

APPROVED

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mrs Dunn
C/O Michael Cox Associates
177
Cukfield Road
Hurstpierpoint
West Sussex
BN6 9RT

Application Number: F/2000/0570

Parish: **HURST**

Location: **Magpies, Nelsons Lane, Hurst, Reading.**

Proposal: **Proposed erection of stables in connection with stud.**

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.

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

Condition
2. The stables hereby permitted shall not be used for any other use, other than the stabling of horses in connection with the equestrian use of the site, and livery shall be ancillary to the this use and no independent livery or part/DIY livery shall be carried out.

Condition
3. The building(s) shall not be erected other than in the following materials, or such other materials as have been approved in writing by the Local Planning Authority (External materials to be agreed).

Condition
4. No development shall be commenced until the vehicular access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning authority. This shall be carried as approved.

Condition
5. The Development shall not be brought into use until car parking/lorry turning facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority. This shall be maintained as approved.

Condition
6. Prior to commencing work on site, provision shall be made to accommodate all site operatives, visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

Condition
7. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Condition
8. 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.

Condition
9. 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 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.

Condition
10. 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.

Condition
11. During construction no solid matter shall be stored within 10 metres of the banks of the Islandstone Pond Ditch and thereafter no storage of materials shall be permitted in this area.

Condition
12. A Buffer Zone 8 metres wide alongside the Islandstone Pond Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

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

Reason
2. In the interests of highway safety.

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

Reason
4. In the interests of highway safety and convenience.

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

Reason
6. To prevent queuing and parking off site, in the interests of highway safety and convenience.

Reason
7. In the interests of highway safety and convenience.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of visual amenity.

Reason
10. In the interests of visual amenity.

Reason
11. To prevent solid materials from entering the watercourse and causing pollution.

Reason
12. To maintain the character fo the watercourse and prvide undisturbed refuges for wildlife using the river corridor.
□(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2.
Loddon Area Local Plan Policies LTV2, LR10, LC15 and LC17.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4 and WCC6.

Informative
Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Islandstone Pond Ditch main river.

Informative
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 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 Andrea Szabados on 01276 45 4373 for details.

Informative
Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. Contact Amanda Reed on 01276 45 4331 for further details.

Anna Cronin
Head of Planning & Transportation
Date: 19/03/2002

Notice checked by: _____

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.

Applicationo	Name & Address
F/2000/0570	G R L Penney Stebbings Broadcommon Road HURST Berkshire RG10 0RE
F/2000/0570	G Gambold Abbot Lodge Nelsons Lane HURST Berkshire RG10 0RR
Application Approved	Letters sent 20.03.02

WOKINGHAM UNITARY
Aiming for Excellence

Tel: 0118 974 6450

Date: 6.3.02

My ref: F/2000/0570

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/0570
Magpies , Nelsons Lane, Hurst, Reading.
Proposed erection of stables in connection with stud enterprise.

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15.3.2002

Yours faithfully

for Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0570**
Magpies , Nelsons Lane, Hurst, Reading.
Proposed erection of stables in connection with stud enterprise.

Transfer: Yes ☑ No ☑
Reason for Transfer:

Signed: A W Drake Date: 15.3.02

Councillor A Drake

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

Tel: 0118 974 6450

Date: 6.3.02

My ref: F/2000/0570

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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
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Yours faithfully

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LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0570**
Magpies , Nelsons Lane, Hurst, Reading.
Proposed erection of stables in connection with stud enterprise.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor A Drake

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

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0570

Applicant : Mrs Dunn C/O Michael Cox Associates.

Location : Magpies, Nelsons Lane, Hurst, Reading.
Proposal : Proposed erection of stables in connection with stud enterprise.

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 8.3.00

Date Registered : 15/02/2000

Earliest Date for Decision : 13/03/2000

Latest Consultation Date/Site Notice Expiry Date : 13/03/2000

Application Expiry Date: 11/04/2000

Consultation Responses :

- Highway Authority - information submitted indicates that the stud enterprise would generate less traffic than existing permitted uses. No objection subject to this being the case.
- Landscape Architect : further info. requested (Officer comment: landscaping can be dealt with by condition)
- Environmental Health : no objection
- Environment Agency : no objection in principle subject to conditions/informative

Planning Issues : refer to appraisal

- Parish Council : none
- Letters of representation : 1 objection and 1 in support

Planning history : lengthy pl. history most recently appeal for livery dismissed 97/66710/F

Application Number: F/2000/0570

Appraisal :

refer to attached

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

Application Number: (i) F/2000/0570
(ii) TP/1999/0211

Site: Magpies, Nelsons Lane, Hurst

PROPOSALS:

(i) Proposed erection of stables in connection with equestrian use of the land. This would involve the retention of an existing stable block comprising of 3 stables, demolition of a chicken shed and erection of 2 blocks of stables containing 5 and 7 stables (15 stables in total), use of exiting portakabin as a tack room and use of a larger chicken shed as a hay barn. 2 isolation stables are also proposed in an adjoining field. The applicant is proposing to run a stud enterprise

(ii) Stationing of mobile home for temporary period of 3 years in connection with equestrian use of the land and proposed stud enterprise.

A business plan with financial information has been submitted with the application.

APPRAISAL: main issues are:

A. Principle of stud enterprise and stables
Policies C2 of Berkshire Structure Plan; LTV2 & LR10 of LALP; WCC1 & WCC4 of Wokingham District Local Plan

Principle of equestrian use in the countryside is normally acceptable subject to no adverse impact on visual amenity, character of area, highway safety etc.

B. Whether there is sufficient justification for stationing of mobile home

Policies C2 of Berkshire Structure Plan; LTV2, LC15 and LC17 of LALP; WCC1, WCC4 and WCC6 of Wokingham District Local Plan

Site is located in within outside the settlement boundary within a rural area, as defined by both LALP and WDLP, where there is a general presumption against development. The mobile home is considered to be tandamount to a new dwelling in the countryside where there would need to be sufficient justification for such accommodation albeit the application is currently for a temporary consent.

The proposed dwelling would be in connection with equestrian use of the land and the applicant is proposing to set up a stud enterprise. The applicant has argued that there is a functional need for supervision during day and night. The previous application was for a livery use which is considered to be different to the proposed stud enterprise in that it focuses on breeding and therefore there would be a higher incidence of mares foaling on-site and mares tend to foal at night. The applicant anticipates having a maximum of 6 mares of her own in addition to providing a livery service for other foaling mares ie. 6 foaling mares a month from February to August.

In addition on average there would be 1-2 mares per day being covered by the stud from May to September and 75% of these mares would require stay a 3 weeks after being covered to ensure pregnancy (25% would require full livery and 75% grass livery).

Whilst the retention of the mobile home would be for only a temporary 3 year period so that the success of the business can be reassessed it is considered that there is not necessarily a functional need for 24 hour supervision.

A independent consultant employed by the LPA has assessed the application and commented (para. 4.05) that it is generally accepted that a level of about 20 stabled horses there is normally a need for close supervision of the stable site on animal welfare grounds and security grounds. The set up at Magpies Farm will not reach this threshold. The figures presented in the budgets suggest that there will be in the order of 6 mares foaling per month (para. 4.06). Furthermore the proposed operation is also seasonal and therefore the need for permanent on-site accommodation falls. The consultant also doubts as to the applicants ability or intention to develop the proposed enterprise and does not accept that the budgets are clear evidence that the enterprise is soundly based. The applicant has also been requested to provide evidence of the holding making any profit in recent years as the mobile home has been stationed at the site for a number of years.

In view of the above it is considered that the application for the mobile home should be refused on grounds of insufficient justification for the need for such a unit.

B. Impact on character and visual amenity of area

LBE1/2 of Loddon Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

The proposal for the equestrian use/stud enterprise (F/2000/0570) includes the demolition of the chicken shed and erection of two stable blocks, containing 5 and 7 stables respectively, use of the remaining chicken shed as a hay barn and the existing portakabin as a tack room. Two additional stables to be used as isolation stables would be built in the adjoining field, close to the hay barn. In total there would be 15 stables plus 2 isolation stables. With the exception of the isolation stables the buildings would be contained within the existing yard area. The design of the stables is acceptable. In view of this it is not considered that the proposal would adversely affect the visual amenity or rural character of the area.

C. Impact on amenities of neighbouring occupiers

LBE1/2 of Loddon Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan

Due to location and relationship it is considered that the proposals for the stables would not adversely affect the amenities of neighbouring occupiers.

D. Highway issues

LR10 of LALP, WOS3 of Wokingham District Local Plan

The Highway Authority raises no objection to the mobile home application.

With regard to the stud enterprise the applicant has submitted traffic generation figures. In addition to the applicant a part-time groom would be employed February to September. Traffic generation figures submitted indicate 14 movements per day when averaged throughout the year. However during the breeding season (March - September) this increases to 17 per day.

The Highway Authority would be concerned that the proposed erection of stables associated with the stud enterprise could result in a similar level of traffic generation if the site was to be used for livery. The Inspector at the previous appeal 97/66710/F shared the Authority's concern that the lanes leading to the site and junction at Islandstone Lane/A321 were substandard to accommodate any additional traffic over and above that generated by the site under its present permitted uses. At the time of the appeal the Inspector estimated that the full implementation of the extant permission 42259 for the poultry business would not exceed 30 per day.

On the basis of the information submitted it appears that the stud enterprise would result in less traffic then that generated by the site under permitted uses although it would include horse boxes and trailers. A condition would be necessary that the stables are used in connection with equestrian use of the site and not for part or DIY livery.

RECOMMENDATION: Approval: ☐ Refusal: ☐
VP/1999/0211

RECOMMENDATION: Approval: ☑ Refusal: ☐
F/2000/0570

Application Number F/2000/0570
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

F/2000/0570

Conditions:
1. C001/R001

2. The stables hereby permitted shall not be used for any other use, other than the stabling of horses in connection with the equestrian use of the site, and livery shall be ancillary to the this use and no independent livery or part/DIY livery shall be carried out.

Reason: In the interests of highway safety.

3. C013/R013 External Materials to be agreed

4. No development shall be commenced until the vehicular access has been constructed in accordance with details to be submitted to and approved in writing by the LPA. This shall be carried as approved.

Reason: R132

5. The development shall not be brought into use until car parking/lorry turning facilities have been provided in accordance with details to be submitted to and approved in writing by the LPA. This shall be maintained as approved.

Reason: R122

6. C129/R129 Construction Vehicles

7. C130/R130 No Mud during construction

8. C030/R030 No external lighting unless agreed

9. C150/R150 Landscaping details

10. C151/R151 Implementation of landscaping

11.			Env. Agency conditions x2 PTO.

Informatives:
1. N16 LTV2, LR10, LC15, LC17 of LALP
WCC1, WCC4, WCC6 of WOLP
C2 of BSP.

2. Env. Agency

11. **CONDITION**: During construction no solid matter shall be stored within 10 metres of the banks of the Islandstone Pond Ditch and thereafter no storage of materials shall be permitted in this area.
REASON: To prevent solid materials from entering the watercourse and causing pollution.

12. **CONDITION**: A Buffer Zone 8 metres wide alongside the Islandstone Pond Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

2. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Islandstone Pond Ditch main river.

3. 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 Andrea Szabados on 01276 45 4373 for details.*

4. Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

RECORD OF SITE VISIT

SITE ADDRESS: Magpies Nelsons Lane Hurst Reading.

APPLICATION NUMBER: F/2000/0570

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 8.3.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Predominantly rural in character. Sporadic development of dwellings otherwise farm buildings and open countryside

3. DESCRIPTION OF SITE/BUILDING

Mobile home/LPG tank, stable block and 2 chicken sheds and paddock.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES some along field boundaries

ACCESS/PARKING refer to plan. Nelsons Lane/Ishamstone Lane single track

LEVELS

BOUNDARY TREATMENT Variable

OTHERS

PLANNING SERVICES | HPT
POL | TS
DC
APP
CS OBS BCP
COPIES TO: | ACK: | FILE:

Stebbings
Broadcommon Road
Hurst
Berks. RG10 0RE

Mr. Chris Wood
Head of Planning & Transportation
PO Box 157
Planning Department
Shute End
Wokingham RG40 1WR

29th February 2000

Application No. F/2000/0570
Magpies, Nelsons Lane, Hurst
Proposed erection of stables in connection with stud enterprise

Dear Mr. Wood,

You will be aware that this is at least the 6th planning application, which has been submitted by the owners of this property.

To my knowledge **all** the previous ones have either been refused by Wokingham District Council or dismissed on appeal.

The previous applications were:

42259	February 1994	Retention of 2 skips
43035	July 1994	Turkey Farm
43982	February 1995	Retention of LPG tank & mobile home
66710	December 1997	Livery
1999/0211	January 2000	Retention of LPG tank & mobile home

The applications to construct the two "businesses" have both been turned down.

I believe that the applicants are due to vacate the property as a result of losing their latest appeal in March 1999.

I therefore assume that this application will also be refused.

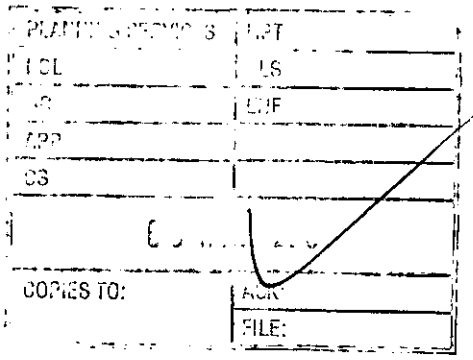
I object strongly to this application.

Yours sincerely,

Gerald R.L. Penney

Cc: Councilor Annette Drake

Tel: 0118 932 1231 Email: GRLPenney@aol.com



DDS

Abbot Lodge
Nelson's Lane
Hurst
RG10 ORR

2nd March 00

Your Ref: Mrs B. Polnic/F/2000/0570

Mr Chris Wood
Head of Planning & Transportation
P.O. Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Wood,

Application Number: F/2000/0570
Site Address: Magpies
Nelson's Lane
Hurst

Having recently viewed the plans for the above I am writing to declare my support for this attractive development.

Yours sincerely

Geoffrey Gambold

Geoffrey Gambold

Reading Agricultural Consultants



Races Farm, Aston Street, Aston Tirrold, Didcot, Oxon. OX11 9DJ Tel. (01235) 851515 Fax. (01235) 851511

e-mail rac@racesfarm.demon.co.uk Also at Farnham, Surrey Tel (01252) 726897 & Little Haseley, Oxon. Tel (01844) 279343

web http://www.racesfarm.demon.co.uk

With Compliments

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Reading Agricultural Consultants

PLAN	APP 46984
POL	
DC BPC?	
APP	
CS	
22 AUG 2001	
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	FILE:

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web http://www.racesfarm.demon.co.uk

Michael Cox Associates
177 Cuckfield Road
Hurstpierpoint
West Sussex
BN6 9RT

Our Ref: 2536MC-1

Your Ref:

20 August 2001

Dear Mr Cox,

Your Client: Mrs S Dunn, Magpies Farm, Hurst

I write further to my two previous telephone calls regarding your client Mrs S Dunn, to which I have yet to have any response.

You will be aware that Wokingham District Council has requested me to undertake an independent appraisal of your client's planning application, and that I wish to make a site visit to interview Mrs Dunn. If I am unable to attend the site and met and discuss the application with your client, I will have to prepare a report as best I can from over-the-hedge views, and my background understanding of your client's enterprise. It would clearly be preferable if I could meet Mrs Dunn.

Please contact me by return to arrange a convenient date.

Yours sincerely

Peter J Williams

cc. Wokingham District Council

Directors: C. J. Duncan, BScAgric. NDA. MIAgrM; P. W Danks, BSc(Hons), PGCE, AIEMA; S. J. Fordham, BSc, Dip Agric Sci (SoilSci).
Associates: T R. Worthington, BScHonsAgricSci, MIBiol; R. A. Davison BSc(Hons), MSc, MISoilSci; A. H. Elliott, BA(Hons), MSc; A I Field, BA(Hons), MSc; A. W. Hales, BSc(Hort.) Dip. Hort.; A. J. Holdsworth, BSc(Hons) MSc, MCIWEM, AIEMA, Grad MIWM; A. R. Staniforth, BSc, AICTA, P. J. Williams, BSc(Hons)Agric, OND

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web http://www.racesfarm.demon.co.uk

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

Our Ref: 2536bp-3

Your Ref: BP/TP/1999/0211
F/2000/0570

23 August 2001

For the attention of Mrs Polnick

Dear Mrs Polnick

RE: PROPOSED STUD ENTERPRISE AND MOBILE HOME AT MAGPIES, NELSONS LANE, HURST

I write further to my letter of 16th August regarding the above.

I enclose a copy of the reply to my letter to the applicant's agent for your information. Clearly, I will have to reconsider my approach, but would suggest that a walk down public footpaths and roads may provide some of the answers for my report. I will then liaise with Michael Cox for issues of clarification.

As far as timetables are concerned, I suspect that I will not be able to submit to you until the middle of September, and trust that this will be acceptable.

Yours sincerely

Peter J Williams

Directors: C. J. Duncan, BScAgric. NDA. MIAgrM; P. W Danks, BSc(Hons), PGCE, AIEMA; S. J. Fordham, BSc, Dip Agric Sci (SoilSci).
Associates: T R. Worthington, BScHonsAgricSci, MIBiol; R. A. Davison BSc(Hons), MSc, MISoilSci; A. H. Elliott, BA(Hons), MSc; A I Field, BA(Hons), MSc; A. W. Hales, BSc(Hort.) Dip. Hort.; A. J. Holdsworth, BSc(Hons) MSc, MCIWEM, AIEMA, Grad MIWM; A. R. Staniforth, BSc, AICTA, P. J. Williams, BSc(Hons)Agric, OND.

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MICHAEL COX ASSOCIATES

Chartered Town Planners and
Development Consultants

177 CUCKFIELD ROAD
HURSTPIERPOINT
WEST SUSSEX BN6 9RT

Tel: 01273 834521
Fax: 01273 831055
e-mail: micox@ ukonline.co.uk

Peter J. Williams, Esq.
Reading Agricultural Consultants,
Races Farm,
Aston Street,
Aston Tirrold,
Didcot,
Oxon OX11 9DJ

22nd August 2001

Dear Mr. Williams,

Re: Mrs. S. Dunn, Magpies Farm, Hurst

Thank you for your letter dated 20th August, the contents of which I have noted.

Whilst I appreciate that you have been requested to undertake an independent appraisal of Mrs. Dunn's planning application by Wokingham District Council, the said application was submitted to the Council in March 2000 and a site inspection was carried out in April 2000. Since that time Mrs. Dunn has heard nothing further and consequently it would appear that time is not of the essence.

Unfortunately Mrs. Dunn does not enjoy good health at the present time and, having discussed the matter with her, she feels that an interview with you would be too taxing. As for myself I am committed to public inquiries until mid October and would therefore be unable to meet you on site to discuss Mrs. Dunn's application within the timescale that you would wish.

In the circumstances I am afraid that there is no alternative other than you preparing your appraisal based upon the details submitted with the application. I am sorry that I am unable to accommodate you in this matter.

Yours sincerely,

Michael Cox

MICHAEL COX

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Tom Callaghan, Highways

My Ref: F/2000/0570

To: Basia Polnik, Planning

Your Ref: F/2000/0570

Date: 19th February 2001

PLANNING APPLICATION F/2000/0570
PROPOSED ERECTION OF STABLES IN CONNECTION WITH STUD ENTERPRISE.
MAGPIES, NELSONS LANE, HURST.

As you know, the highway authority is concerned that the proposed erection of stables and commercial activity associated with a stud enterprise could result in a similar level of traffic generated by the site if it were to used as livery. The inspector who considered the previous appeal in 1999 shared the authorities concerns that the lanes leading to the site and the junction Islandstone lane/A321 were substandard to accommodate any additional traffic over and above that generated by the site under its present permitted uses.

It would appear from the supporting statement that the applicant would own 7 horses (1 stallion/6 mares) and that in addition there would also be 1 visiting mare per day which would normally then stay for a period of three weeks to ensure they are pregnant. The statement does not provide information on the number of visiting mares that will be 1542 stabled at the site at any one time and whether they would be stabled on the basis of full livery or DIY. This is important as it could affect the overall trip rates.

On the basis of the information submitted it does appear that the stud enterprise would result in less traffic than that generated by the site under its existing permitted uses. However, I am concerned that there is little or no other comparative data available to check whether the assessment carried out by the applicant is robust. It would be useful if this information could be validated by an outside equestrian body/organisation.

I can confirm that subject to the above outstanding issues being satisfied, and that the proposal can be suitably conditioned so that it is operated and managed in the manner set out in the supporting statement, the highway authority recommends the following conditional approval :-

1. No development shall commence until the vehicular access has been constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

2. The development shall not be brought into use until the car parking/lorry parking and turning facilities have been provided in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

3. C129 Construction Vehicles

4. C130 Mud on Road

Tom Callaghan.

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 18 February 2000

Application Number: F/2000/0570

Proposal: Proposed erection of stables in connection with stud enterprise..

Site Address:
Magpies , Nelsons Lane, Hurst, Reading.

Applicant:
Mrs Dunn C/O Michael Cox Associates.

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).

THERE APPEARS TO BE VERY LITTLE DIFFERENCE BETWEEN THIS APPLICATION AND THE PREVIOUS APPLICATION 97/66710/F WHICH WAS DISMISSED AT APPEAL PARTLY ON HIGHWAY GROUNDS. CAN THE APPLICANT PLEASE PROVIDE ANY FURTHER SUPPORTING INFORMATION SETTING OUT IN DETAIL THE PROPOSED ACTIVITIES ON THE SITE AND THE LIKELY LEVEL OF TRAFFIC ASSOCIATED WITH IT.

Signed: TC 7/3/00 **Print name:** _____

Supporting evidence copied to Highway Authority
Awaiting further comments pp.

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
15 MAR 2000	
COPIES TO:	ACK:
	FILE:

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Barna Polak

DATE: 13th March 2000

Location: Plot Magpies, Nelsons Lane, Hurst.

Proposal: Proposed erection of stables in connection with stud enterprise.

Application Number: F/2000/0570

In response to your consultation dated 18 February 2000 for the above application, the landscape comment is as follows:

It is not possible to judge the application. The only site layout plan with the submitted documents is the 1:2500 O S copy and there is nothing to show the location of the proposed buildings on the site or any existing vegetation. A proper site layout drawing is required.

Patricia Green.

Patricia Green
Landscape Consultant

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

HOT
TLS
EHF

From: Joanne Ellis, Environmental Health

My Ref: JPE/aky

To: Mrs B Polnik, Planning

Your Ref:

Date: 23 February, 2000

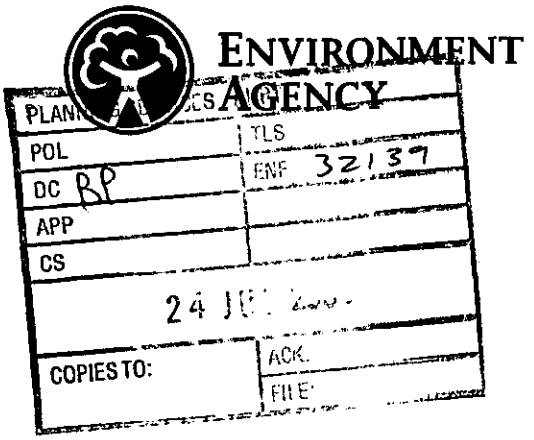
PROPOSED ERECTION OF STABLES IN CONNECTION WITH STUD ENTERPRISE
LOCATION: MAGPIES, NELSONS LANE, HURST

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis

Our ref: SP\2000\001366\001
Your ref: F/2000/0570

Date: 20th July 2000



District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
Po Box 157
Wokingham
Berkshire
RG11 1BN

For the attention of: Mrs B Polnik

Dear Madam

ERECTION OF STABLES - MAGPIES. NELSONS LANE, HURST, READING

Thank you for your letter dated 18 February 2000 which was received on 23 February 2000. I apologise for the late reply. You are asked to quote the following reference in any correspondence: **SU87SW/11/8**. The Environment Agency has the following comments:

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: During construction no solid matter shall be stored within 10 metres of the banks of the Islandstone Pond Ditch and thereafter no storage of materials shall be permitted in this area.
REASON: To prevent solid materials from entering the watercourse and causing pollution.

CONDITION: A Buffer Zone 8 metres wide alongside the Islandstone Pond Ditch shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Islandstone Pond Ditch main river.

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 Andrea Szabados on 01276 45 4373 for details.*

Culverting of a watercourse requires the prior written approval of the Local Authority under 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 Environment Agency seeks to avoid culverting, and its consent for such works will normally be withheld. *Contact Amanda Reed on 01276 45 4331 for further details.*

ADVICE TO PLANNING AUTHORITY

Conservation: Contact Liz Baldwin on 01276 45 4430

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to 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 watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Development Control: Contact Amanda Reed on 01276 45 4331

The northern part of the site is within an area which is recorded on early maps provided by the Ministry of Agriculture, Fisheries and Food, as being liable to flood. Unfortunately, I have no further information, although some flood risk appears to exist on the site unless ground levels have been raised.

Enquiries should be made of local sources to ascertain any flooding information they may be able to provide. If some evidence is produced in this way, you may wish to contact me again so that I can advise accordingly.

Cont/d..

ADVICE TO APPLICANT

Environment Protection: Contact Dave Bond on 01276 45 4396

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

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.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Michael Cox Associates, 177 Cuckfield Road, Hurstpier Point, W Sussex BN6 9RT

Received by Wokingham District Council

Application No: F/2000/0570

Proposal:
Proposed erection of stables in connection with stud enterprise.

Location:
Magpies , Nelsons Lane, Hurst, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

***Comments should be sent in writing* QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 13/03/2000. Written comments submitted will become available for public inspection.**

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL (*) PRE-APP ATTACHED (*)

Start date: ~~12 DEC 1999~~ VALID 15 FEB 2000	Map No. 49 Site 6.5
Officer: BP | Application No. F/2000/0570	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☑ **Invalid** ☐ **PD**

15.FEB.2000* 0570

Description:

(F.) PROPOSED ERECTION OF STABLES TO IN CONNECTION WITH STUD ~~ENTERPRISE~~

Location: MAGPIES FARM NELSONS LANE

Parish: HURST Ward: Hurst: 18-2-2000

Applicant: MRS DUNN

Fee Received 570-00 (2) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned		15 FEB 2000	
4	Correct S 66 certificate			
5	Elevation plans	Elevations of all stable blocks	phoned 5/1/00	phoned 8/2 ?
6	Floor plans		to follow	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 18-2-2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: ✓ .....
Trees	NK: .....
Conservation Officer	NK: ✓ .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (*only if called in by SOS*)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: ✓ .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

..... (Rural Area) .....

.....

..... Pre-app attached. .....

NEIGHBOURS:

..... Hurst Village Society c/o Mr I Richardson .....
..... Hinton Farmhouse .....
..... Hinton Road ✓ .....
..... Hurst .....
..... The Old Cottage, Nelsons Lane, Hurst .....
..... Grange Farm, Islandstone Lane, Hurst .....
..... 2 Nelsons Lane, Off Islandstone Lane, Hurst .....
..... Stebbings, Broadcommon Road, Hurst .....
..... Abbot Lodge, Nelsons Lane, Hurst .....
Golden Jubilee, British Equestrian Centre, Stoneleigh Park, Kenilworth, Warwickshire, CV8 2LR

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15 FEB 2000 0570

1.	APPLICANT'S NAME	MRS S. DUNN
	ADDRESS	MAGPIES FARM, NELSON'S LANE, HURST, NR READING, BERKS
	POST CODE	RG10 0RR PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL COX ASSOCIATES
	ADDRESS	177 CUCKFIELD ROAD, HURSTPIERPOINT WEST SUSSEX
	POST CODE	BN6 9RT PHONE 01273 834521
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	MAGPIES FARM, NELSON'S LANE HURST, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		STABLES IN CONNECTION WITH STUD FARM
5. Give the area in hectares or part of a hectare	AREA OF SITE	6.5ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLAN 1:2500 LAYOUT PLAN 1:100

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 ?

N/A

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.

REDUNDANT POULTRY SHEDS LAND & EXISTING STABLES USED FOR STUD PURPOSES

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.

ROOF - MINERALISED FELT
WALLS - STAINED TIMBER

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 HEDGES, POST & WIRE & POST & RAIL FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LAND DRAINS TO DITCH SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ACCESS TO NELSON'S LANE
WIDENING OF ACCESS &
RE-ALIGNMENT TO GA. MINIMAL

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

NO

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

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

£570

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 Michael Cox. ON BEHALF OF MRS S DUNN DATE 10, Dec. 1999

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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify STUD FARM	233 m^2	130·5 m^2	208·25 m^2	
OTHER	Please Specify				
	TOTAL	233 m^2	130·5 m^2	208·25 m^2	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	TO L.A. STANDARDS	
Proposed		

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.
— STUD FARM

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
— MRS S DUNN
MAGPIES FARM, NELSON'S LANE
HURST, BERKS

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
1		1 P/T	2

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".

1789/a

SECTION 66 CERTIFICATE

Application No.

15.FEB.2000* 0570

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

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

CERTIFICATE A

I certify that:

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

.....

(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).

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

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

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

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

on (d) .....

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed ..... Michael COX .....

On behalf of ..... MRS. S. DUNN .....

Date ..... 10. Dec. 1999 .....

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

HURST GRANGE FARM – MAGPIES
1/ ADDRESS LAND BETWEEN NELSONS LANE & ISLANDSTONE LANE (EX PART BUCKLANDS FARM) PARISH HURST E

PLOT No. ORD. SHEET No.

BUILDER FORMERLY THE MAGPIES

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28786	MRS. BUCKLAND	O/L. DWELLING	6.11.87	Re
36871	MRS. QUINN	POULTRY HOUSE / CONV. & ERT. OF ST. ANIMAL SHELTER AS TURKEY REARING HOUSE & MOBILE HOME	26.6.91	CIA MOBILE HOM TP 30.6.9
40922	" N/P.			
42259	" "	RETENTION OF 2 POULTRY HOUSES (MOD. 36871) STABLE BLOCK & GAS TANK	15.4.94	CIA "
43035	MR & MRS "	RETENTION MOBILE HOME GAS TANK	6.10.94	RA
43982 APPEAL	"	"	10.8.95	RAL

DATE OF DECISION

MINISTRY DECISION

SPECIAL ORDERS APPEALS AGAINST ENF. DISMISSED (MOBILE HOME, GAS TANK, SKIP) – 10.3

DRAINAGE

091074

1933 HURST GRANGE FARM – MAGPIES
2/ LAND BETWEEN NELSONS LANE & ISLANDSTONE LANE (EX PART BUCKLANDS FRM)
ADDRESS PARISH HURST E

PLOT No. ORD. SHEET No.

BUILDER FORMERLY THE MAGPIES

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66710/F	MR. MRS QUINN	RETR. OF BLDGS. FOR AG. USE – RETAIN EXISTING RETAIN M.HOME & GAS TANK	3.4.98	Re

MINISTRY DECISION 97/66710 – APPEAL DISMISSED – 4/3/99

SPECIAL ORDERS

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

15.FEB.2000* 0570

1.	APPLICANT'S NAME	MRS S. DUNN
	ADDRESS	MAGPIES FARM, NELSON'S LANE, HURST, NR READING, BERKS
	POST CODE	RG10 0RR PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	MICHAEL COX ASSOCIATES
	ADDRESS	177 CUCKFIELD ROAD, HURSTPIERPOINT, WEST SUSSEX
	POST CODE	BN6 9RT PHONE 01273 834521
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	MAGPIES FARM, NELSON'S LANE HURST, BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		STABLES IN CONNECTION WITH STUD FARM
5. Give the area in hectares or part of a hectare	AREA OF SITE	6.5ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	SITE PLAN 1:2500 LAYOUT PLAN 1:100

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 ? N/A

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.

REDUNDANT POULTRY SHEDS LAND & EXISTING STABLES USED FOR STUD PURPOSES

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.

ROOF - MINERALISED FELT
WALLS - STAINED TIMBER

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 HEDGES, POST & WIRE & POST & RAIL FENCES

16. HOW WILL SURFACE WATER BE DISPOSED OF?

LAND DRAINS TO DITCH SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

ACCESS TO NELSON'S LANE
WIDENING OF ACCESS & RE-ALIGNMENT TO LA APPROVAL

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

NO

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£570

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 Michael Cox. ON BEHALF OF MRS S DUNN DATE 10. Dec. 1999

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".

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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				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify STUD FARM	233 m^2	130·5 m^2	208·25 m^2	
OTHER	Please Specify				
	TOTAL	233 m^2	130·5 m^2	208·25 m^2	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	TO LA. STANDARDS	
Proposed		

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.

STUD FARM

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

MRS S DUNN
MAGPIES FARM, NELSON'S LANE
HURST, BERKS

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
1		1 P/T	2

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.

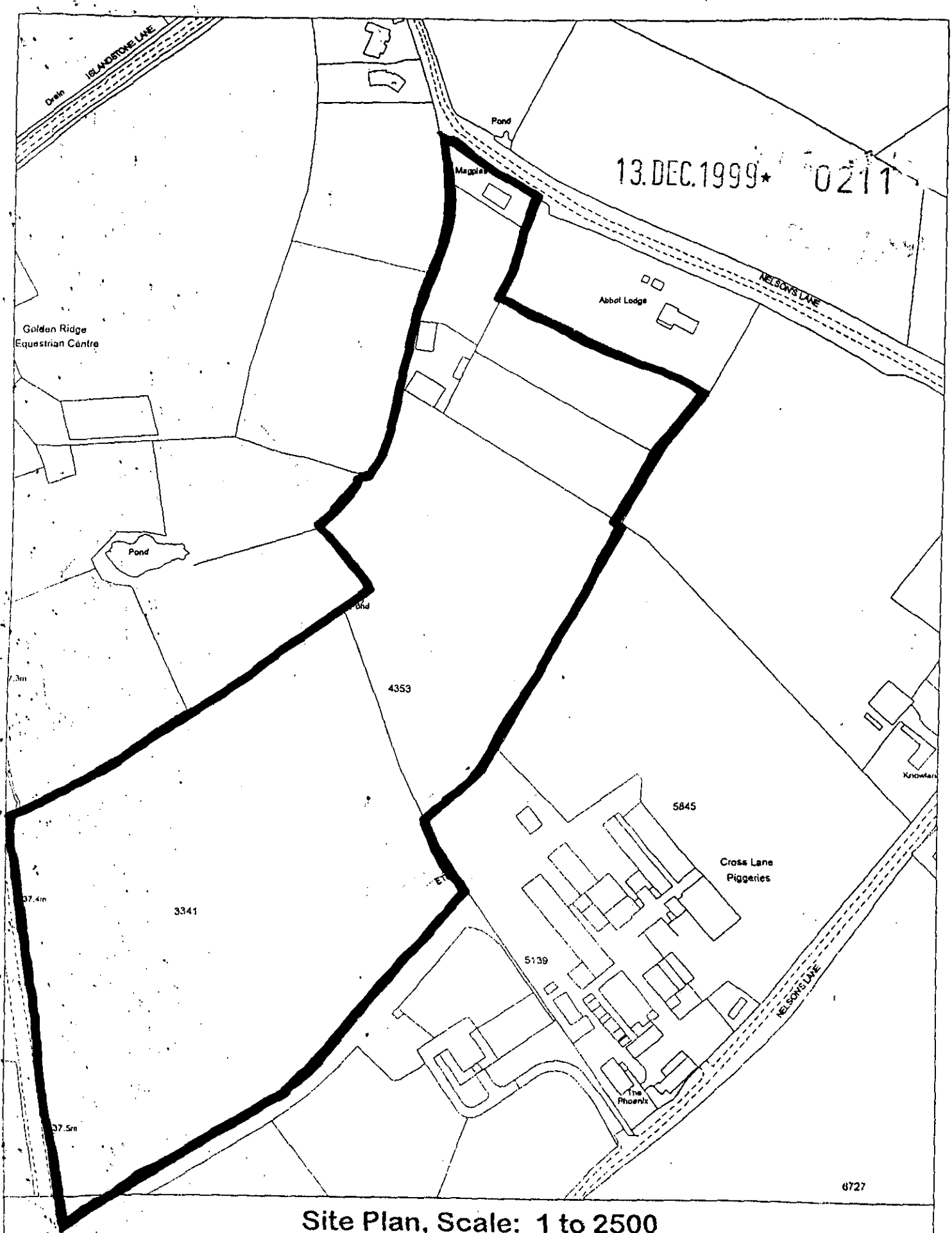
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



Site Plan, Scale: 1 to 2500

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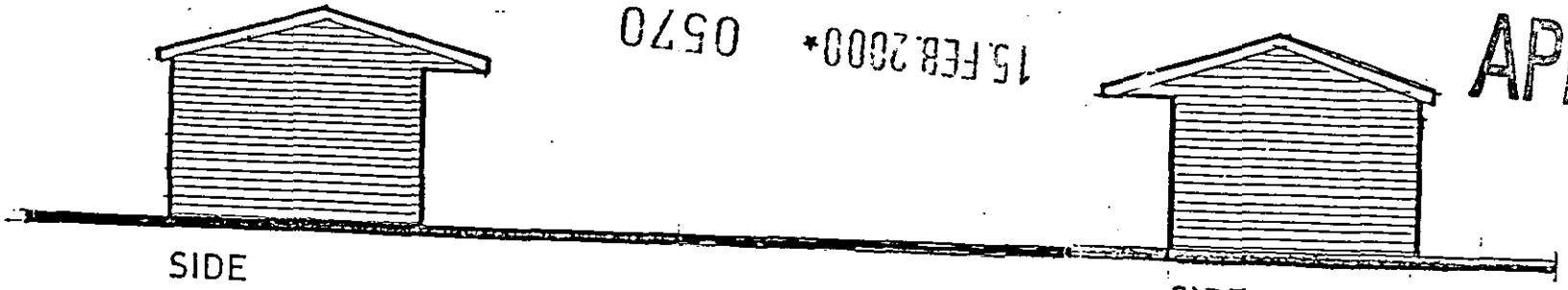
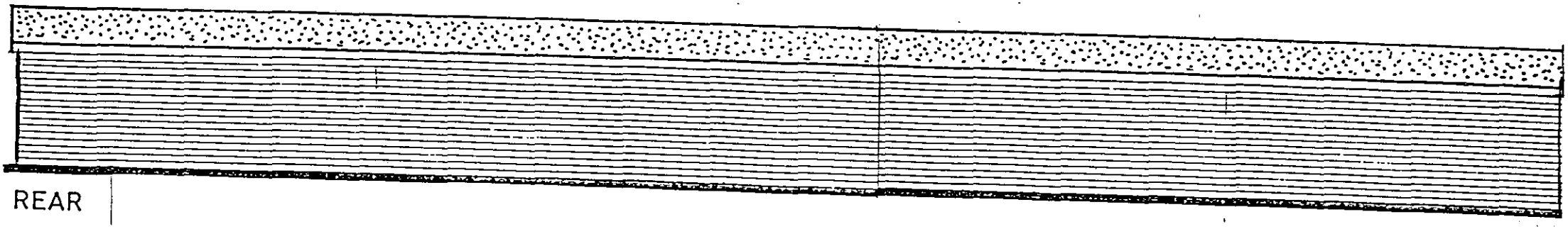
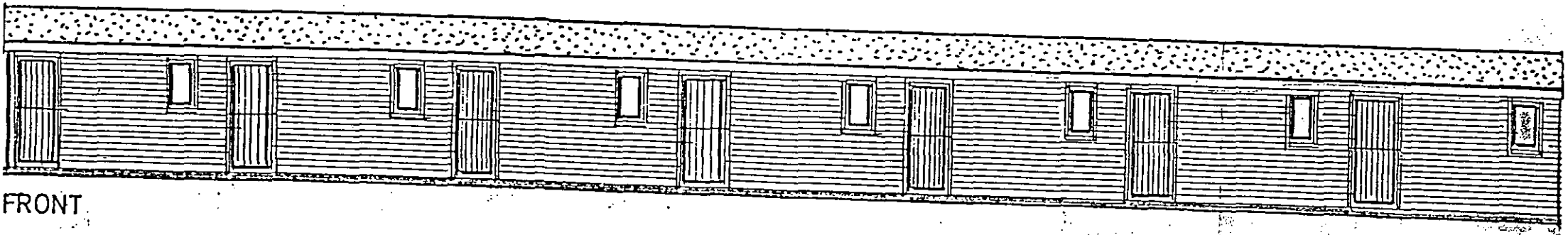


SIDE

SIDE

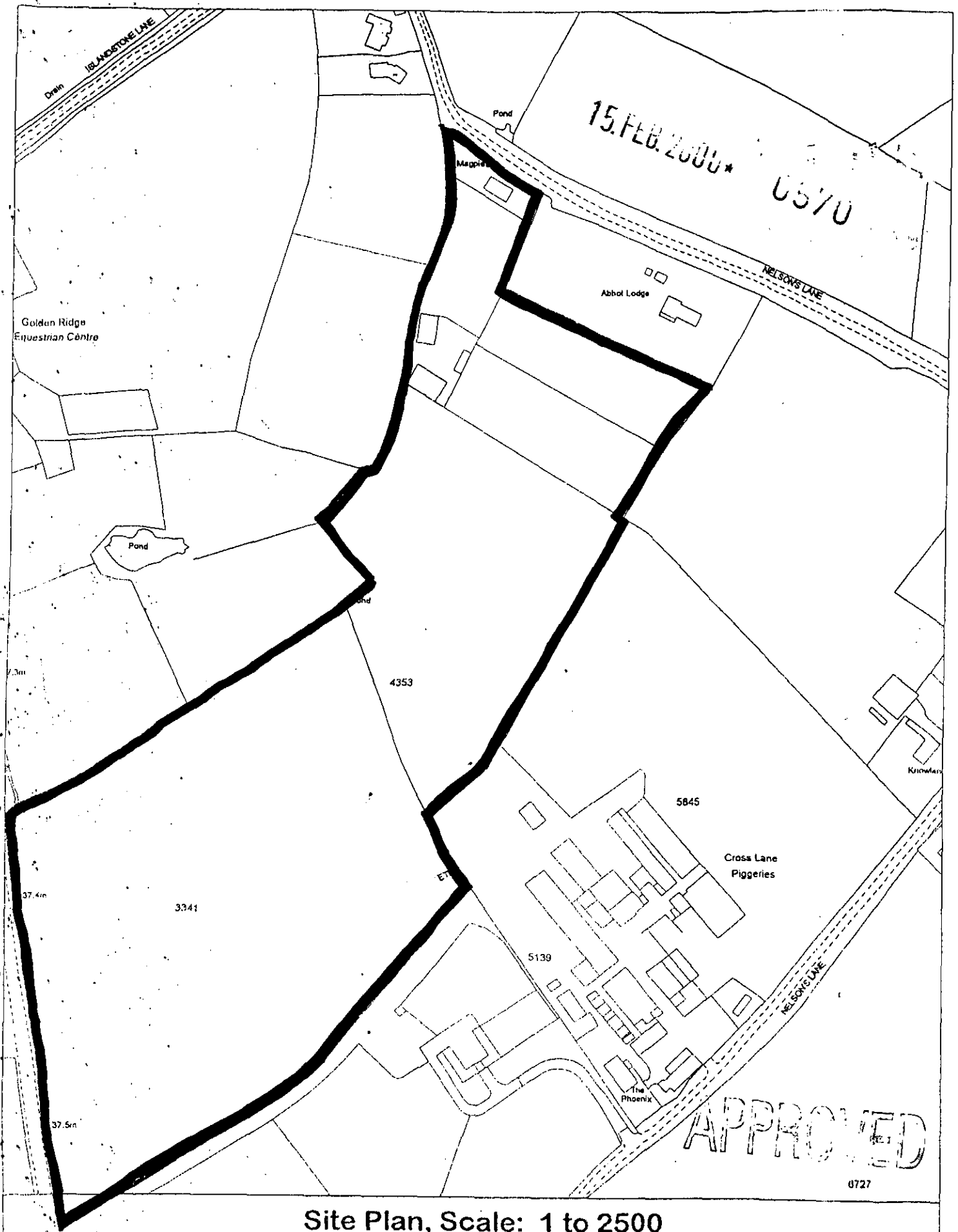


REAR



FRONT

SCALE 1:100



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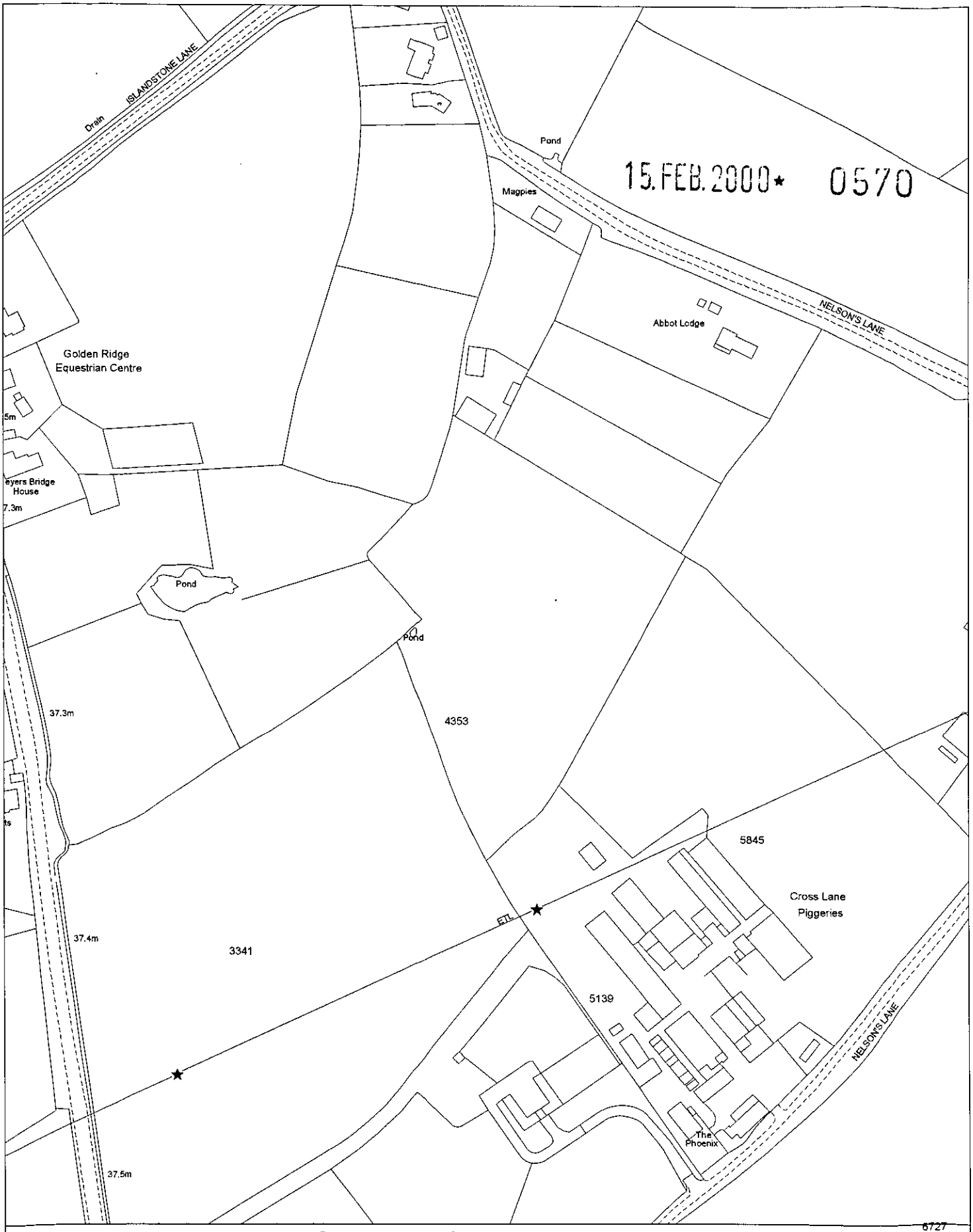

15.FEB.2000★ 0570

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Site Plan, Scale: 1 to 2500

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Date: 15 December 1999

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