APPLICATION NO:
F/2002/7973

LOCATION:
Youngs Farm Kentons Lane, Upper Culham Reading.

APPLICANT:
MR M Young

PROPOSAL:
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

EARLIEST DATE FOR DECISION: **09/06/2003**

APPLICATION WILL HAVE EXPIRED ON:
23/06/2003

CASE OFFICER: **Julie Williams**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr M Young
Youngs Farm
Kenton Lane
Upper Culham
Berks
RG10 8NX

Application Number: F/2002/7973

Parish: **WARGRAVE**

Location: **Youngs Farm, Kentons Lane, Upper Culham, Reading.**

Proposal: **Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.**

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 limited period for the use hereby permitted shall be until 1st August 2008; on or before the expiration of which period the use shall be discontinued, and the land/building(s) restored to its former condition on or before 1st August 2008 in accordance with a scheme of work, to be submitted to and approved in writing by the Local Planning Authority, within one month of the use ceasing.

3. The equestrian track hereby approved shall only be used for private recreation and no commercial use (including sporting events) shall take place on the site without the prior written approval of the Local Planning Authority.

4. The equestrian track hereby granted for private recreational use shall remain incidental to the agricultural use of the remainder of the holding at Youngs Farm.

Reasons

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

2. To allow the Local Planning Authority an opportunity to assess the effect of the use hereby permitted on the residential amenities of the surrounding areas.

3. The proposed recreational use is considered acceptable in the Green Belt and Countryside but any intensification in use for commercial activities would require additional consent.

4. As the proposal relates to a specific part of the holding and to clarify that the main use remains agricultural.

Informatives

1. 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 C4 and R2.

Loddon Area Local Plan Policy LTV2.

Green Belt Local Plan Policy 1.

Deposit Draft Wokingham District Local Plan Policies WCC1 and WGB1.

2. This permission relates to red line drawing and sketch of site plan, received by the Local Planning Authority on 28 April 2003. The red line drawing has been amended to clarify that the application site is only that area to be used for the equestrian track.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/07/2003

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.

Planning application appraisal report

Application: F/2002/7973

Description: Removal of top soil and replacement with sand to form an equestrian track. Retrospective

Location: Youngs Farm, Kentons Lane, Upper Culham

Recommendation: GRANT

Proposal: To remove part of the turf in a field to be replaced with sand to provide a training track for horses. 300m long by 5m wide in an oval shape around a retained central area of turf. Remainder of this part of holding to remain as agricultural use.

History:
31868 – consent for conversion of barn to resi. 26.10.88
42919 – replacement dwelling on site of barn Refused 20/10/94 – dismissed 27/01/97 (file not in system so not sure how relevant).
96/63781 – cou of agricultural buildings and land to residential – granted 18/6/96 (but not sure extent of land included in application)
F/2001/5293 – new gate piers etc – granted 4/3/02
F/2002/7845 – Extensions to house – granted 26/11/02

Consultation:
Objection from Wargrave Parish Council for inappropriate use of agricultural land – should this be a change of use to equestrian?
No objections from footpaths, landscape officers
Policy: advise a cautious approach given green belt and asli status of area. PPG7 Annexe F does not see equestrian uses as alien in countryside and seeks a positive approach to horse based development. Bric-a- brac needs to be controlled to avoid an urbanising effect.

Appraisal:
Main Issues: Is the proposal a suitable use for the location in that it will not harm its rural and open environment. Does the level of use constitute a change of use from agriculture? The site is not covered by the Loddon Valley Local Plan so only the modified LP applies.

The land in question is not readily visible apart from the adjacent footpath. There are no trees screening the site and the area generally has an open appearance. Consequently the replacement of some top soil with sand to make a riding track will not harm the appearance or character of the area in

terms of its function as Green Belt and ASLI. This is confirmed by internal consultees. However, the degree of use will need to be managed to ensure that the scale of the use remains for personal recreational use only. The applicant has confirmed that the area is only likely to be used between May and September, will be used for polo practice only and not hired out or used commercially.

Against the relevant Green Belt and Countryside policies set out in National, Structure and Local Plans it is considered that this minor application for personal recreational use can be supported. It complies with Green Belt Policy. Policy 1 of the Green Belt Local Plan allows development appropriate to a rural area and for appropriate kinds of recreation. The applicant has confirmed that polo has been played in this area and on this site since the 1920.s and by definition as it is a sport using horses and large fields one would expect to find in the countryside. Policy C4 of the Structure Plan carries a presumption against inappropriate development. Development must not compromise the fundamental aim of keeping land permanently open. It is accepted that the introduction of a riding track retains the openness of the Green Belt and that the facility is required for outdoor sport and recreation. The Wokingham District Local Plan (as proposed to be modified) Policy WGB1 carries the same considerations, which are met by this proposal. The adjacent footpath is not affected by this proposal so policy RE BSP is not breached.
However, to retain control over the level of impact conditions to make the consent temporary (5 years) and to limit the use to private recreation and to restrict the proliferation of additional structures should be used. A condition confirming that the riding track use is incidental to the main agricultural use of the remainder of the holding is appropriate.

Recommendation: GRANT
Conditions:
1. C001
2. C003 (1st August 2008)
3. The equestrian track hereby approved shall only be used for private recreation and no commercial use (including sporting events) shall take place on the site without the prior written approval of the Local Planning Authority. Reason: The proposed recreational use is considered acceptable in the Green Belt and Countryside but any intensification in use for commercial activities would require additional consent.
4. The equestrian track hereby granted for private recreational use shall remain incidental to the agricultural use of the remainder of the holding at Youngs Farm. Reason: As the proposal relates to a specific part of the holding and to clarify that the main use remains agricultural.

Informative 1 You are advised in compliance with the Town & Country Planning (General Development Procedure) Order 2000 that the following policies or proposals and development plan are relevant to the decision: Berkshire Structure Plan Policies: C4 RE2 Green Belt Local Plan Policy 1, Loddon Valley Local Plan policy LTV2, Deposit Draft Wokingham District Local Plan Policies WCC1 & WGB1.

Informative 2 This permission relates to red line drawing and sketch of site plan received by the Local Planning Authority on 28 April 2003. The red line drawing has been amended to clarify that the application site is only that area to be used for the equestrian track.

T.C. Watson 30/7/03

NB
Do not sign off until 20th as Public Advert does not run out 'till then JL.

WORK SHEET FOR : Julie Williams

Application Number : F/2002/7973

Applicant : MR M Young .

Location : Youngs Farm, Kentons Lane, Upper Culham, Reading.

Proposal : Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

Site Notice Displayed ? :	YES	NO	DATE
	~~✓~~	✓	26/5/03

Date of Neighbour Notifications : .....

Date of Site Visit : 20 May 2003

Date Registered : 28/04/2003

Earliest Date for Decision : 09/06/2003

Latest Consultation Date/Site Notice Expiry Date : 09/06/2003

This application <u>will have expired on</u>: <u>23/06/2003.</u> 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 :

Objection from WPC.

No obj from landscape, foot-paths.

Planning Issues :

Use appropriate in GB and ASLI

Level of use - agricultural / equestrian.

Application Number: F/2002/7973

Appraisal : See attached

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

Application Number F/2002/7973
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
	See attached sheets		
1	C001	R001	
2	C004		21 June 2008, 21 June 2008
			Change Reason by deleting all after "hereby permitted"

This **approval/refusal** is in respect of the Site Location Plan & Plan No's ~~Submitted 28th April 2008~~

received by the LPA on 28 April 2008

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: Not applicable
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: UCC1, WLL2, UGB1
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date: _____

RECORD OF SITE VISIT

SITE ADDRESS: Youngs Farm
Kentons Lane Upper Culham Reading.

APPLICATION NUMBER: F/2002/7973

OFFICER: Julie Williams

DATE OF SITE VISIT: 29/5/03

1 SITE/STATUTORY NOTICE DISPLAYED ? No

2. DESCRIPTION OF SURROUNDINGS

Fields - buildings adjacent to Lane

3. DESCRIPTION OF SITE/BUILDING

Open fields with 1m p/r fences

4. RELATIONSHIP TO ADJOINING PROPERTIES

—

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING —

LEVELS —

BOUNDARY TREATMENT —

OTHERS —

LOTTE & MARTIN YOUNG
YOUNGS FARM, UPPER CULHAM, BERKS, RG10 8NX ENGLAND
TEL: +44 1491 574640 FAX: +44 1491 577481

70158

PLANNING SERVICES DEPT	
PO:	L
DC JXW	ENF
APP	
CS	
17 JUN 2003	
COPIES TO	ACK
	FILE:

Wokingham Unitary
16th of June 2003

Dear Ms Williams,

Thank you for your letter dated 10th June 2003 and our telephone call of this morning.

As I explained my intention for the land at Youngs farm is purely to farm in the future especially if I can get additional land for use. I play polo in the Months of May till September but I keep my horses in another location other than Youngs farm.

Polo has been played in this area since 1928 but my ~~number~~ requirement for this purpose is very low at present and I would hope to add to my agricultural usage if I am able to in the coming years.

LOTTE & MARTIN YOUNG
YOUNGS FARM, UPPER CULHAM, BERKS, RG10 8NX ENGLAND
TEL: +44 1491 574640 FAX: +44 1491 577481

Continued

Bearing in mind the above I would like to keep my present application for a land track submitted.

If I feel in the future that a change of use for the land is pending I will of course make a formal application.

Yours Sincerely

Martin Young.

Memo

To: Julie Williams

From: Conrad Moore

Date: 29/05/03

Re: **Policy Comments upon F/2002/7973**

Proposed removal of top soil and replacement with sand to form equestrian track. Retrospective. Land at Youngs Farm, Kentons Lane, Upper Culham, Remenham.

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. I have assumed that Youngs Farm has equestrian use consent, but this should be checked with the planning history. If there is no such consent, Policy may wish to revise these comments. On my visit there were also polo goal posts and horse hitching rails in the paddocks.

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. 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. I do not envisage a conflict of policy provided that the concerns of equine clutter and appropriate land management set out in PPG 7 Paragraph F2 are conditioned against. If these concerns are not fully addressed they can have undesirable landscape character impacts, depending on the level of use and other equine bric-a–brac ie. 'horseyculture' impacts.

Amenity, 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. Surfaces and finishes will be important to consider to accord with Policies WCC1 and WLL2. Landscape section has 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. There are long views across this site from Crazies Hill and adjoining roads. These views should be taken into account.

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 other equine bric-a–brac ie. 'horseyculture' impacts.

Factors to consider in the Green Belt include intensity of use, noise, lighting, and equine bric-a-brac being permanent in nature, once the track use principle has been established. You will need to assess all these potential urbanising feature/use implications. I note that there are houses in relatively close proximity. The amenity issues are dealt with under Policies WOS3, WOS6 and WOS7. 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.

Other Policy Comment

Policy WR18 seeks the provision, retention and extension of Rights of Way. Footpath 22 is at the north end of the site. 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 22.

Conclusions

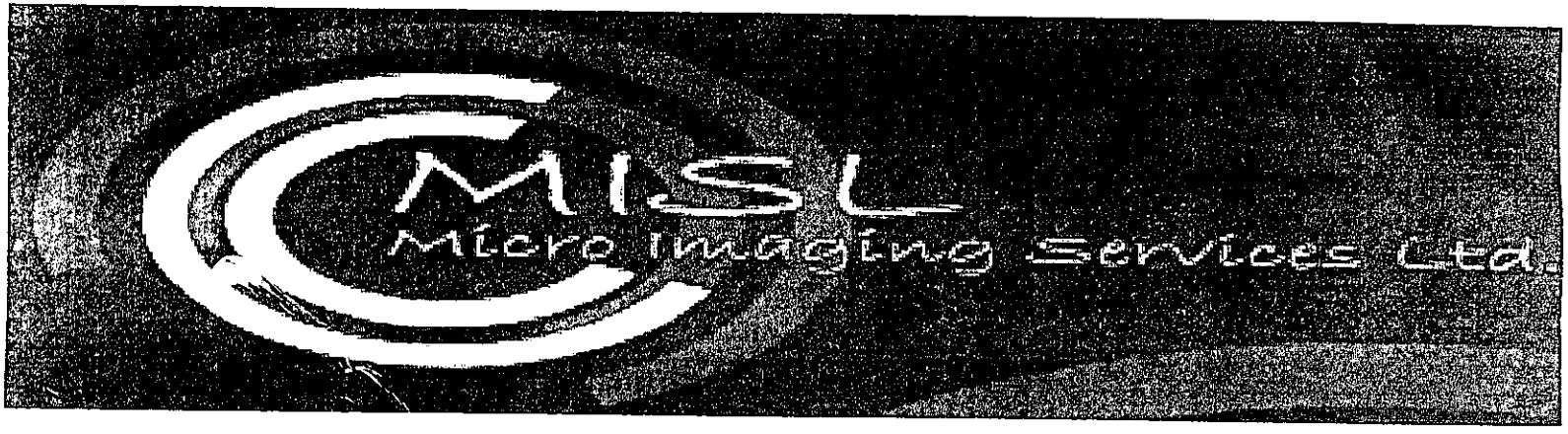
I believe that a cautious approach should be taken given the sensitivity of the area in the Green Belt and within an Area of Special Landscape Importance. Advice must be sought in detail on a number of aspects.

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 development can be supported subject to the resolution of the above matters.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933

Y

ADDRESS Youngs Farm Kenton Lane PARISH Wargrave

PLOT No. ORD. SHEET No. SU 7881 12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
106/71	CITY ACRE PROP. INVESTMENT TRUST	O/L	17.2.71	C/A
961/71	HATCHGATE FARMS	AGR. HOUSE	30.9.71	C/A
00385	CITY ACRE PROP. INV. TRUST	"	18.4.74	Ref
31400	LEASK-MUNRO LTD	CONV. & RESTORATION OF BARN TO RES	6.9.88	Ref
31868	MR. B. CLARK	BARN TO RES & ANCILLARY BUILDING	26.10.88	C/A
40540 N/P				
42919 APPEAL	MRS S. "	DWELLING ON SITE OF BARN	20.10.94	Ref
94/2427	"	AGR. DWELLING	23.5.95	APP
96/	"	AGR. BARN	26.4.96	C/A
96/63781/X	"	C/U/USE AGR. BUILDING TO RES. 2x S/S BLOCKS FOR STABLE & GARAGE.	18.6.96	C/A
	O/S → RES			

MINISTRY DECISION 42919 - APPEAL AGAINST ENF. NOTICE - DISMISSED / UPHOLD

SPECIAL ORDERS NOTICE AS VARIED - REFUSE TO GRANT PLANNING PERMISSION - 27.01.97

PD Enq - F. Garden curtilage - 22/2/00

1933

Y

ADDRESS Youngs farm, Kentons Lane PARISH Wargrave

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
2001/5293		Mr Young	Erect of new entr. piers & gates	4.3.02		C/A
2002/7845		"	S/S/S ext'n - rooms in loft space & 2 new chimneys	26.11.02		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

1933

Y

E

ADDRESS Youngs Farm Kenton Lane PARISH Wargrave

PLOT No. ORD. SHEET No. SU 7881 12

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
106/71	CITY ACRE PROP. INVESTMENT TRUST	O/L	17.2.71	C/A
961/71	HATCHGATE FARMS	DET. HOUSE	30.9.71	C/A
00385	CITY ACRE PROP. INV. TRUST	"	18.4.74	REF
31400	LEASEMOUNT LTD	CONV. & RESTORATION OF BARN TO RES	8.9.88	REF
31868	MR. B. CLARK	BARN TO RES & ANCILLARY BUILDING	26.10.88	C/A
40540 N/P				
42919 APPEAL	MRS S. "	DWELLING ON SITE OF BARN	20.10.94	REF
XP94/2427	"	DET. DWELLING	23.5.94	APP
A015	"	AGR. BARN	26.4.96	C/A
96/63781/X	"	C/O/USE AGR. BUILDING TO RES. 2 + S/ST BLOCK FOR STABLE + GARAGE.	18.6.96	C/A

MINISTRY DECISION 42919 - APPEAL AGAINST ENF. NOTICE - DISMISSED/UPHOLD

SPECIAL ORDERS NOTICE AS VARIED - REFUSE TO GRANT PLANNING PERMISSION - 27.01.97

PD Eng - F. Garden curtilage - 22/2/00

1933

Y

ADDRESS Youngs Farm, Kentons Lane PARISH Wargrave

PLOT No. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2001/5293		Mr Young	Erect of new entr. piers + gates	4.3.02		C/A
F/2002/7845		"	S/St/S Exts - Rooms in loft space & 2 new chimneys	26.11.02		C/A

MINISTRY DECISION:

SPECIAL ORDERS:

SALISBURY JONES PLANNING
PLANNING AND DEVELOPMENT
CONSULTANTS

FAX COVER SHEET

DATE: April 30, 1996 **TIME:** 17 22

TO:GARY RAYNER-WOKINGHAM DC

PHONE:
FAX:01734 778735

FROM:GEORGE VASDEKYS PHONE:0181 749-9001
FAX.0181 749 5090

RE. YOUNG'S FARM, KENTON'S LANE, UPPER CUL IAM

CC: BERNARD CLARK

Number of pages including cover sheet: 1

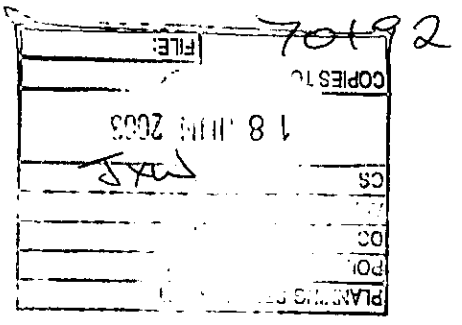
I am writing further to our recent telephone conversation concerning the description of the proposed development at the above site. I confirm that the description should also include reference to change of use of land from agricultural to residential use.

I trust you can now proceed to register the application and look forward to your formal aknowledgement shortly. I would also welcome, in due course, an indication of a likely Committee date.
Many th

George Vasdekys

Our Ref : SP/2003/007464-1/1
Your Ref : F/2002/7973

Date : 16 June 2003



District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir/Madam

REMOVAL OF TOPSOIL, REPLACEMENT WITH SAND TO FORM EQUESTRIAN TRACK
YOUNGS FARM, KENTONS LANE, UPPER CULHAM, READING

Thank you for your letter dated 16 May 2003 received on 20 May 2003.

The Environment Agency has no objection or comment to make in regard to this application.

If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

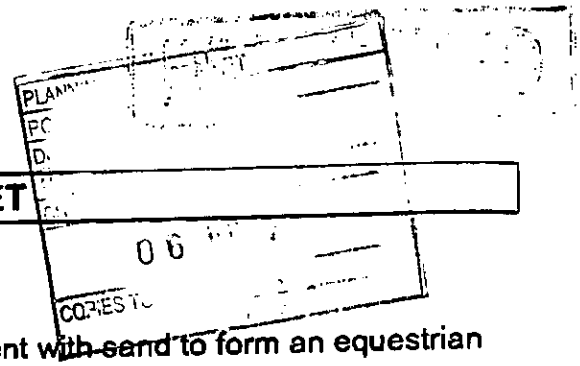
SARAH PAXMAN
Development Planning Officer

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

RB.

FROM: Julie Williams

DATE: 16 May 2003



WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/7973

Proposal: Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective..

Site Address: Youngs Farm, Kentons Lane, Upper Culham, Reading.

Applicant: MR M Young .

Your observations are required in respect of this application **by 09/06/2003** .

The Parish Council objects to the proposal as it represents an inappropriate use of agricultural land. The use of the land for equestrian activities suggests that a change of use for the land may need to be considered.

The Parish Council felt that the attached information relating to Young's Farm might be of use.

SIGNED: Melanie Quinn DATE: 6-6-03

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

AFO

Youngs Farm F/2002/7973 (retrospective)
Removal of topsoil to provide equestrian sand track.

History

- This house and buildings was formerly part of the Hatchgate Estate before it was sold off and split up.
- There has been more than one owner in recent years
- Since the sale outbuildings have been renovated and the house now on site was a rebuild of an old barn.
- Other planning permissions have allowed barns and garages.
- These developments were contained within an agreed curtilege as there was no defined line ot the outset of improvements. *(See previous applications for the barn and garage)*
- At least one of the buildings is built as 'agricultural' but the majority are domestic and free from any agricultural restriction.

Present situation

- The land in question is outside the curtilege of the domestic residence and is situated in the Green Belt.
- The present owner has a team of polo horses stabled on an adjacent farm which come to Youngs for exercise.
- The area of land with the house extends up to Culham Lane but now excludes the cricket pitch .
- As far as we are aware there has never been a request for a Change of Use of this land from agricultural to any other use.
- It must therefore be presumed still to be Agricultural land.
- Part of the area enclosed within the red line on the application plan is used as a mini polo field with goal posts and corner rails.
- The set up of the sand track and the adjacent 'stick and ball' polo area indicate a use other than agricultural land for grazing.
- Most of the grass is manicured for recreational use and not kept in a way that would be considered suitable for grazing cattle.

Comments

- Even if this land is used at times for the grazing of cattle, inspection of the site indicates that there is a substantial usage for recreational horse activities. (Over and above 28 days)
- *(The only horse use that is deemed agricultural is the rearing of horses for slaughter/ meat production.)*
- If the application for the retrospective engineering works for the construction of the sand track is approved, a Change of Use is indicated for its continued use for horses.
- It would appear because of the agricultural status of the land that Change of Use may be required for the whole area which is under equestrian use.
- We would refer to Planning Application 36471/F of July 1989 for a sand track less than a mile from this site, where an application was required. (Refused but passed on Appeal)

Tel: (0118) 974 6428 (Direct Line)
Fax: (0118) 974 6484
Email: Julie.Williams@wokingham.gov.uk
Date: 10 June 2003
My ref: F/2003/7973
Your ref:

Mr M Young
Youngs Farm
Upper Culham
Berks
RG10 8NX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6486
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr Young

RETROSPECTIVE FORMATION OF EQUESTRIAN TRACK.

I am writing to you to request further information about the use of your land.

The Council's policy team has requested clarification as to whether Youngs Farm is in agricultural, equestrian or domestic use. Wargrave Parish Council has pointed out that the use of the land is predominantly in recreational equestrian use and that, as far as they are aware consent has not been granted to change the use of the land from agricultural use.

Could you quantify for me the amount of time that the land under your control is used for recreational equestrian uses and how much of your holding is involved in this use. Unfortunately the planning history has not helped me answer these queries. I note that the house and outbuildings are not tied to agricultural use and I am hoping that you can clarify the status of the land.

Should it transpire that the land remains in agricultural use the correct procedure should be to apply for equestrian use as well. This could be done by withdrawing the current application and then resubmitting with it all.

You will probably want to talk to me about all of this so my normal office number is 0118 959 1231.

Yours sincerely,

Julie Williams
Development Control

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: 2002/7973

Proposal:
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

Location:
Youngs Farm Kentons Lane Upper Culham Reading

This application is being advertised in the Reading Chronicle newspaper on the 30/05/2003 for the following reason(s);

THE PROPOSAL AFFECTS A PUBLIC RIGHT OF WAY

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

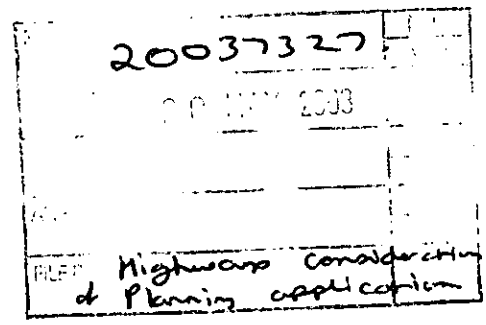
WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Julie Williams P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **20/06/2003**. 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: 30/05/2003

~~To:~~ From
Public Rights Of Way Officer
F A O ~~Graham Barnwell~~
TO
~~From~~: Julie Williams
Date: ~~16 May 2003~~



Application Number: F/2002/7973

Proposal: Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective..

Site Address:
Youngs Farm, Kentons Lane, Upper Culham, Reading.

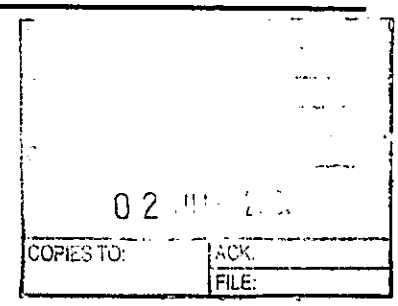
Applicant:
MR M Young .

Your observations are required in respect of this application within **7 days** of the above date.

No objection

G Barnwell

27.5.2003



To:
Neil Etherington
Senior Arboricultural Officer
Landscape

19 MAY 2003

From: Julie Williams

Date: 16 May 2003

Application Number: F/2002/7973

Proposal: Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective..

Site Address:
Youngs Farm, Kentons Lane, Upper Culham, Reading.

Wargrave

Applicant:
MR M Young .

Your observations are required in respect of this application within **7 days** of the above date.

THIS SITE IS WITHIN THE GREEN BELT AND IS AN AREA OF SPECIAL LANDSCAPE IMPORTANCE. HOWEVER, VISUAL IMPACT IS MINIMAL AND PROVIDED TOP SOIL IS RETAINED FOR REINSTATEMENT WHEN PRESENT OWNER MOVES OFF, THE NEW USE WILL NOT MATERIALLY CHANGE THE CHARACTER OF THE AREA.

NO OBJECTION TO THE PRINCIPLE.

Harold Jardine

02.06.03.

RB.

FROM: Julie Williams

DATE: 16 May 2003

PLANNING SERVICES UNIT
PO
DC
APP
CS
CO

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2002/7973

Proposal: Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective..

Site Address: Youngs Farm, Kentons Lane, Upper Culham, Reading.

Applicant: MR M Young .

Your observations are required in respect of this application **by 09/06/2003** .

The Parish Council objects to the proposal as it represents an inappropriate use of agricultural land. The use of the land for equestrian activities suggests that a change of use for the land may need to be considered.

The Parish Council felt that the attached information relating to Young's Farm might be of use.

SIGNED: Melanie Quinn DATE: 6-6-03

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

Youngs Farm F/2002/7973 (retrospective)
Removal of topsoil to provide equestrian sand track.

History.

- This house and buildings was formerly part of the Hatchgate Estate before it was sold off and split up.
- There has been more than one owner in recent years
- Since the sale outbuildings have been renovated and the house now on site was a rebuild of an old barn.
- Other planning permissions have allowed barns and garages.
- These developments were contained within an agreed curtilege as there was no defined line ot the outset of improvements. (*See previous applications for the barn and garage)*
- At least one of the buildings is built as 'agricultural' but the majority are domestic and free from any agricultural restriction.

Present situation

- The land in question is outside the curtilege of the domestic residence and is situated in the Green Belt.
- The present owner has a team of polo horses stabled on an adjacent farm which come to Youngs for exercise.
- The area of land with the house extends up to Culham Lane but now excludes the cricket pitch .
- As far as we are aware there has never been a request for a Change of Use of this land from agricultural to any other use.
- It must therefore be presumed still to be Agricultural land.
- Part of the area enclosed within the red line on the application plan is used as a mini polo field with goal posts and corner rails.
- The set up of the sand track and the adjacent 'stick and ball' polo area indicate a use other than agricultural land for grazing.
- Most of the grass is manicured for recreational use and not kept in a way that would be considered suitable for grazing cattle.

Comments

- Even if this land is used at times for the grazing of cattle, inspection of the site indicates that there is a substantial usage for recreational horse activities. (Over and above 28 days)
- *(The only horse use that is deemed agricultural is the rearing of horses for slaughter/ meat production.)*
- If the application for the retrospective engineering works for the construction of the sand track is approved, a Change of Use is indicated for its continued use for horses.
- It would appear because of the agricultural status of the land that Change of Use may be required for the whole area which is under equestrian use.
- We would refer to Planning Application 36471/F of July 1989 for a sand track less than a mile from this site, where an application was required. (Refused but passed on Appeal)

Application Number : F/2002/7973	Map No :
Case Officer : JW	Site Area : 7.20
Valid Date : 28/04/03	Received Date: 08/11/2002

Level : Delegated Application

Description : Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

Location : Youngs Farm, Kentons Lane, Upper Culham, Reading.

Parish : WA Ward : WAR

Applicant : MR M Young .

Fee Required: £~~110~~ 220 Fee Received: £~~110~~ 165 ? 0.15 ha Site area.

Additional: £~~55~~-00 or Refund: .....

requested . 30/4 JH received 28/4

Enforcement Section to be notified ☑ **(tick if required)**

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS	None	11/11	✓ 28/4
BLOCK PLANS	None NO SCALE 1:1250	"	✓ 28/4
FORMS UNSIGNED	Q3, Q11-19, Q25-30	"	✓ 28/4
S.66 MISSING/INCORRECT/ UNSIGNED	None	"	✓ 28/4
ELEVATION PLANS			
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER	For private or business use? * If business use, pls consult Highways & Env. Health.	request with SN	

Answer to Q12 is clearly wrong

~~Area of site stated + red line area clearly greater.~~

C/U or not depends on level of use? * see above

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 Affecting a Public R. of Way

---

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape Area of Special Ls importance

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans > 0.1 ha in Countryside Green Belt.

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency Groundwater Prot. Zone

Railtrack

Police Arch Officer

Ramblers Association with map as marked

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

OTHERS

.....

(Green Belt)

Countryside

.....

.....

.....

NEIGHBOURS

.....

S/N + See map

.....

No pre-apps

7973 28 APR 03

WOKINGHAM UNITARY
Aiming for Excellence

Tel. (0118) 974 6429 or 6433

Date: 08 November 2002

Your Ref:

My Ref: F/2002/7973

MR M Young
Youngs Farm
Kenton Lane
Upper Culham
Berks
RG10 8NX

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: 2002/7973

Site Address: Youngs Farm, Kentons Lane, Upper Culham, Reading.

Proposal: Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

I return your application, as it is invalid and cannot be determined for the following reason(s);

Please provide 6 copies of a location plan with the site outlined in red. This should include the junction of 2 named roads, a north point and include access to the highway and parking within the red outline.

Please supply 6 copies of a 1:500 block plan to show the exact layout of the track .

Please fill in the Section 66 relating to layout.

Please fill in questions 3, 11-19 & 26-30 on the application forms. We need the site area in hectares to work out the exact fee. See fee sheet for engineering works.

Please re-submit the proposal with the amendments and/or additional information requested above.

Yours faithfully,

Carol Hurst

Senior Technical Officer
Development Control

**********FILE COPY**********

Tel: 0118 974 6482

Date: 16 May 2003

My ref: F/2002/7973

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Haacke
C/O 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 Councillor

Application Number: F/2002/7973
Youngs Farm, Kentons Lane, Upper Culham, Reading.
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals I would strongly encourage you to discuss these with the case officer Julie Williams on 0118 974 6482 . It may well be that your concerns can be overcome therefore removing the need for this application to be listed.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Julie Williams** Application Number: **F/2002/7973**
Youngs Farm, Kentons Lane, Upper Culham, Reading.
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Haacke
Note: The unnecessary listing of applications has a detrimental effect on the sections ability to meet Government imposed performance targets.

**********FILE COPY**********

**********FILE COPY**********

Tel: 0118 974 6482

Date: 16 May 2003

My ref: F/2002/7973

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Browne
The Old Coach House
Remenham Hill
Remenham
Berks
RG9 3EP

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/2002/7973
Youngs Farm, Kentons Lane, Upper Culham, Reading.
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Julie Williams** Application Number: **F/2002/7973**
Youngs Farm, Kentons Lane, Upper Culham, Reading.
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Browne

Note: The unnecessary listing of applications has a detrimental effect on the sections ability to meet Government imposed performance targets.

**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7973

Proposal:
Proposed removal of top soil and replacement with sand to form an equestrian track. Retrospective.

Location:
Youngs Farm, Kentons Lane, Upper Culham, 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/2002/7973 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Julie Williams P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/06/2003. 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

16 May 2003

Organisation_Name	Building_Name	address1	Postcode
	YOUNGS COTTAGE	YOUNGS COTTAGEKENTONS LANEREADING	RG10 8NX
CULHAM PARK FARM			RG10 8NU
	HATCH GATE HOUSE	HATCH GATE HOUSEKENTONS LANEREADING	RG10 8NU
	1 KENTONS COTTAGES	1 KENTONS COTTAGESKENTONS LANEREADING	RG10 8NY
	2 KENTONS COTTAGES	2 KENTONS COTTAGESKENTONS LANEREADING	RG10 8NY
	YOUNGS FARM	YOUNGS FARMKENTONS LANEREADING	RG10 8NX
	1 WHITE COTTAGES	.	RG10 8NP
	2 WHITE COTTAGES	.	RG10 8NP
	4 WHITE COTTAGES	.	RG10 8NP
	KENTON CORNER COTTAG	KENTON CORNER COTTAGEUPPER CULHAM ROAD	RG10 8NR
LAND AT		Kentons Lane	

Neighbours list A/2002/7943

7973 28 APR 03

LOTTE & MARTIN YOUNG
YOUNGS FARM, UPPER CULHAM, BERKS, RG10 8NX ENGLAND
TEL: +44 1491 574640 FAX: +44 1491 577481

30th April 2003

Mrs. Hurst
Wokingham District Council
Planning Department
P.O. Box 157, Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Mrs. Hurst

Planning Application – Young's Farm, Kentons Lane, Upper Culham. REF: 7973

Further to our telephone conversation of this afternoon, please find attached a further cheque to the amount of £55.00, as requested, to make up to the correct amount of £220.00, that is required for the planning application for engineering works at Young's Farm.

We look forward to hearing from you in regard to your visit to Young's Farm.

Thank you.

Yours sincerely

Katie McCarraher
Secretary to Mr. Young

Enc.

7973 28 APR 03

7973

08 NOV 2007

LOTTE & MARTIN YOUNG
YOUNGS FARM, UPPER CULHAM, BERKS, RG10 8NX ENGLAND
TEL: +44 1491 574640 FAX: +44 1491 577481

6th November 2002

District Planning Officer
Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
WOKINGHAM
Berkshire RG40 1WR

Dear Sirs,

Planning Application – Young's Farm, Kentons Lane, Upper Culham

Attached please find 6 copies of a Planning Application for the above property. Also enclosed are copies of correspondence between Mr Hedley, Planning Enforcement Officer and Mr Young that confirm the Application is not for Change of Use.

If you have any queries, please contact myself or Mr Young on the office telephone number supplied on the form.

Kind Regards

Yours faithfully

Kay Sheriston
Personal Assistant to Martin Young

LOTTE & MARTIN YOUNG
YOUNGS FARM, UPPER CULHAM, BERKS, RG10 8NX ENGLAND
TEL: +44 1491 574640 FAX: +44 1491 577481

28 APR 2003

24th April 2003

District Planning Officer
Wokingham District Council
Planning Department
P.O. Box 157, Council Offices
Shute End
Wokingham
Berkshire RG40 1WR

Dear Sirs

Planning Application – Young's Farm, Kentons Lane, Upper Culham

Please find attached 6 copies of a Planning Application for the above property and a cheque to the amount of £165.00, submitted as per instructed.

We look forward to hearing from you in due course.

Kind regards,

Yours faithfully,

Katie McCarraher
Secretary to Martin Young

ENCS.

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

7973 28.APR 03

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

08 NOV 2002

1. **APPLICANT'S NAME** MARTIN YOUNG
ADDRESS YOUNGS FARM
UPPER CULHAM, BERKS
POST CODE RG10 8NX **PHONE** 0207 887 6045(0)

AGENT'S NAME

2. **If the applicant has an agent, all correspondence will be sent to the agent**
ADDRESS

POST CODE **PHONE**

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** As 1 above

4. **WHAT IS THE APPLICATION FOR ?**
Give brief details and state for what purpose this site and any buildings will be used. The removal of surface soil and replacement with sand to form an Equestrian exercise track within one field.

5. **Give the area in hectares or part of a hectare** **AREA OF SITE** 0·15 HA 300m long
1,500 metres of surface area 5m wide

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**

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**

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.

Grazing for Cattle

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.**

Sand

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.

N/A As Existing fence

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**

Natural drainage

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?**

To existing system YES/NO N/A

If no, please give details

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

~~N/A~~ As Existing farm gate 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	/	*	/	*	/	*
BUNGALOW	/	*	/	*	/	*
FLAT/MAISONETTE	/	*	/	*	/	*
OTHER	/	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

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

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

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

£110-00

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 DATE 6/11/02

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				
B7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	0	0

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.

The continued grazing of cattle on the inside with the occasional Exercise of horses on sand track

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
0	0	0	0

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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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.

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) Insert description of steps taken

(b) . . . . . .

. . . . . .

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

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

(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).

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . Martin Young . . . . .

Date . . . . . 22nd May 2003 . . . . .

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