EX SYSTEMS LTD

APPLICATION NO:
RTP/2000/1034

LOCATION:
Riverwood Farm New Mill Road, Finchampstead Wokingham.

APPLICANT:
Mr D Hitti C/O A F C Agricultural & Environmental Consultants

PROPOSAL:
Renewal of temporary permission ofr stationin of existing mobile home for agricultural worke

EARLIEST DATE FOR DECISION: **29/04/2000**

APPLICATION EXPIRY DATE: **24/05/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Hitti
C/O A F C Agricultural & Environmental Consultants
Homestead Farm House
Ripple
Deal
Kent
CT14 8JG

Application Number: RTP/2000/1034

Parish:	**FINCHAMPSTEAD**
Location:	**Riverwood Farm, New Mill Road, Finchampstead, Wokingham.**
Proposal:	**Renewal of temporary permission for stationing of existing demountable dwelling for agricultural worker.**

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 demountable dwelling hereby permitted shall be removed and the land restored to its former condition on or before the 30.06.2003 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

Condition
2. The occupation of the agricultural workers' demountable dwelling hereby permitted shall be limited to a person soley or mainly working or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason
1. In order for the Local Planning Authority to review the viabililty of the unit and the need for residential accomondation.

Reason
2. Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this application.

Informative
The applicant is advised that a Wild Animal Licence is required for keeping wild Boar and Ostriches. Please contact the council's Environmental Health Department. The applicant is also advised that any wild Boar should not be kept on the area of woodland to the north of the demountable home/agricultural building, in order to avoid damage to the trees.

John Mitchell

John Mitchell
Development Control Manager
Date: 15/05/2000

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



Site Plan, Scale: 1 to 2500

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Date: 24 November 1999

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A.F.C. *Agricultural and Environmental Consultants LTD*

29.MAR2000* 1034

BUSINESS APPRAISAL
UNDER PLANNING POLICY GUIDANCE NOTE PPG7 ANNEXE I

RIVERWOOD FARM

MR D HITTI

Report prepared by Nigel Church BSc(Hon) Cbiol MiBiol

Senior Partner

A.F.C Agricultural and Environmental Consultants Limited

Welland House

High Street

Haslemere

Surrey GU27 2HJ

01428 645792

Direct line 01304 366729

FAX 01304 382145

MARCH 2000

1. INTRODUCTION

1.1 Instructions

I have been instructed by Mr D Hitti of Riverwood Farm to prepare an independent Business appraisal of the Ostrich and Wild Boar business currently under development at Riverwood Farm, off New Mill Lane, Finchampstead , Berkshire . This appraisal is provided in connection with a Planning Application for the retention of a mobile home to serve as a temporary Agricultural Workers Dwelling.

1.2 Qualifications and experience

I am Nigel Church Senior Partner in A.F.C (agricultural and environmental consultants). A.F.C. is an International Consulting firm consisting of an independent team of Agricultural and Environmental experts with many years experience in all land based industries. I was formally Senior International Livestock consultant with ADAS Consulting and the Ministry of Agriculture Fisheries and food for 12 years. I hold a BSc (Hons) degree in Animal Science from the University of London. I am a Chartered Biologist and an elected Member of the Institute of Biology for services rendered to agriculture. Whilst working both for ADAS and for the Ministry of Agriculture I specialised in animal welfare and animal husbandry related issues. I have gained extensive experience in a wide range of livestock enterprises, particularly in Avian and exotic species. I have been advising on Ostrich production since 1987 and have worked extensively in the UK, Europe, The Middle East, Africa and North America.

I have been involved in designing and setting up Ostrich farms all over the world and I have designed abattoirs and other facilities related to Ostrich farming. I have recently carried out a major survey on the world market for Ostrich meat and I advise many farmers on achieving profitability from their farms.

I am involved in the management decisions of a number of Ostrich farms and have overall responsibility for about 1600 breeding birds plus approximately 25,000 offspring. I have been involved in the setting up of the highly successful Ostrich farm and marketing facility at Brookfield Farm. I am currently advisor on all aspects of European marketing to the Karoo Farming Group producers of over 20,000 birds per year.

In addition I have advised both the UK government and through them the standing committees of the European Union on aspects of animal welfare related to ostriches as well as being the consultant to several foreign Governments and Heads of State I am also an adviser on farmed game production. The environmental aspects of this report are quality controlled by Ms H F Comfort B.Sc.(Hons) Environmental Science , Head of Environment at A.F.C.

1.3 Scope of the report.

Within the scope of this report I will look at the current situation and the future for the Ostrich industry. I will consider the existing farming practice at Riverwood Farm with particular reference to Ostrich and Wild Boar production. I will also examine the labour requirement of the unit. I will comment on the potential and future viability of the unit and the need for the continued residence on site. When considering the last two criteria I will refer

to Government Guidance Note PPG7 annex I giving particular consideration to the criteria for a temporary agricultural dwelling

2. SUMMARY

2.1

Mr D Hitti has retained the independent services of AFC to consider the future for the new Ostrich and Wild Boar venture at Riverwood Farm and to examine the need for continued residence on the site.

2.2

I assisted in the securing of planning permission for an Ostrich Farm on this site some 5 years ago. For a number of reasons, some I understand involving poor health, the previous owners of this site were unable to develop the enterprise as they had planned. Mr Hitti has recently purchased the site and having undertaken a considerable amount of research has decided to pursue ostrich farming as his chosen venture. The farm will form part of the expanding Brookfield Farm and Karoo Framing Group Cooperative whose current plans for expansion are restricted by the amount of available land at Brookfield farm. There is a purpose built ostrich building on the site, which has just been completed. The fencing for the birds is currently under construction. There has been considerable investment in buildings and fixed equipment . Sheep have been grazing the grassland up until recently.

The plan is that Riverwood farm will be a combination of a specialist chick rearing satellite farm producing approximately 150 three-month-old birds per annum in conjunction with a fattening unit of approximately 100 twelve-month-old birds per annum

2.3

In addition to the ostrich enterprise it is intended to utilise the 6 acres of woodland for the rearing of Wild boar for the sale of meat and breeding stock. It is proposed to start with a herd of 8 breeding females and one male.

In accordance with the criteria for a temporary dwelling laid down in PPG 7 annexe I , Mr Hitti is not required to submit detailed accounts at this stage, however, contained in this report are the projections for the business in the future. The projections point to long-term sustainability of the venture. This means that the unit should fulfil the financial criteria in PPG 7 Annexe I

2.4

The unit has a labour requirement of at least 1. Labour unit.

2.5

For the reasons set out in section 6. I consider that a 24-hour residence on site is a necessity and the unit already satisfies the functional criteria outlined in PPG7 annex I.

2.6

PPG 7 sets out specific criteria that must be met in order for the local authority to consider granting permission for a temporary dwelling, these criteria are as follows

(a) *Clear evidence of a firm intention and ability to develop the enterprise concerned.* Mr Hitti has invested a considerable amount of money in the completion and upgrading of the existing farm building. Which is now ideally suited to the use as early chick-rearing unit. In addition he is in the process of erecting fencing and portable field shelters for the keeping of the older birds. All of this means that he is now clearly demonstrating the intention to fully diversify the farming activities. In addition he has the technical support of an established Ostrich farmer . This is invaluable at this stage and significantly enhances his ability to succeed in the venture.

(b) *There is a functional need, (this is outlined in 16 as whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times).* From the evidence submitted in section 6 of this report it can be seen that the rearing of Ostriches requires a person to be on site at all times. This is a view supported by the licensing authorities and official veterinary surgeon there is also a need to be on the site for the wild boar.

(c) *There is clear evidence that the proposed enterprise has been planned on a sound financial basis.* Mr Hitti has carefully planned the ostrich venture has invested the funds as necessary, he has located expert advice and has secured a ready market for all of the birds that he can produce. In addition hehas linked into one of the largest Ostrich marketing operations in the world. There is a very sound niche market for the wild boar both in terms of breeding stock and meat production.

(d) The *functional need could not be fulfilled by another dwelling on the site, or any existing accommodation in the area, which is suitable and available for occupation by the workers, concerned.* Since talking to the ostrich farmers and various experts, Mr Hitti has realised that he needs to be on site

(e) Other *normal planning requirements, for example on siting and access, are satisfied.* The original application appears to have satisfied the criteria set by the planning authority so it would seem to follow that this test is therefore satisfied

3. BACKGROUND TO THE OSTRICH INDUSTRY

3.1 History

Ostriches have been farmed in Southern Africa for more than 100 years. Until quite recently the main area of production was the Oudtsthorn region of South Africa up to approximately 3 years ago production was under the monopoly control of the Klein Karoo organisation, or the KKK as they are known. The other major players in Southern Africa are Zimbabwe, Namibia and Botswana although none have an industry as well developed as South Africa. Historically Ostriches have been farmed for their feathers. As markets for the feathers have declined so interest has increased in the leather and the meat.

3.2 Ostrich Industry worldwide.

South Africa has already been mentioned. In addition, ostrich farms exist in Zimbabwe, Namibia, Botswana, Swaziland and Kenya. Outside Africa the largest populations are in USA, Australia and Israel. Most of the above now have a truly commercial industry. Within the EU, France, Holland and Belgium are probably the most advanced. The meat market in all of these three countries is very well developed and the meat is well accepted in the major multiples.

In the UK there are an increasing number of medium size farms and the industry is developing rapidly as more farmers start to diversify into the ostrich industry. The UK has three major regional abattoirs one of which is EU approved the others have national approval. In addition to these main abattoirs many farmers are slaughtering locally either on farm or in small local modified slaughterhouses. The meat, being an extremely good and healthy product has

found ready acceptance in the UK, one of the major problems that meat wholesalers are experiencing at the present time is lack of supply of the product due to a lack of birds for slaughter in the UK.

3.3 Markets and marketing.

The worldwide market for Ostriches is a complex one. The main products are the Meat, leather and feathers, all are currently in short supply and hence command a high price. For the last four to five years the world and domestic markets have been entirely in breeding stock. The Ostrich industry has revolved around importing birds from Africa and Europe and then either selling them for breeding within Europe or exporting them to Canada.

In the last two years or so the industry has stabilised at a level where genuine farming and the subsequent slaughter of the birds is the only option for the industry. 1998 saw a fall in the price of Ostrich meat. This price reduction was inevitable if the market for the meat was to grow. The wholesale price of Ostrich meat is now around the price for good quality fillet steak. 1999 has seen a mopping up effect of slaughter birds to satisfy the increasing demand for the meat and products.

It is now becoming apparent in 2000 that supplies of birds are falling well below the increase in demand and this should result in an increase in the price paid for slaughter birds in the next 12 months. There is also a shortage of slaughter birds in South Africa. The demand for leather and products has dramatically increased this year and all the signs are that the Far East market is recovering to the extent that supply cannot possibly keep up with demand.

3.4 The future

The future looks good for Ostrich farming, the meat is a red meat, which tastes the same as beef, and it is low in fat and cholesterol and high in protein. Ostrich meat has excellent culinary qualities and could become universally popular all over Europe. Conservative estimates put the current potential for Europe at 8000 tonnes per annum; only a fraction of this potential market is currently supplied.

In addition to the above, both major and minor meat buyers in the UK have expressed a preference to purchase meat reared and slaughtered in the UK, this further strengthens the case for producing birds in this country. A recent article on healthy eating in the Independent newspaper listed Ostrich as the most desirable meat from a health point of view. It is reported that supplies of slaughter birds in South Africa (the producer of 80% of the worlds ostriches) are in very short supply. This is having a serious knock on effect with the prices of both meat and leather climbing rapidly

A local co-operative based on Brookfield Farm and the Karoo Farming Group has been formed.

This is a slaughter, purchasing and marketing co-operative that will develop the market for the meat and leather and ensure constant supply to customers all the year round. An additional benefit is that the co-operative will have increased buying power when it comes to the purchase of items such as feed and other sundries, this will all help to cut production costs. The co-operative development is modelled on the very successful French meat marketing co-

operatives and should further ensure the sustainability of the ostrich ventures in the area.

The Karoo farming group currently has unfilled orders for over 2000 skins per month. The MD of the Karoo Farming Group Mr Jan Swart recently visited Brookfield Farm to agree the marketing and distribution of all leather produced.

3.5 The Wild Boar industry

In the past 10 years demand has grown for fresh, Lean, free range meat. In addition there has been considerable consumer interest in exotic meats that can be produced humanely. Wild boar meat fits all of these criteria it is also perceived to have a superior taste to intensively reared pork and thus is finding favour with certain groups of consumers where it is able to command a premium price in the market place. The industry is still very much in its infancy in the UK although there have in fact been well-established markets now for about 10 years. The industry is not as well developed as it is in the United States where large "Wild Boar Cooperatives" produce substantial quantities of meat for the home market. The costs of wild boar production are low compared with the high capital cost of intensive pig production. Modern improved strains give very good production under farm conditions so that you can produce a finished animal, which is marketed at a live weight of 86 Kg or a dressed weight of about 100 lbs. The meat from some herds is currently selling for a price of £2.60 per Lb. The meat is high in protein and low in cholesterol and as such has a future in today's health conscious society. All of the above mean that the prospects for a farmer producing wild boar are currently good.

4. BUSINESS APPRAISAL

4.1 The existing business

The holding extends to around 16 acres of land. . sufficient grassland already exists for the rearing of the slaughter birds, in addition there is a newly finished specialist ostrich rearing building on the site. This building will be used for the intensive rearing of chicks up to the age of 3 months or when they are hardy enough to go outside. The capacity of the building based on EU guidelines is approximately 75 chicks at any one time although this will depend entirely on the age and size of the birds.

4.2 Future development of the business

The development of the business is to be fully in line with the business plan but is somewhat different from the original planning application. The original application had breeder birds to be kept. It is now considered that this is not appropriate and that the space on the land would be better devoted to the rearing of chicks. Some of the chicks would be sold at three months but a large proportion would be kept on to approximately 12 months of age when they would be sold on contract for meat

It is intended to produce around 250 chicks per annum. 150 of these will be sold at three months of age . The remaining 100 will be reared on the grassland until they are 12 months when they will be processed and the products sold under contract through the Karoo Farming Group. It is not intended, for the reasons stated above, to keep any breeding birds at the current time.

With respect to the wild boar it is intended to keep initially 8 breeding females and one male providing the correct mating ratio . International recommendations being 1 boar to no more than 15 breeding females. In addition the recommended stocking density for females in woodland is approximately ½ acres per sow thus it is intended to initially stock the land at well below its maximum. An added bonus is that the land seems to be very suitable for wild boar.

Production is planned at around 70 piglets per annum. Some of these will be slaughtered and sold to butchers, hotels and restaurants. In addition some livestock will be sold to other people wanting to start wild boar production.

4.3 Financial appraisal

4.3.1 Marketing

The market for Ostrich meat and leather is strong at the moment. It has already been stated that the meat is red and in fact it is almost identical in look smell and taste to beef. The benefit of rearing wild boar in conjunction with ostriches is that the meat is nearly always sold into the same outlets. Wild boar is a natural meat, which is also low in fat and high in protein. It is produced on free range and is considered by many to have a superior to farm reared pork. The major supermarkets sell significant quantities of wild Boar meat.

With reference to the marketing of ostriches it is predicted that there will be a shortage of growing birds in the near future. This, linked with the marketing initiatives currently being undertaken mean that there should be a good demand for the type and age of birds to be produced by Mr Hitti.

Proposed budgets for the ostrich venture at Riverwood Farm are contained at appendix 2. They reflect the current and future state of the ostrich industry and reflect the type of contract prices that Mr Hitti has been able to obtain. In addition the budgets show the contribution made by the herd of wild boar.
As can be seen the Total whole farm gross margin is projected to be £25,339.
The fixed costs are projected to be £4535 leaving a net farm income of £20,804.

Whilst these are projected figures, because of the marketing technique, the professional advice taken and the current stable state of both the supply and demand side, it is fair to say that these figures are easily attainable.

From all of the evidence above it seems almost certain that the unit will easily reach viability within the prescribed three year period and will then fulfil the financial criteria necessary for a permanent dwelling under PPG7 annexe I. It is further understood that the applicants intend to commute any temporary permission obtained into a permanent permission when the three-year period has expired.

5. LABOUR REQUIREMENT

5.1

Ostrich farming is a labour intensive venture. The duties on this holding can be outlined as follows: Rearing the chicks to 3 months of age, this is the most labour intensive part of ostrich farming as chicks need almost constant attention being fed and watered at regular intervals and kept fully occupied so as to negate skeletal problems. In addition chicks must be supervised so that they do not ingest foreign bodies. They must also be cleaned out on a continuous basis.

In addition the birds after 3 months also require close supervision.

The Wild Boar are also classed as a dangerous Wild animal and require close supervision particularly during the breeding season. They must also be attended when they are giving birth.

Experience has shown that a unit of this size provides a full time occupation over the year of one person.

Taking all of the above into account I estimate the labour requirement for the unit to be approximately 1 labour unit.

6. NEED TO RESIDE ON THE UNIT.

6.1

There are a number of reasons why I consider that there is a need for continuous residence on an Ostrich and Wild Boar farm

6.2 Welfare.

With regard to animal welfare, Ostrich chicks and growers must be under constant supervision to avoid any problems. During early life the controlled environment of the bird is critical. It must be carefully monitored on a continuous basis, failure of handlers to respond immediately to any deficiencies will lead to a substantial increase in mortality creating a severe welfare incident. Wild boar must be closely supervised during the breeding season.

6.3 Husbandry.

During the early weeks of life the birds are kept intensively with ventilation being provided mechanically. Welfare legislation requires that birds be continuously monitored at this time with workers on hand to ventilate the premises should the power to the system fail. In addition, ostrich chicks are prone to panic at night, when the chicks panic they make a lot of noise, which can be heard if the stockman is living on site. Unless the stockman reaches the birds almost immediately they will either suffocate or suffer severe leg damage and have to be destroyed.

6.4 Wild Animal Licence

In addition to the above it is usually a condition of the Wild Animal licence that a suitably qualified person is on site at all times.

6.5 Security

Ostrich chicks are extremely valuable. Thus from a security point of view the success of the unit may well depend on the continued 24 hour supervision. In addition ostriches have become a misguided target for animal rights extremists groups of which have a strong presence in the locality. Security must be provided for the Wild Boar or members of the public may be tempted to release them.

6.6

There is no way that the above criteria could be met or the farm could function without permanent residence on site. This view is supported by the refusal of local authorities to grant licences for ostrich chick rearing unless there is 24-hour supervision.

APPENDIX 1

BUDGET FOR OSTRICH AND WILD BOAR VENTURE (PROPOSED) RIVERWOOD FARM

Enterprise Gross Margins

Enterprise	£
Ostriches	19065
Wild Boar	6274
Total farm gross margin	**25339**

Fixed Costs

Transport, fuel, oil	940
Capital and interest repayments	1060
Machinery repairs	250
Insurance	700
Repairs to property	150
Postage etc.	120
Office costs	325
Miscellaneous	350
Notional rent	640
Total fixed costs	**4535**
Net farm income	**20804**

OSTRICH BUDGET APPENDIX 2

Meat sold wholesale or retail through the farm shop and leather tanned and sold wholesale all through the Karoo Farming group. Sundries sold through the farm shop. All costs and returns assume membership of Karoo Farming group.

All incubation and chick rearing undertaken on the farm.

Capital Costs.

Fencing £1000
Incubation £5700
Buildings/equipment Approximately :£4200

OUTPUT (per slaughter bird)

Meat sales	224
Leather Sales	166
Sundries	30
Total output	**420**

COSTS (per slaughter bird)

Feed	90
Slaughter	70
Tanning	80
Chick costs	25
Labour	20
Total	**285**
Gross margin	**135**

OSTRICH BUDGET APPENDIX 3

Based on all chicks supplied by the Karoo farming group and supplied back to them. Chicks at three months up to minimum weight specified by AFC Agricultural and Environmental Consultants. Chicks on management contract remain property of the Karoo farming group at all times. Chicks on purchase contract remain the property of the Karoo farming group until feed, chick and sundry invoices have been paid. All costs and returns stated assume membership of Karoo Farming group. Prices are subject to change.

Chick rearing.

Purchase under contract.

Chick price	£25
Feed Cost	£6.70
Sundries	£1.20
Buyback	**£70**

Gross margin £37.10

Applicationo	Name & Address
RTP/2000/1034	Mrs B Skinner Reading Road Residents Association 110 Reading Road Finchampstead Rg40 4RA
RTP/2000/1034	J G Keeble 108 Reading Road Finchampstead RG40 4RA
RTP/2000/1034	Mr & Mrs Wiskar Broom Acre 87 Reading Road Finchampstead RG40 4RD
RTP/2000/1034	S Gillham Broombank 277 Barkham Wokingham RG41 4BY

App approved,
sent 17/05/00

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

PLANNING SERVICES: RHPT 29569
CC
APP
CS EC
19 MAY 2000
ACKNOWLES TO: ACK:
FILE:

Our Ref: MMB/00/00540ADJ Enquiries to: Mrs Beauchamp Ext 4511

Your Ref Angela Odell/RTP/2000/1034
Date: 11 May, 2000

Dear Sir

Planning application 00/00540/ADJ
Renewal of temporary permission for mobile home for agricultural worker
Riverwood Farm New Mill Road Finchhampstead

I refer to your consultation dated 18th April 2000.

I attach a copy of an appeal decision which relates to a site in Basingstoke and Deane in which the inspector did not see any requirement for a mobile home on the site for the rearing of ostriches including ostrich chicks less than 3 months old (See paras 8-10). I am not convinced that the situation at Riverwood Farm is materially different as far as the ostriches are concerned.

Hart District Council does not require a residential on-site presence for the Dangerous Animal Licences for ostriches.

I also attach a copy of an appeal decision for a mobile home in Hart District where the inspector did not see a need for a mobile home on the site for the rearing of rabbits and chickens.

It appears that inspectors are taking the view that it is not essential for there to be a 24 hour presence on the site for the care of animals in instances where relatively small numbers of animals are concerned. I am not convinced that there is any material difference as far as wild boar are concerned.

For the above reasons I do not believe there is a functional need for a mobile home on the site as required by PPG7.

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

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



The evidence submitted does not indicate that there is no other accommodation in the area which is suitable and available.
PPG7 also requires the enterprise to be planned on a sound financial basis. You may like to compare the submitted Business Appraisal with the issues raised by the inspector for land adjacent Willowbank Farm. The business plans were both produced by the same person.

Unless you are satisfied that the requirements of PPG7 have been met in full, I raise objections for the above reasons.

Yours sincerely

Planning Officer
Environmental Services

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

The Planning Inspectorate

Room 1404
Tollgate House
Houlton Street
Bristol BS2 9DJ

Direct Line 0117 - 987 8927
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GTN 1374 - 8927
E-mail ENQUIRIES.PINS@GTNET.GOV.UK

Mr P Brooks
Delling
Heath End
East Woodhay
NEWBURY
Berkshire
RG20 0AP

Your Ref:

Our Ref:
T/APP/H1705/A/97/285063/P7
T/APP/H1705/A/98/293122/P7

Date:

Dear Sir

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 78 AND SCHEDULE 6
APPEALS BY MR J WARD
APPLICATION NOS: BDB/040408 and BDB/042171

1. The Secretary of State for the Environment, Transport and the Regions has appointed me to determine your client's appeals against the decisions of the Basingstoke and Deane Borough Council to refuse planning permission (A) for a proposed ostrich farm including rearing shed, barn, feed store and mobile home and (B) for a proposed agricultural unit with mobile home, on land south of Birchell's Copse, North End. I conducted a hearing on 12 May 1998.

2. Notwithstanding the description on the application forms, it was established at the hearing that the proposals were alternatives which would involve the erection of two similar sized buildings and a mobile home in connection with the future use of the land as an ostrich farm. The main differences would be in the number of birds kept, the grouping of the buildings and the location and design of the mobile home.

3. From the representations made at the hearing and in writing and from my visit to the site and the surrounding area, I consider that there are two main issues in these appeals. The first is whether there would be agricultural justification for a farm worker to reside on the site. The second is the effect of the proposed development on the character and appearance of the rural locality, which is within the North Wessex Downs Area of Outstanding Natural Beauty.

4. The development plan is the Hampshire County Structure Plan approved in 1993. The Basingstoke and Deane Borough Local Plan is at deposit stage and modifications have been published following the receipt of the Inspector's report. I was told that the policies relevant to this appeal are likely to be adopted without substantive change. In the circumstances, I shall afford the emerging plan considerable weight in accordance with advice in Paragraph 48 of PPG 1.

5. Policy H5 in the Structure Plan includes a provision that residential development in the countryside may be permitted if it is essential for the needs of agriculture. Draft

Policy C33 in the emerging Local Plan contains similar objectives. Draft Policy C34 includes a number of criteria to be applied to proposals for new farm dwellings. These include that it is essential for a worker to live on the holding and that the activity is viable and will remain so in the foreseeable future. In this case, your client is proposing a new enterprise which has not yet been established and I have not been referred to any policy which specifically deals with this situation.

6. I have also had regard to Annex I of Planning Policy Guidance Note 7 (PPG 7), and in particular to Paragraph 114 which refers to temporary agricultural dwellings. This states that such accommodation should normally be provided for the first three years, subject to satisfying a number of requirements. These include that there is a functional need; that there is clear evidence of firm intention and ability to develop the enterprise concerned and that it has been planned on a sound financial basis; and that there is no other suitable and available accommodation in the area.

7. The appeal site is a holding of about 2.9 hectares which is located within an area of countryside to the west of the village of North End. The proposal in Appeal A would be to rear about 50 ostriches which would be purchased as day old chicks and sold at about 9 to 12 months old for slaughter. The birds would be kept in a rearing shed until they were about 3 to 4 months old and would then be allowed outside within one of 7 enclosed paddocks. The proposal in Appeal B would involve a larger enterprise of about 150 birds kept within 10 enclosed paddocks. I was told that this proposal had followed the receipt of professional advice from ADAS. The Council had sought advice from Reading Agricultural Consultants and representatives from both of these organisations were present at the hearing.

8. From the information that I was given, it seems to me that the needs of the older birds can be adequately met by a stockman who is on the site during the working day. I appreciate that ostriches are classified as dangerous wild animals and that a licence is needed to keep them. However, I was told by the Council that on site accommodation would not be a necessary requirement for such a licence to be granted.

9. However, the chicks need closer supervision because they have to be kept in a controlled environment for the first 3 or 4 months of their life. I understand that this could be regulated by an automated system and that an alarm could be fitted to communicate problems which occured at night to a stockman living elsewhere. I appreciate that alarm systems can go awry and that such a failure could be disastrous to the chicks. On the other hand, I do not believe that even if the stockman were residing on the site he would necessarily be aware of such a problem if it occurred during periods of sleep.

10. I was also told that ostrich chicks can be prone to panic if they are disturbed during the night. I understand that this can cause widespread damage from crushing but that such events are so noisy that they would be likely to waken the stockman living on site. However, I was told that these problems would be unlikely to occur very often, although I acknowledge the implications in terms of animal welfare. The Council's consultant suggested that a listening device could be fitted which would enable the stockman living nearby to be alerted during the night. This seems to me to be a possible alternative which has not been adequately explored.

11. The chicks would be purchased in batches of 25 to 30 at intervals between about May and November. In appeal A there would be relatively few chicks at any one time, but in

Appeal B your client could be caring for as many as 100 chicks. From what I heard, I am prepared to accept that the second proposal would amount to a full time commitment for some of the year. However, for the reasons that I have already given, I am not certain that it would have to be carried out by someone living on the site. There are a number of villages in the locality and I do not consider that you have adequately demonstrated that the stockman could not equally well live nearby.

12. I am also aware that ostriches are valuable animals that command a relatively high price for slaughter. I appreciate that this holding is in an isolated location but it should be possible to alarm against intruders. In any event, PPG 7 makes it clear that security, in itself, is not sufficient to justify a dwelling.

13. You have submitted a farm budget that was prepared for your client by ADAS. Whether or not a reasonable income could be made depends largely on how many birds would be sold and at what price. I was told by the Council's advisor that taking account of the Council of Europe Regulations and RSPCA guidelines, the land could support about 50 birds. The ADAS representative however disagreed and stated that in practice, about 150 birds would be more realistic, providing they were kept off the pasture in periods of wet weather and during the winter.

14. I was given opposing opinions regarding the present and likely future demand for ostrich meat and skins. I was told that your client had been offered a contract with one of the 3 main abattoirs which specialise in the slaughter of ostriches. However, the two advisors had differing views as to the price that each bird would fetch. Taking account of all the information that I was given it seems to me that there is considerable doubt about how many birds the land could satisfactorily support and the return that could reasonably be expected for the meat and skins both now and in the future. In addition, I was shown no written confirmation that your client would have available the financial resources to develop this enterprise in the manner proposed. In the circumstances, I am not satisfied that I can be reasonably assured that the proposed enterprise in either Appeal A or Appeal B has been planned on a sound financial basis.

15. It seems to me, from the information that I have been given, that ostrich farming is a relatively specialised type of farming activity. I understand that your client has had no previous experience in this or any other farming enterprise, although I noted at my visit that there are some chickens, pigs and sheep currently on the holding. I was told by the ADAS representative that training would be given in ostrich keeping by the abattoir and that it was a relatively simple regime which could be easily learnt. Although I have no reason to doubt that your client's intentions are genuine, I am not satisfied that I have been given sufficient assurances as to his ability to succeed in this respect. When added to my other concerns, I do not believe that an adequate case has been made to justify residential accommodation on the site, even though it would only be for a temporary period.

16. Taking account of all of the above factors, I conclude that there is insufficient agricultural justification for an agricultural worker to reside on the site. The proposal would hence be contrary to Policy H5 in the Hampshire County Structure Plan and would conflict with draft Policy C33 in the emerging Basingstoke and Deane Borough Local Plan and the provisions of PPG 7 to which I have referred.

17. I turn now to consider the second issue. In the Structure Plan, Policy C1 seeks to promote the conservation and enhancement of the countryside and minimising any adverse effects of development in areas of special landscape quality. Policy C2 normally only permits development in rural areas in limited circumstances, including that which is essential to agriculture. The site is within the North Wessex Downs Area of Outstanding Natural Beauty (AONB) and within such areas Policy C3 will not normally allow development that would adversely affect the landscape. The emerging Local Plan contains policies with similar objectives.

18. The appeal site is located on the north eastern side of a narrow country lane and to the south of an area of woodland known as Birchell's Copse. Along the southern boundary is a track and public footpath which leads to adjoining agricultural land and into the small hamlet of North End. This is an attractive rural area which, to my mind, is characterised by tracts of gently undulating farmland interspersed by pockets of woodland.

19. Both of the proposals would involve the erection of two buildings, one for use as a barn and feed store and the other for use as a rearing shed. These would be approximately 30 metres in length and 5 metres in width with monopitch roofs rising to about 3 metres in height. A mobile home is also proposed which is different in design in both appeals. However, I accept that this type of development is treated as a use of land and so the external appearance would be, in my view, of secondary importance. In appeal A the mobile home would be sited in the south eastern corner of the site, adjacent to the footpath. The rearing shed would be close to the eastern boundary and the barn would be within the centre of the holding. In Appeal B, the buildings would be grouped within the south western part of the site, closer to the lane.

20. In addition to the buildings and the mobile home, the field would be divided into a number of paddocks with fencing reaching about 2 metres in height. Although there is hedging along the southern and western boundaries and young conifers have been planted along the perimeter with the footpath, the holding is, in my judgement, relatively open to view. I believe that your proposals, which include two relatively large buildings, would lead to a cluttered appearance on this small area of land. The design of the buildings, with their blockwork or rendered elevations and corrugated metal roofs would, in my opinion, appear unattractive and unsympathetic with the rural surroundings. This would, in my opinion, be out of keeping with the relatively open and unspoilt nature of this attractive area of countryside. I have considered whether landscaping could satisfactorily screen either of the proposed developments. However, I believe that this in itself could appear incongruous, particularly if fast growing conifers were planted as you have proposed in Appeal A.

21. In addition, I have already noted that the birds need to be kept off the pasture during periods of wet weather and during the winter. Although some could be accommodated within the new buildings it seems likely, in the case of the proposal in Appeal B, that this would be insufficient. I was told that a neighbouring farmer had agreed to allow your client to use a large barn on adjoining land. However, I was shown no written confirmation and I do not therefore consider that this accommodation could be relied upon to provide the necessary shelter.

22. I was also told that field shelters needed to be available in order to allow the ostriches cover at night, although no details have been submitted. Nevertheless, taking account of all of these additional requirements, it seems reasonable to expect, especially in relation to the

larger scale enterprise in Appeal B, that further structures would be likely to be required. This reinforces my concerns about the visual impact of the proposals and the unsuitability of this site for this intensive farming operation.

23. I conclude that both of the proposals would have an adverse effect on the character and appearance of this rural locality and would fail to preserve the quality of the landscape in the AONB. They would therefore be contrary to Policies C1 and C3 in the Hampshire County Structure Plan and conflict with the relevant policies in the Basingstoke and Deane Borough Local Plan.

24. I have had regard to a number of appeal decisions submitted by the Council and I believe that the conclusions reached by my colleagues generally accord with my own. I have also taken account of the Council's concern that if the present proposals were approved, it would be hard to resist other similar schemes and that this could have an adverse cumulative impact on the character of the area. Although each proposal should be treated on its individual planning merits, I have some sympathy with the Council's concerns in this case.

25. You have submitted an enforcement appeal decision relating to the stationing of a mobile home in relation to an ostrich farm on land adjacent to Talbothays Lodge, West Stafford Road, West Stafford (ref T/APP/C/97/F1230/648461-2 and T/APP/F1230/A/97/282321/P6). Although in this case planning permission was granted, I consider that it involved a number of considerations that were materially different from your client's proposal. I have taken account of all other matters that have been raised at the hearing and in writing, including the objections of local people and representations made on behalf of the nearby Hazelby House Estate. However, I have found nothing to outweigh the considerations that have led me to my decision.

26. For the above reasons, and in exercise of the powers transferred to me, I hereby dismiss these appeals.

Yours faithfully

Christina Downes

CHRISTINA DOWNES BSc DipTP MRTPI
Inspector

WORK SHEET FOR : Angela Odell

Application Number : RTP/2000/1034

Applicant : Mr D Hitti C/O A F C Agricultural & Environmental Consultants.

Location : Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Proposal : Renewal of temporary permission ofr stationing of existing ~~mobile home~~ demountable dwelling for agricultural worker.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : ✓

Date of Site Visit : 25.4.00

Date Registered : 29/03/2000

Earliest Date for Decision : 29/04/2000

Latest Consultation Date/Site Notice Expiry Date : 29/04/2000

Application Expiry Date: 24/05/2000

Consultation Responses :

P.C. No objection.

NW officer: No objection.

EHO: No objection.

Reading Rd Res. Assoc: Concerned about classification of 'mobile home'. Concerned about proposed keeping of wild boar - danger + effect on woodland - asked for TPO

2 letters of objection: effect of wild boar on woodland + safety

Planning Issues :

Application Number: RTP/2000/1034

Appraisal :

Principle of Proposal Policies : SC16 & WCC7 & PPG7.

Site in countryside and therefore retention of mobile home would only be acceptable if necessary for agriculture and meets the functional & financial tests. From my site visit I could see that the applicant has made initial progress with setting up the proposed ostrich rearing enterprise, although no birds yet on site. Independent consultant's report projects viability by end of 3yr period and confirms functional need. Therefore consider should agree RTP for 3 yrs but with informative that unlikely to be renewed unless demonstrated viable & still functionally necessary.

No direct effect on neighbours

Re: points raised by Res. Assoc. & residents. -
1) ~~Ast~~ Type of dwelling - this addressed by title change & in previous temporary TP / 1999/0127.
2) Re: wild boar - need dangerous ~~[illegible]~~ animals licence. Re trees: tree officer advised.

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

Application Number RTP/2000/1034
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			N B Tick all.

1. The demountable dwelling hereby permitted shall be removed and the land restored to its former condition on or before the 30.09.2001 in accordance with a scheme of work to be submitted to and approved by the Local Planning Authority.

Condition
2. The occupation of the agricultural workers' demountable dwelling hereby permitted shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependants.

Reason
1. In order for the Local Planning Authority to review the viability of the unit and the need for residential accommodation.

Reason
2. Permission would not normally be granted and this permission is justified only by the special agricultural considerations relating to this application.

Informative –

The applicant is advised that a Wild Animal Licence is required for keeping Wild Boar and Ostriches. Please contact the council's Environmental Health Dept. The applicant is also advised that any wild boar should not be kept on the area of woodland to the north of the demountable home / agricultural building, in order to avoid damage to the trees.

RECORD OF SITE VISIT

SITE ADDRESS: Riverwood Farm New Mill Road Finchampstead Wokingham.

APPLICATION NUMBER: RTP/2000/1034

OFFICER: Angela Odell

DATE OF SITE VISIT: 25.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Existing demountable 'mobile' home on site. Also agric. bldg. nearly completed & behind it (to E) is part of field enclosed by high netting (for ostriches) No animals yet on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING – from access lane.

LEVELS Flat

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
RTP/2000/1034	Mrs B Skinner Reading Road Residents Association 110 Reading Road Finchampstead Rg40 4RA
RTP/2000/1034	J G Keeble 108 Reading Road Finchampstead RG40 4RA
RTP/2000/1034	Mr & Mrs Wiskar Broom Acre 87 Reading Road Finchampstead RG40 4RD
RTP/2000/1034	S Gillham Broombank 277 Barkham Wokingham RG41 4BY

App approved,
sent 17/05/00

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/1034**

Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: 12.5.00.

Councillor M Long

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

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/1034**

Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Transfer: Yes ☐ No ☑

Reason for Transfer:

N/A.

Signed: _____ Date: 07-05-00

Councillor G Cockroft

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

PLANNING S...
POL
DC
APP
CS
COPIES TO:

Tel: (0118) 974 6445

Date: 4.5.00

My ref: RTP/2000/1034

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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: RTP/2000/1034
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.
Renewal of temporary permission ofr stationing of existing ~~mobile home~~ for agricultural worker.
demountable dwelling

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL:~~ ☐ under delegated powers.
(Temporary for 3 years)

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15.5.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/1034**
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.
Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 4.5.00

My ref: RTP/2000/1034

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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: RTP/2000/1034
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.
Renewal of temporary permission ofr stationing of existing ~~mobile home~~ for agricultural worker.
demountable dwelling

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(Temporary for 3 years)

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 15.5.00

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/1034**
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.
Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

29068

HART DISTRICT COUNCIL

PLANNING SERVICES	HPT AMO
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CS	
08 MAY 2000	
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	FILE:

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

Wokingham District Council
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref.: 00/00540/ADJ 4th May 2000
Your Ref.:

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1995 (AS AMENDED)

Renewal of temporary permission of stationing of existing mobile home for agricultural worker at Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Wokingham District Council (CONSULTATION) Miscellaneous Street .

Your consultation, reference and dated 25.04.2000 has been received and has been allocated the above reference.

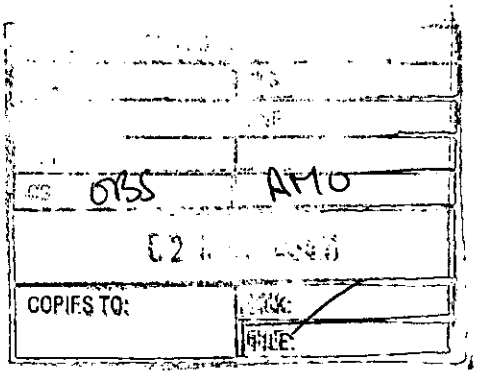
I will endeavour to let you have this Council's response within the allocated time period but should, however, further information be required regarding this matter please contact direct the Case Officer Mrs Beauchamp on 4511.

Yours faithfully

R G PERCIVAL
HEAD OF ENVIRONMENTAL SERVICES

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

dcackapp



108 Reading Road
Finchampstead
Wokingham
Berkshire
RG40 4RA

Tel: (0118) 973 2013

26 April 2000

Ms Angela Odell, Planning Officer,
Planning Services
Environmental Services Department
Wokingham District Council
P.O.Box 157
Shute End
WOKINGHAM
Berkshire
RG40 1WR

Dear Ms Odell

Re: Proposed developments at Riverwood Farm and its environs

I have only just heard of the proposal for the extension of planning permission for a mobile home at what is now called 'Riverwood Farm'. As it stands, I have no objection to this specific application. However, may I urge the Council to be vigilant? Other applicants in this area have regarded the granting of specific planning permission to be a green light for additional building work, such as larger or more permanent buildings. I hope it will be made clear that this is not acceptable.

My main purpose in writing to you concerns the use of the land near this mobile home – in particular the piece of woodland called 'The Jingles'. I am told that the intention is to keep and rear wild boar in this wood. I must say that I feel this is a most unsuitable habitat for such creatures, both from the point of view of nature conservation and safety to the public.

It is well know that wild boar will quickly decimate woodland and, having exhausted most of the available foodstuff (tree roots, shoots etc.), are extraordinarily persistent in getting out of any enclosure in search of more. The result of such usage will undoubtedly be the end of The Jingles, as we know it, since both mature and newer trees and shrubs will be killed. The consequent mud-bath will be an eyesore and completely spoil the popular walk by public footpath through these woods. In addition, the difficulty of containing these aggressive animals will constitute a potential danger to residents and visitors who use the path.

I appreciate that the usage of this land may not be the main concern of Planning Application No. RTP/2000/1034, but I would appreciate your raising this matter with your colleagues in the Council with special responsibility for preservation of woodland in country areas, animal welfare and public safety.

Thank you.

Yours sincerely

J. G. Keeble

Reading Road Residents Association

Incorporating Neighbourhood Watch

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02 MAY 2000
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FILE:

Please reply to:
110 Reading Road
Finchampstead
Berks RG40 4RA
Telephone 0118 973 0589
EMAIL: rustydog@waitrose.com

30 April 2000

Mrs Angela Odell
Environmental Services Department
Planning Services
P.O.Box 157
Shute End
Workingham, Berks.
RG40 1WR

Dear Mrs Odell **Planning Application RTP/2000/1034**

Site Address :Riverwood Farm, New Mill Road, Finchampstead, Wokingham

We are very alarmed that notification of an application as contentious as this, only reached one person and no orange notice has been placed in a CONSPICUOUS place, if at all.

We appreciate that time for comments has elapsed, but we would urge that you take notice of our objections to this application.

Firstly, the extension to the temporary permission for an existing mobile home on this site. We would strongly raise an objection to this because we have doubts as to what is on the site already can be classified as a MOBILE HOME. We would urge that your Building Inspectorate reviews this. If this is not classified correctly, then we ask that you apply whatever authority needed to have this correctly classified before any further permission or extension is granted.

Secondly, we are extremely worried that the application includes releasing of Wild Boar (i.e. 8 Breeding Sows and 1 Boar) into what is probably the last piece of Ancient Woodland in this area. The wood originally stretched from along the Reading Road (on both sides) through to what is New Mill Lane down to the "Jingles" public footpath and appears on the Ordnance Survey map of 1880. Apart from the devastation this will cause to this very precious piece of land, we would be very anxious regarding the security needed to contain these animals.

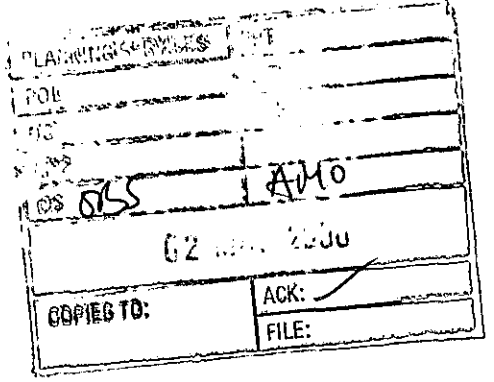
We would take this opportunity of asking that a Preservation Order be placed on what is left of this Woodland immediately,(it has already been thinned dramatically) and which will then offer some protection to the very mature trees that are within this area, to say nothing of the existing wildlife.

Because this property borders some within the Eversley/ Hampshire boundary, we feel that this should have been brought to the attention of a much wider audience.

For this reason, I will be notifying the Eversley Parish Council of the application.

Yours truly,

Beryl D. Skinner (Mrs)
Chairman
Reading Road Residents Association



Broom Acre
87 Reading Road
Finchampstead
Wokingham
Berks RG40 4RD

Mrs A Odell
Environmental Services Dept.
Planning Services
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berks RG40 1WR

29 April 2000

Dear Mrs Odell

Ref: RTP/2000/1034 Riverwood Farm, New Mill Road, Finchampstead

I refer to our conversation in connection with the above application and my concerns about plans the owner has to rear wild boar in the Jingles woodland which forms part of his property.

You said that you would ask the Environment Officer to go and inspect the woodland,(This shows on all the old maps and must be over 100 years old) with a view to putting a preservation order on the established and mature trees. The Jingles woodland was cleared about 3 - 4 years ago by the previous owner, Mr John Pearce (now deceased) of Horns Farm, Eversley, with a view, I think, of improving the existing tree growth and to use the woodland area for the rearing of ostriches. But we now see from the planning application that the new owner proposes to rear wild boar in considerable numbers in this woodland, so we are really concerned with this change of use. The public footpath/ right of way runs through the wood.

Now there has been substantial regrowth of silver birch saplings and gorse in the woodland, but should a preservation order be put on the mature and significant trees, would that also protect the trees from damage inflicted by wild boar? They would certainly kill the trees in no time atall.

We also note the temporary extension of the stationing of a mobile home (which is actually not mobile) is for an agricultural worker, but surely ostriches and boar would require to be managed by someone on site with expertise, and yet Mr Hitti is a builder, who presumably cannot be there in the day? This is also of some concern.

The loss of wildlife habitat in this area has been seriously decimated in recent years, which makes the Jingles woodland of particular importance. Whereas with normal farming activities, wildlife can still have some access to the land, (we have deer, foxes, rabbits, nesting birds and pheasants in this wood) - because of the major fencing that would be required to contain wild boar, this would exclude all wildlife.

I would ask the Environment/Conservation Officer to take these concerns into account when considering the renewal of this application.

Yours sincerely

Shirley S. I. Wisker E B Wisk

Mr Mrs E Wisker
Mr Mrs A Hall

c.c. Environment/Conservation Officer

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DC ✓ AO	ENF
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CS	
14 APR 2000	
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WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell

Date: 12/04/00

RIVERWOOD FARM, NEW MILL ROAD, FINCHAMPSTEAD

Having considered the above application, I have no objections to the renewal of planning permission.

J Mullaney

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 05 April 2000

Application Number: RTP/2000/1034

Proposal: Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Site Address:
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Applicant:
Mr D Hitti C/O A F C Agricultural & Environmental Consultants.

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).

Signed: N.S. Trotter 18-4-00 **Print name:** N Trotter

FROM: Angela Odell

DATE: 05 April 2000

PLANNING SERVICES	HPT
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CS	

25 APR 2000

COPIES TO:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: RTP/2000/1034

Proposal: Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker..

Site Address: Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

Applicant: Mr D Hitti C/O A F C Agricultural & Environmental Consultants.

Your observations are required in respect of this application **by 29/04/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S.C. DATE: 20-4-00

Clerk To Finchampstead Parish/Town Council.

Received by Wokingham District Council

Application No: RTP/2000/1034

Proposal:
Renewal of temporary permission ofr stationing of existing mobile home for agricultural worker.

Location:
Riverwood Farm, New Mill Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2000. 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

Start date: 29 MAR 2000	Map No. 120 Site 0-10
Officer: AO / Application No. RTP/2000/1034	Easting: ..... / Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description: Renewal of (RTP) ~~PROPOSED~~ TEMPORARY ~~APPLICATION~~ permission FOR STATIONING OF existing MOBILE HOME FOR AGRICULTURAL WORKER

Location: RIVERWOOD FARM NEW MILL ROAD

Parish: FINCHAMPSTEAD Ward: Finch South. 6/4

Applicant: MR HITTI

Fee Received 190-00 (5) 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			
4	Correct S 66 certificate			
5	Elevation plans	details of mobile home		
6	Floor plans			
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 : ..... 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	Hart DC : .....
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:

.....

.....

.....

NEIGHBOURS:

..... Neds Cottage, New Mill Rd ✓ GK4

.....

.....

.....

.....

.....

.....

.....

.....

(1) Ex Moms Farm now Riverwood Farm – Ostrich Farm

ADDRESS off New Mill Road PARISH Finchampstead

PLOT No. MAINLY IN HART. D.C. ORD. SHEET No.

BUILDER SEE ALSO 73-87 READING ROAD

Plan No.	Applicant	Description of Development	Date of Decision	Decision
24598	MR. S. PEARCE	MOBILE HOME +	5.12.85	C/A
		O/L CALF REARING BLDG. (STORE		
24614	"			
		S/L MOBILE HOME	5.12.85	31.12.88 TP
32386	"	RENEWAL S/L	16.2.89	29.2.92
32579	"	CARAVAN	16.2.89	29.2.92
43757	MR & MRS C. BROWN	FARM BLDGS, ACCESS & MOBILE HOME REARING OSTRICHES.	20.4.95	C/A
97/65971/F	"	CALF REARING BLDG.	6.8.97	C/A
98/68037/T	"	Temp. Siting of Mobile Home – 3 years	1.9.98	C/A
C/43757/08	"	Details to comply with cond: 08 of Cons. 43757 for App. Archaeological Watching Brief	30.3.99	A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1933 (2) Ex Moms Farm – Riverwood Farm – Ostrich Farm

ADDRESS off New Mill Road PARISH Finchampstead

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
TP/1999/0127	Mrs Hitti	T.P for Res Accomm.	11.1.00	TP

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

29.MAR2000* 1034

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.

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . .

OR

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

Tenant's name	Address at which notice was served	Date on which notice was served
NONE		

Signed . . . . . Nicol [signature] . . . . . .

On behalf of . . . . . D. HITTI . . . . . .

Date . . . . . 17/3/00 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

29 MAR 2000 1034

1.	APPLICANT'S NAME	MR D. HITTI.
	ADDRESS	
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	AFC. AGRIC and ENV CONSULTANTS
	ADDRESS	HOMESTEAD FARM HOUSE, RIPPLE, DEAL KENT
	POST CODE	CT14 8JG PHONE 01304 366729.
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	RIVERWOOD FARM. OFF NEW MILL ROAD FINCHAMPSTEAD BERKS
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		RETENTION OF EXISTING MOBILE HOME FOR TEMPORARY AGRIC WORKERS DWELLING.
5. Give the area in hectares or part of a hectare	AREA OF SITE	6.4
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	1:500 SITE 1:2500 LOCATION

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	3 YEARS
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

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

1769b

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

MOBILE HOME / AGRIC

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.

AS EXISTING

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.

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

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

AS EXISTING
SAME ACCESS

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

YES AS EXISTING

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 (MOBILE HOME)	1		1		0	

* 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.

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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 D. HITTI DATE 17/3/00

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

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	*Existing floor space*		*Proposed additional floorspace created by*	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[redacted]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
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

[redacted]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2	1
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.

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

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

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.

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 bythe Chief Officerresponsible 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.'