4

EX SYSTEMS LTD

APPLICATION NO:
TP/2000/1895

LOCATION:
Buckland Farm Islandstone Lane, Hurst Reading.

APPLICANT:
Mr Robertson C/O Hen Design

PROPOSAL:
Application for temporary permission for stationing of mobile home.

EARLIEST DATE FOR DECISION: **04/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
25/08/2000

CASE OFFICER: **Simon Lewis**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Robertson
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berkshire
RG40 4HG

Application Number: TP/2000/1895

Parish: **HURST**

Location: **Buckland Farm, Islandstone Lane, Hurst, Reading.**

Proposal: **Application for temporary permission for stationing of mobile home.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse 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.

Reason

1. The proposed siting of the caravan for residential purposes without justification, would be harmful to the character and appearance of the rural area. As such, it is contrary to Policy C2 of the Berkshire Structure Plan; Policy LTV2 of the Loddon Area Local Plan and Policy WCC1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
Development Control Manager
Date: 29/08/2000

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.

Tel: (0118) 974 6445 (Direct Line)
Fax: (0118) 974 6484
E-mail Mark.Bridge@wokingham.gov.uk
Date: June 9, 2000
My ref: MB/2/RFS/3454
Your ref:

30 JUN 2000

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

30 JUN 2000* 1895

Mr S Robertson
Flecs
Lines Road
Hurst
RG10 0RT

Dear Mr Robertson

USE OF CARAVAN AND BARN AT ISLANDSTONE LANE, HURST, FOR RESIDENTIAL PURPOSES

I am writing with reference to the above and further to my site visit yesterday.

As discussed the use of the caravan for living accommodation is unauthorised and requires planning permission. The barn has planning permission for B1 use or agriculture and should not be used for any other purpose, including activities normally associated with residential use.

I would advise you to cease the use of the caravan for residential purposes immediately and ensure that no activities take place within the barn except those related to agriculture or a B1 use. Failure to do so could result in formal enforcement action being taken against you.

If you require further information regarding this matter, please do not hesitate to contact me.

APPLICATION ENCLOSED

Yours sincerely,

MR. M. BRIDGE
Planning Enforcement Officer

1769A

30 JUN 2000 1895

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

For office use only
Application No.

1.	YOUR NAME	MW ROBERTSON
	ADDRESS	Flecs Lines Road
		Hurst
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane
		Wokingham
	POST CODE	RG40 4HG Tel. No. 9328498
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ISLAND STONE LANE
		HURST
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	3.75 acres
5. Give brief details of the proposal.	ABOUT THE APPLICATION	TEMPORARY ACCOMMODATION
		WHILST CONSTRUCTION OF
		BUILDING WORKS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER.

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan ☐ 1:100 Floor Plan ☐
1:500 Block Plan ☐ Other ☐
1:100 Elevations ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE ☐ ALTERATION or EXTENSION ☐
CONSTRUCTION OF NEW BUILDING ☐ DEMOLITION ☐
OTHER TEMPORARY CARAVAN

9. What type of Planning application are you applying for?

RESERVED MATTERS ☐ Go to Question 10.
OUTLINE PERMISSION ☐ State relevant outline permission No. ____ Go to Question 10.
FULL PERMISSION ☐ Go to Question 11.
TEMPORARY PERMISSION ☒ State period required. 9 months Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. ____ Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. ____ Details of conditions to be relaxed. ____ Go to Question 11.

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
AGRICULTURAL

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.
YES / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / NO

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.
YES / NO

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.
YES / NO
AS EXISTING

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.
YES / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
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YES / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.
YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.
YES / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.
YES / NO

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 (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.
YES / NO

23. THE FEE ENCLOSED IS £ 190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr R Baerten DATE 28/6/00

Before submitting this application check that you have answered all the relevant questions 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.

Tel: (0118) 974 6454

Date: 18/8/00

My ref: TP/2000/1895

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: TP/2000/1895
Buckland Farm, Islandstone Lane, Hurst, Reading.
Application for temporary permission for stationing of mobile home.

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. 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 29/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **TP/2000/1895**
Buckland Farm, Islandstone Lane, Hurst, Reading.
Application for temporary permission for stationing of mobile home.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

Tel: (0118) 974 6454

Date: 18/8/00

My ref: TP/2000/1895

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
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Application for temporary permission for stationing of mobile home.

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This form must be received no later than 29/8/00

DC
AFP
CS

COPIES TO:

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **TP/2000/1895**
Buckland Farm, Islandstone Lane, Hurst, Reading.
Application for temporary permission for stationing of mobile home.

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: A Drake Date: 19.8.00

Councillor A Drake

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

Received by Wokingham District Council

Application No: TP/2000/1895

Proposal:
Application for temporary permission for stationing of mobile home.

Location:
Buckland Farm, Islandstone Lane, Hurst, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 04/08/2000. 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

11 July 2000

Application Number TP/2000/1895
Conditions/Reasons for Refusal

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

The proposed siting of the caravan for residential purposes without justification, would be harmful to the character, and appearance of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LTV2 of the Loddon Area local Plan and policy WCC1 of the Wokingham District Local Plan (Deposit Draft) as amended.

RECORD OF SITE VISIT

SITE ADDRESS: Buckland Farm
Islandstone Lane Hurst Reading.

APPLICATION NUMBER: TP/2000/1895

OFFICER: Simon Lewis

DATE OF SITE VISIT: 24/8

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes

2. DESCRIPTION OF SURROUNDINGS Rural - Isolated residential properties

3. DESCRIPTION OF SITE/BUILDING Caravan on Site

4. RELATIONSHIP TO ADJOINING PROPERTIES Set away.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Simon Lewis

Application Number : TP/2000/1895

Applicant : Mr Robertson C/O Hen Design.

Location : Buckland Farm, Islandstone Lane, Hurst, Reading.

Proposal : Application for temporary permission for stationing of mobile home.

Site Notice Displayed ? :	YES	NO	DATE
	✓		19.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 24/7/00

Date Registered : 30/06/2000

Earliest Date for Decision : 04/08/2000

Latest Consultation Date/Site Notice Expiry Date : 04/08/2000

This application will have expired on: 25/08/2000. 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 : highways - no objection.
Environmental Health - no objection.
Hurst PC. - objection - no justification
3 letters of objection - no justification.

Planning Issues : Is caravan required whilst constructing office accommodation?

Impact upon rural locality.

Application Number: TP/2000/1895

Appraisal :

Temporary planning permission is sought for the stationing of a caravan for residential purposes for the applicant at the site.

The caravan has already been in use. The Council's Enforcement Officer has confirmed that this is in breach on planning control and requires planning permission.

The applicant has requested that temporary planning permission be granted for the caravan for 9 months whilst implementing the conversion of the existing redundant agricultural barn to office premises granted consent in 1997. There are concerns however, as firstly the applicant has lived in the caravan on the site without actually starting the work for at least 3months, and secondly the applicant has submitted a new application to re-site the agricultural barn proposed for offices (ref:F/2000/1791). For these reasons it would appear that the applicant has little or no intention of actually implementing the previous consent and for that reason he would not need to remain living on the site.

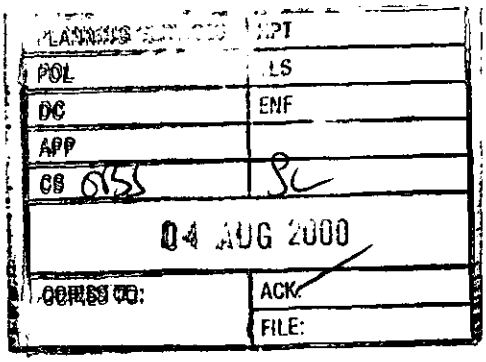
There is case law, which supports this view and that the caravan cannot be stationed on the site under permitted development. The harm that a temporary consent for residential accommodation on the site would have upon the character of the rural location is significant and without justification cannot be considered acceptable.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Applicationo	Name & Address
TP/2000/1895	C R Carpenter Padstone Barn Broadcommon Road Hurst RG10 0RE
TP/2000/1895	Dr & Mrs M Ewart Grange Farm Islandstone Lane Hurst RG10 0RJ
TP/2000/1895	G R L Penney Stebbings Broadcommon Road Hurst RG10 0RE

App refused,
Letter sent 31/08/00



Grange Farm,
Islandstone Lane,
Hurst,
Reading RG10 0RJ.

Mr. Simon Lewis, Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
P. O. Box 157,
Shute End, Wokingham RG40 1WR.

2nd August 2000

Dear Mr. Lewis,

Application No. TP/2000/1895
Application for temporary permission for mobile home
Buckland Farm, Islandstone Lane, Hurst, Reading

We are writing to object strongly to this application. The entrance to our house is directly opposite the entrance to the so-called "Buckland Farm" and thus everything that goes on there affects us enormously. We therefore feel that some significant attention should be paid to our views.

The owner of the land has actually lived illegally in his mobile home / caravan for nearly four months now. I know this because I see him when I take my dog out every night and I first complained to Mr. Bridge, Planning Enforcement Officer, about it in April. By putting in this application no enforcement of eviction can take place until the many months have passed before a decision is made.

Although permission was given to change the building in this field into offices (B1A) on 13th October 1999 (Application No. 99/70261/F), to date no work has been done to effect this change. It is plain that he has had and continues to have no need to live there.

Much work has of course been done to change the appearance of the surrounding field (including the wanton destruction of a large part of the hedge along Islandstone Lane) so that it would suit the residence that he obviously intends (as he has actually admitted to me) to construct if he can somehow get permission to rebuild in the middle of the field (Application No. F/2000/1791).

Yours faithfully,

M. C. Ewart Nicole A Ewart

Dr. and Mrs. M. C. Ewart

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 11 July 2000

Application Number: TP/2000/1895

Proposal: Application for temporary permission for stationing of mobile home.

Parish: HURST PARISH

Site Address:
Buckland Farm, Islandstone Lane, Hurst, Reading.

Applicant:
Mr Robertson C/O Hen Design.

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).

IN VIEW OF THE HIGHWAY AUTHORITY'S PREVIOUS RECOMMENDATION FOR CONDITIONAL APPROVAL I HAVE NO OBJECTION TO THE PROPOSED MOBILE HOME.

(1) SC 23 INSERT PERIOD.

(2) THE EXISTING ACCESS GATE SHALL BE HARD SURFACED WITH TARMAC, CONCRETE OR SIMILAR HARD BOUND MATERIAL FOR A MINIMUM DISTANCE OF 15 METRES BEHIND THE HIGHWAY BOUNDARY. REASON: TO AVOID SPILLAGE OF LOOSE MATERIAL ONTO THE HIGHWAY IN THE INTERESTS OF HIGHWAY SAFETY.

Signed: _____ **Print name:** _____

TR 26/7/00

1933 (1)

ADDRESS ~~Bucklands~~ Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. NB C/O/NAME Bucklands Farmhouse to ORD. SHEET No. 30 JUN 2003 1895

BUILDER Broadcommon Farm - 7.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
677/72	Mr. R. Buckland	O/L. Agr. Workers Dwelling	8.6.72	Ref
10002	SEB	Overhead Lines & Transformer		
BR10480	Mrs Buckland	Agr. Building	26.3.79	App
10380	"	"	12.4.79	C/A
25920	"	Part Farmyard for Parking 10 Buses	1.10.86	TP
32828	See the Straight Mile	Access to Serve Golf Course at Billingbear Park (Windsor & Maidenhead)	1[illegible].5.89	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (2)

ADDRESS Bucklands Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. (See Padstone Barn) ORD. SHEET No.

BUILDER 34167 Mr. R. Buckland Farm Bldgs. to Res 2.11.89 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]337	W/DR			
43435	Mr. R. Buckland	Agr. Bldg. to Res & Erection of Garage, Utility, Store	23.11.94	Ref
43462	W/DR.			
LP94/2812	Miss J. Buckland	Barn to Res	26.9.94	C/App
44563	Mr. R. Buckland	Agr. Bldg to Res with Add. Porch & Garage (Fr. Islandstone Lane)	3.8.95	Ref
~~95/60652/F~~				
~~[illegible]~~	"	Golf Course (Consultation Windsor & Maidenhead)		
AO 17	"	Agr. Building		
AO 18	"	Relocate "		
97/65892/F	"	Agr. Bldg to B1 (Office) off Islandstone Lane	26.9.97	C/A

~~MINISTRY DECISION~~ Planning Enquiry - Roof Alteration - 21.6.95

SPECIAL ORDERS Pd. Enq - Land at Islandstone Lane - 10.9.96 / 2.10.96

99/70261/F S Robertson C. of U. - Agric Bld to offices (B1A) 8.10.99 - C/A

1933 Bucklands Farm, Islandstone Lane

ADDRESS Broadcommon Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1791	Mr Robertson	Rebuilding of agric building & change of use to offices		

MINISTRY DECISION

SPECIAL ORDERS Confirmation of prior approval not required

1933

Bucklands Farm, Islandstone Lane

ADDRESS Broadcommon Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
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MINISTRY DECISION

SPECIAL ORDERS Confirmation of prior approval not required

1769A

30. JUN. 2003 1895

PLANNING APPLICATION PART I

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		WHILST CONSTRUCTION OF
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MEANS OF ACCESS ☐ DESIGN ☐
LANDSCAPING ☐

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If NO, please give details of any new system to be constructed.
YES / NO

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AS EXISTING

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YES / NO

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YES / NO

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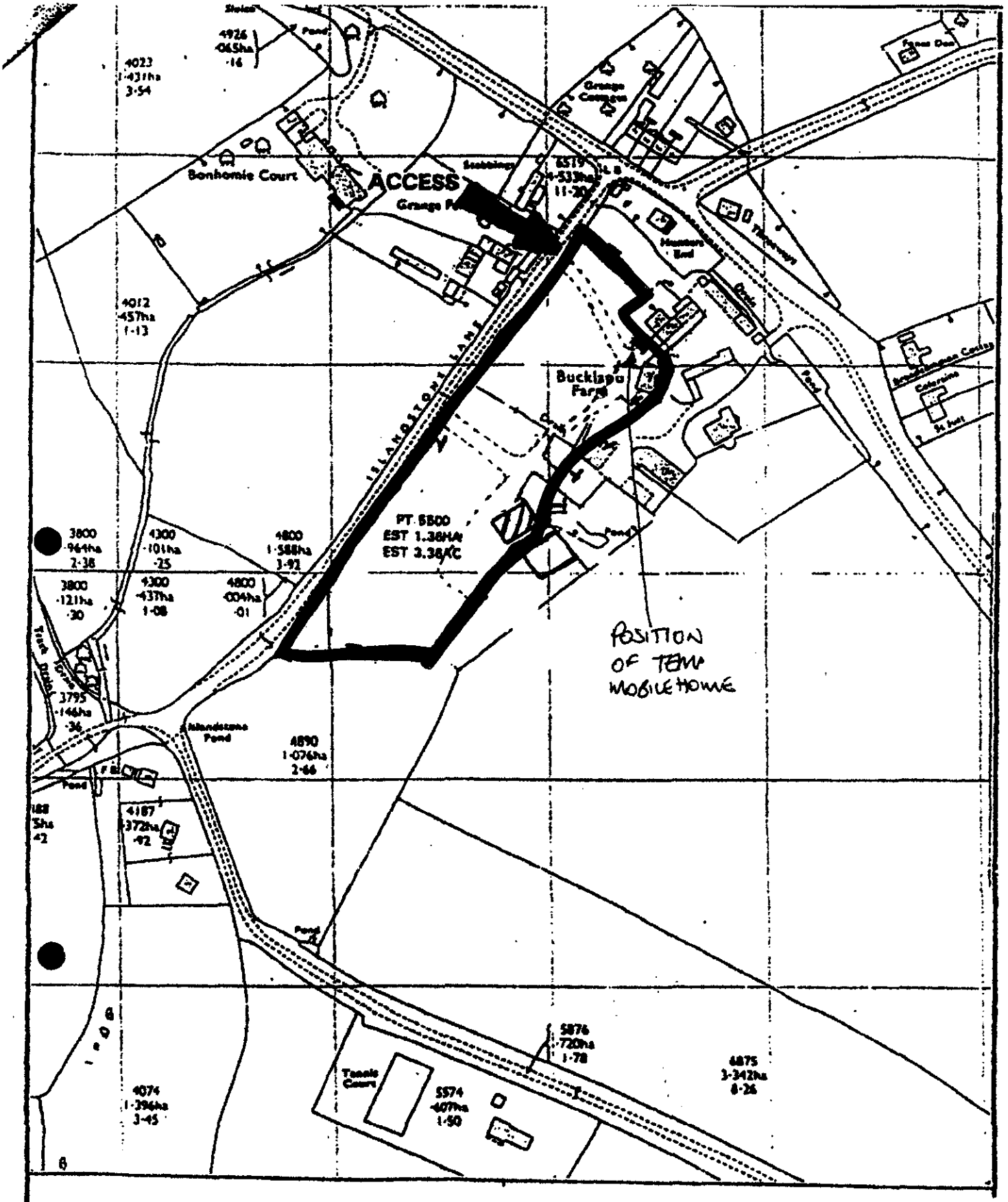
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.
YES / NO

23. THE FEE ENCLOSED IS £ 190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

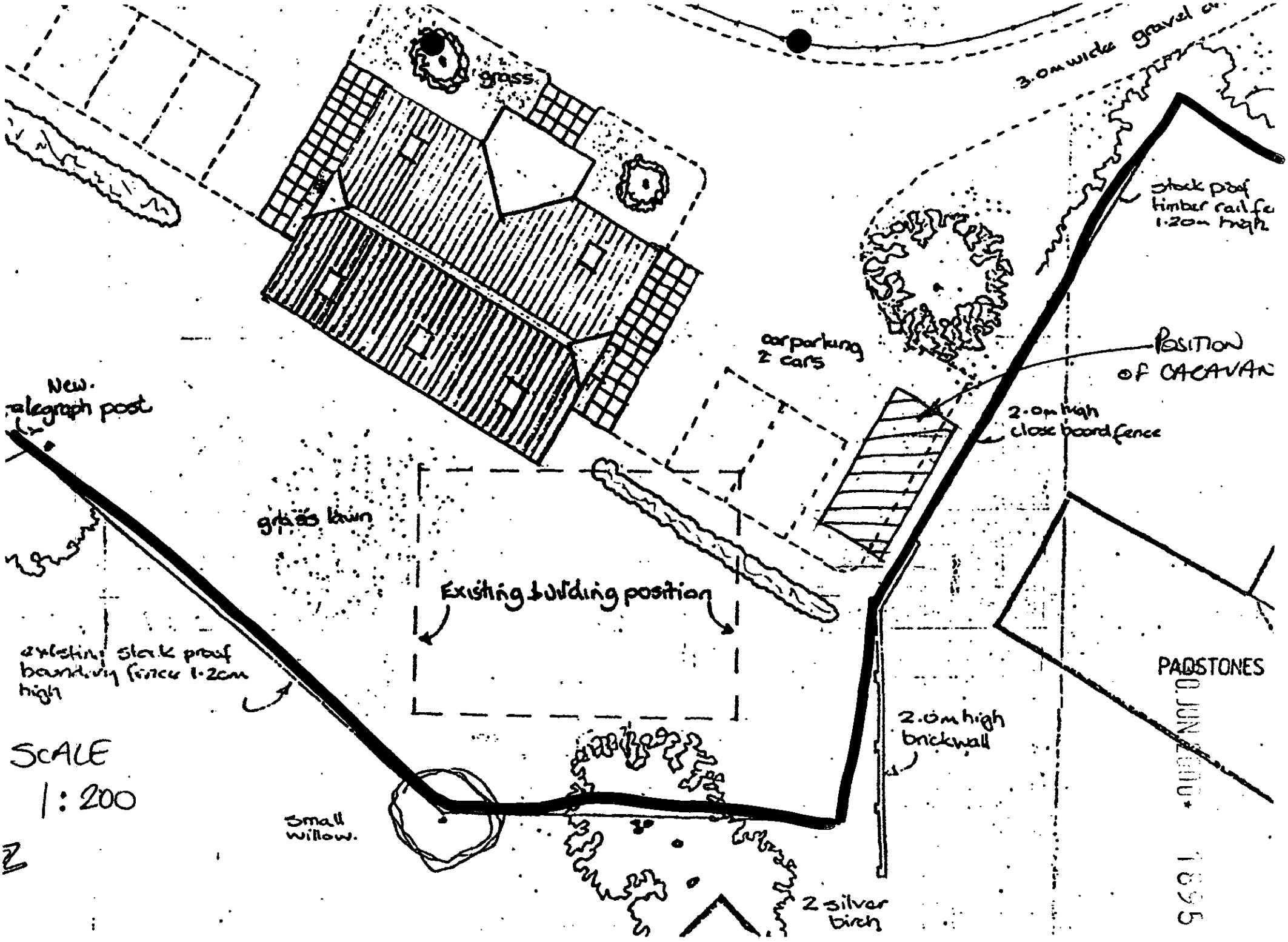
SIGNED [signature] ON BEHALF OF Mr R Baxter DATE 28/6/00

Before submitting this application check that you have answered all the relevant questions 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.

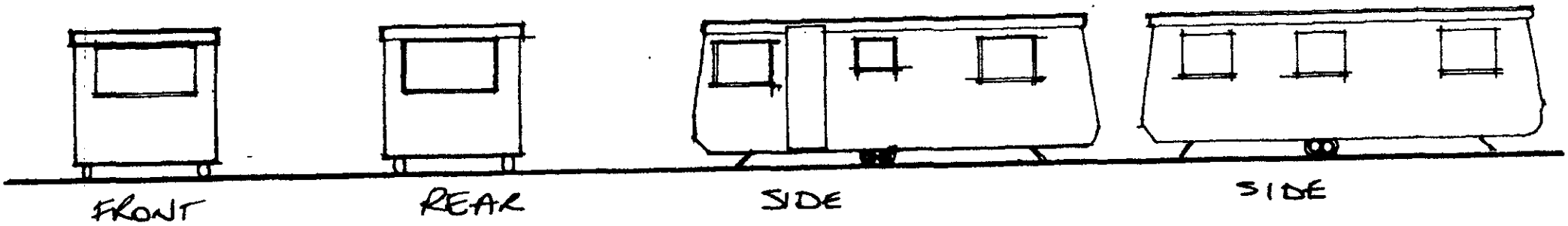


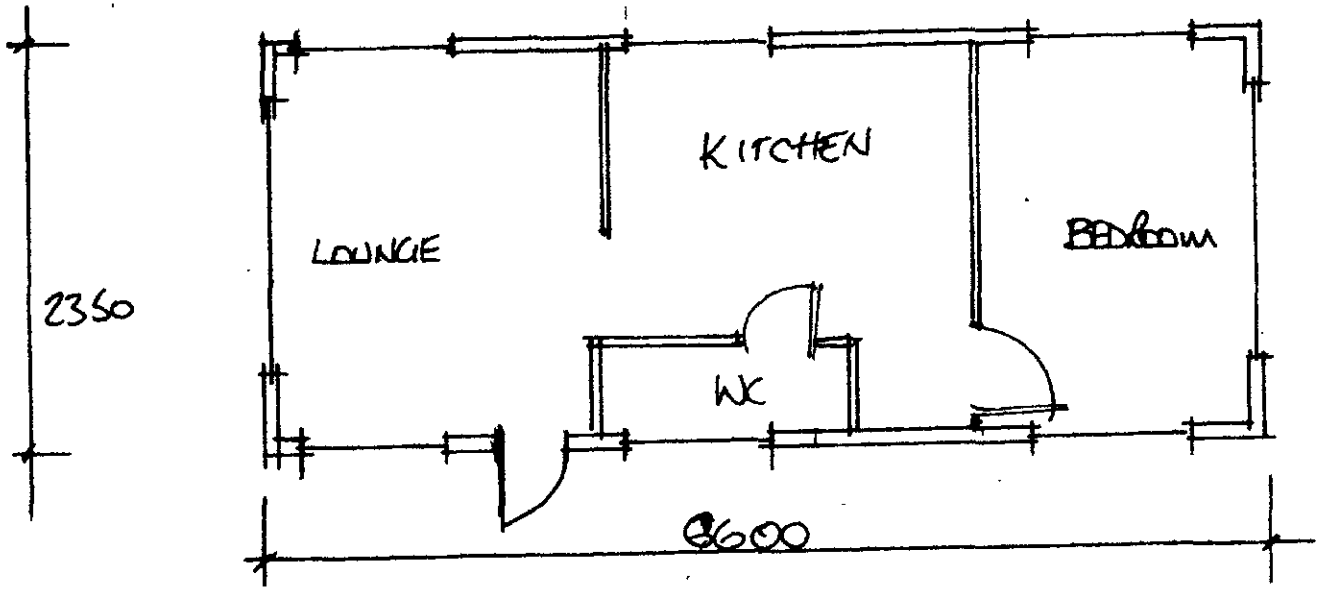
30. JUN. 2000* 1895

Scale	Date
1:2500	


grass
3.0m wide gravel
stock proof timber rail fe 1.20m high
car parking 2 cars
POSITION of CARAVAN
2.0m high close board fence
New telegraph post
grass lawn
Existing building position
existing stock proof boarding fence 1.2cm high
PADSTONES
2.0m high brickwall
SCALE 1:200
Small willow.
2 silver birch
N
10 JUN 1995

CARAVAN ELEVATIONS 1:100





CARAVANS AT :-

ISLANDSTONE LANE
HURST

1:50 1:100

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES
PT 32503
S
DC
APP
CS
01 AUG 2000

From: Joanne Ellis, Environmental Health

To: Simon Lewis, Development Control

My Ref: JPE/buckland

Your Ref: TP/2000/1895

Date: 31 July 2000

APPLICATION FOR TEMPORARY PERMISSION FOR STATIONING OF MOBILE HOME
BUCKLAND FARM, ISLANDSTONE LANE, HURST

I have no environmental health objections to this proposal but recommend that the applicants are made aware of the following information should the applicant be granted planning consent:

All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. The applicant is advised to contact John Mullaney on 0118 9746766 for further information.

Joanne Ellis

By Hand 31/07/2000

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS 8155	SU
31 JUL 2000	
COPIES TO:	ACK: ✓
	FILE:

HADSTONE BARN
BROAD COMMON ROAD
HURST
READING RG10 0RE

YOUR REF

TP 2000 4895

30-7-00

Dear Sir

PROPOSED TEMPARY SITING OF MOBILE HOME ON BUCKLAND FARM ISLANDSTONE RD.

Whilst in principle I have no objection to this proposal I do have the following concerns.

1. Siting is very close to our boundary and has some effect on our privacy.

2. That once permission is granted, that it would be continously renewed and eventually becomes permenant.

3 I am concerned about the Councils ability to properly control/enforce temporary dwelling permissions yours faithfully C R baxter

PLA

31836

Stebbings
Broadcommon Road
Hurst
Berks. RG10 0RE

Mr. Simon Lewis
Planning Department
Wokingham District Council
P.O.Box 157, Council Offices
Shute End, Wokingham. RG40 1WR

14th July 2000

Application No: TP/2000/1895
Application for temporary permission for stationing of mobile home
Bucklands Farm, Islandstone Lane, Hurst

Dear Mr. Lewis,

This application in my opinion has two aspects:

1. **An attempt to legitimize an unauthorized situation.**
   The "drawings" accompanying this application misrepresent the current status. In my letter of objection to Mr. Robertson's previous application Number F/2000/1791 I cited a number of inaccuracies in these drawings which were submitted with that application also. Any comment on this application therefore without objecting to the drawings in my opinion legitimizes them. This is unacceptable.

2. **The 1st step in the attempt to build a house by trying to get a foothold by placement of a mobile home.**
   There is absolutely no necessity for a mobile home on this site.
   - His current permanent home is in Lines Rd. less than a mile away from this site.
   - He has been living illegally in the mobile home continuously for the last few months (which he has admitted to Council officers), with only intermittent construction work taking place and mostly at weekends.
   - If the construction work is as shown in the drawings, no planning approval has been granted for this and therefore this application is at best premature and at worst spurious.
   - The only other planning permission granted for this site is that for a barn in a field some 100yds away. Thus the mobile home's location would afford no protection to this area.
   - I cannot really believe that the erection of a barn requires onsite living accommodation.

I cannot believe that WDC will approve this application as it is so totally obvious what the intention of the applicant is. If WDC are minded to grant permission this will turn into another situation similar to Magpies in Nelsons Lane where, from the granting of temporary permission for a mobile home, it has taken over ten years to remove the occupiers and the issue is still not resolved today.

I sincerely hope that you as the officer in charge will recommend refusal and the politicians will endorse this. It is therefore my position that I am **absolutely opposed** to this application.

Yours sincerely,

Gerald R.L. Penney

Gerald R.L. Penney

Cc: Councilor Annette Drake

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

18th July, 2000

PLANNING SERVICES | HPT 3182
POL TLS
DC
APP
CS
COPIED TO:

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. TP/2000/1895

I refer to the above-mentioned Application by Mr. S. Robertson of Buckland Farm, Islandstone Lane, Hurst; temporary permission for stationing of mobile home.

Members consider that the drawing accompanying this Application, like those attached to Application F/2000/1791, misrepresent the current position. For example, planning permission has not been granted for the construction work shown on the drawings. It has been noted that construction work has been intermittent and has taken place mostly at weekends.

My Council do not consider that there is any justification for a mobile home on the site and believe that the application should be refused.

Yours sincerely,

Clerk

WOKINGHAM D.C. DEVELOPMENT CONTROL

44+49 1.56

Start date: 30 JUN 2000	Map No. ..... Site .....
Officer: SL	Application No. TP/2000/1895
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(TP) APPLICATION FOR TEMPORARY PERMISSION FOR STATIONING OF MOBILE HOME

Location: BUCKLANDS FARM ISLANDSTONE LANE

Parish: HURST Ward: Hurst 11.7.2000

Applicant: MR ROBERTSON

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	– size of WC window is different in elevs/floor plans		
6	Floor plans	– position of kitchen window also differs.		Notify with SN.
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 : 1.7.2000 ✓ 11/7

Parish Council Informed - YES / NO ✓ 11/7

INTERNAL CONSULTATIONS

Building Control .....
Landscape .....
Trees .....
Conservation Officer .....
Environmental Health ✓ 11/7 .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (BABTIE) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ 11/7. .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

Rural Area

OTHERS:

.....
.....
No pre-apps .....

NEIGHBOURS:

✓ 11/7 S/N, Stebbings, Broadcommon Road
Grange Farm, Islandstone Lane ✓
Hunters End, Broadcommon Road
Padstone Barn, " "
Broadcommon Farm, " "
t Bucklands Farm, Islandstone Lane

1933 (1)

ADDRESS ~~BUCKLANDS~~ FARM / ISLANDSTONE LANE / BROADCOMMON ROAD PARISH HURST

PLOT No. NB C/O NAME BUCKLANDS FARMHOUSE TO ORD. SHEET No.

BUILDER BROADCOMMON FARM - 7.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
677/72	MR. R. BUCKLAND	O/L. AGR. WORKERS DWELLING	8.6.72	Ref
10002	SEB	OVERHEAD LINES & TRANSFORMER		
BR10480	MRS BUCKLAND	AGR. BUILDING	26.3.79	APP
10380 -	"	"	12.4.79	C/A
25920	"	PART FARMYARD FOR PARKING TO BUSES	1.10.86	TP
32828	SEE THE STRAIGHT MILE	ACCESS TO SERVE GOLF COURSE AT BILLINGBEAR PARK (WINDSOR & MAIDENHEAD)	18.5.89	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (2)

ADDRESS BUCKLANDS FARM / ISLANDSTONE LANE / BROADCOMMON ROAD PARISH HURST

PLOT No. (SEE PARSTONE BARN) ORD. SHEET No.

BUILDER 34167 & MR. R. BUCKLAND FARM BLDS TO RES 2.11.89 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[redacted]337	W/DR	AGR. BLDG. TO RES. ERECTION OF GARAGE, UTILITY, STORE	23.11.94	Ref
43435 -	MR. R. BUCKLAND			
43462	W/DR.	BARN TO RES	26.9.94	APP
HP94/2812	MISS J. BUCKLAND	AGR. BLDG TO RES WITH APP. PORCH & GARAGE (NR. ISLANDSTONE LANE)	3.8.95	Ref
H4563 - 95/60052/P3	MR. R. BUCKLAND			
~~[redacted]~~	"	GOLF COURSE (CONSULTATION WINDSOR & MAIDENHEAD)		
AO 17	"	AGR. BUILDING		
AO 18	"	RELOCATE "		
97/65892/P.	"	AGR. BLDG TO B1 (OFFICE) OFF ISLANDSTONE LANE	26.9.97	C/A

~~MINISTRY DECISION~~ PLANNING ENQUIRY - ROOF ALTERATION - 21.6.95

SPECIAL ORDERS PD ENQ - LAND AT ISLANDSTONE LANE - 10.9.96 / 2.10.96

99/70261/F S Robertson C. of U. - Agric Bld to offices (B1/A) 8.10.99 C/A

1933 Bucklands Farm, Islandstone Lane

ADDRESS Broadcommon Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1791	Mr Robertson	Rebuilding of agric building & change of use to offices		

MINISTRY DECISION

SPECIAL ORDERS Confirmation of prior approval not required

1933

Bucklands Farm, Islandstone Lane

ADDRESS Broadcommon Road PARISH Hurst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1791	Mr Robertson	Rebuilding of agric building & change of use to offices		

MINISTRY DECISION

SPECIAL ORDERS Confirmation of prior approval not required

1789/a

SECTION 66 CERTIFICATE

Application No.

30.JUN.2000* 1895

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
	N/A	

Signed . . . . . .

On behalf of . . . . . .

Date . . 28/6/00 . . . . . .

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

1769A

PLANNING APPLICATION PART I

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

WOKINGHAM DISTRICT COUNCIL

30. JUN. 2000

1895

For office use only
Application No.

1.	YOUR NAME	MW ROBERTSON
	ADDRESS	Flecs Lines Road
		Hurst
	POST CODE	Tel. No.
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane
		Wokingham
	POST CODE	RG40 4HG Tel. No. 9328498
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	ISLAND STONE LANE
		HURST
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	3.75 acres
5. Give brief details of the proposal.	ABOUT THE APPLICATION	TEMPORARY ACCOMMODATION
		WHILST CONSTRUCTION OF
		BUILDING WORKS
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

- 1:25000 Location Plan ☐
- 1:500 Block Plan ☐
- 1:100 Elevations ☐
- 1:100 Floor Plan ☐
- Other ☐

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

- CHANGE OF USE ☐
- ALTERATION or EXTENSION ☐
- CONSTRUCTION OF NEW BUILDING ☐
- DEMOLITION ☐
- OTHER: TEMPORARY CARAVAN

9. What type of Planning application are you applying for?

- RESERVED MATTERS ☐ Go to Question 10.
- OUTLINE PERMISSION ☐ State relevant outline permission No. ☐ Go to Question 10.
- FULL PERMISSION ☐ Go to Question 11.
- TEMPORARY PERMISSION ☒ State period required. 9 months Go to Question 11.
- RENEWAL OF TEMPORARY PERMISSION ☐ State previous permission No. ☐ Go to Question 11.
- VARIATION/RELAXATION OF CONDITIONS ☐ State relevant application No. ☐ Details of conditions to be relaxed. ☐ ☐ Go to Question 11.

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

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.
AGRICULTURAL

12. ARE THERE ANY TREES ON THE SITE? YES / NO
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM? YES / NO
If NO, please give details of any new system to be constructed.

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM? YES / NO
If NO, please give details of any new system to be constructed.

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE? YES / NO
Please show details of the existing access and any proposed changes on the plans.
AS EXISTING

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED? YES / NO
If, YES, please show details of any changes on the plans.

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE? YES / NO
If YES, please show the route and any proposed alternative on the plans.

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table. YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
	NET CHANGE	

20. HAS PROVISION BEEN MADE FOR THE DISABLED? YES / NO
If YES, please show on the submitted plans what is to be provided.

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? YES / NO
If YES, please complete PART 2 of the form.

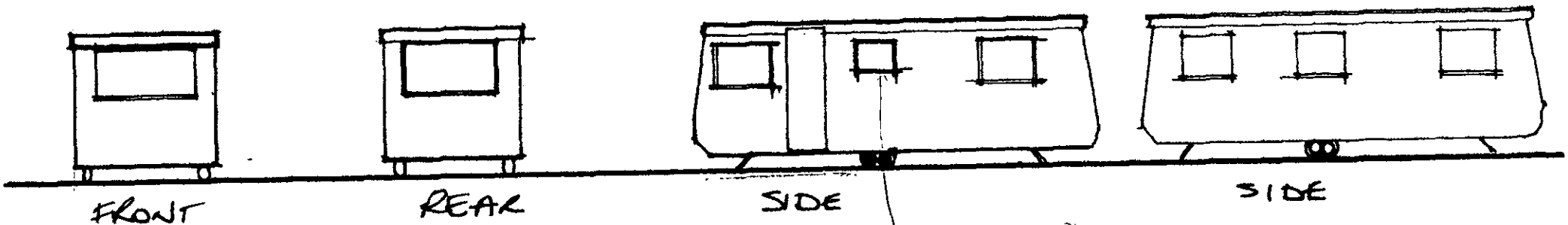
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? YES / NO
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

23. THE FEE ENCLOSED IS £ 190-00
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

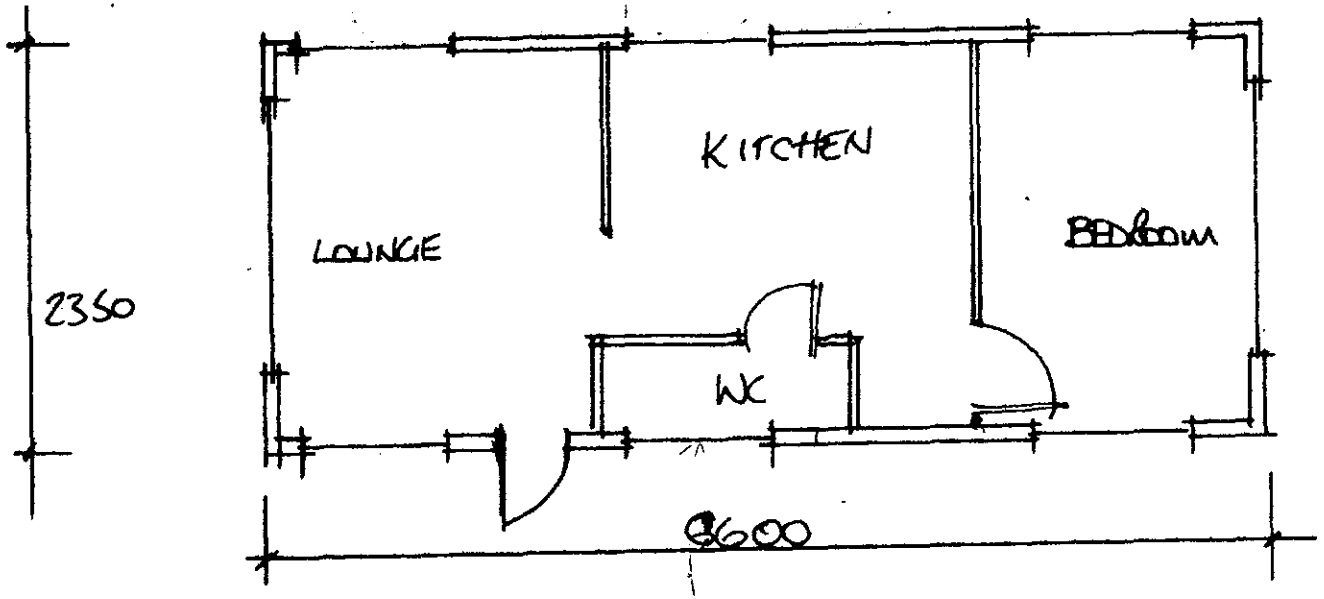
SIGNED [signature] ON BEHALF OF Mr R Baxter DATE 28/6/00

Before submitting this application check that you have answered all the relevant questions 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.

CARAVAN ELEVATIONS 1:100



REFUSED



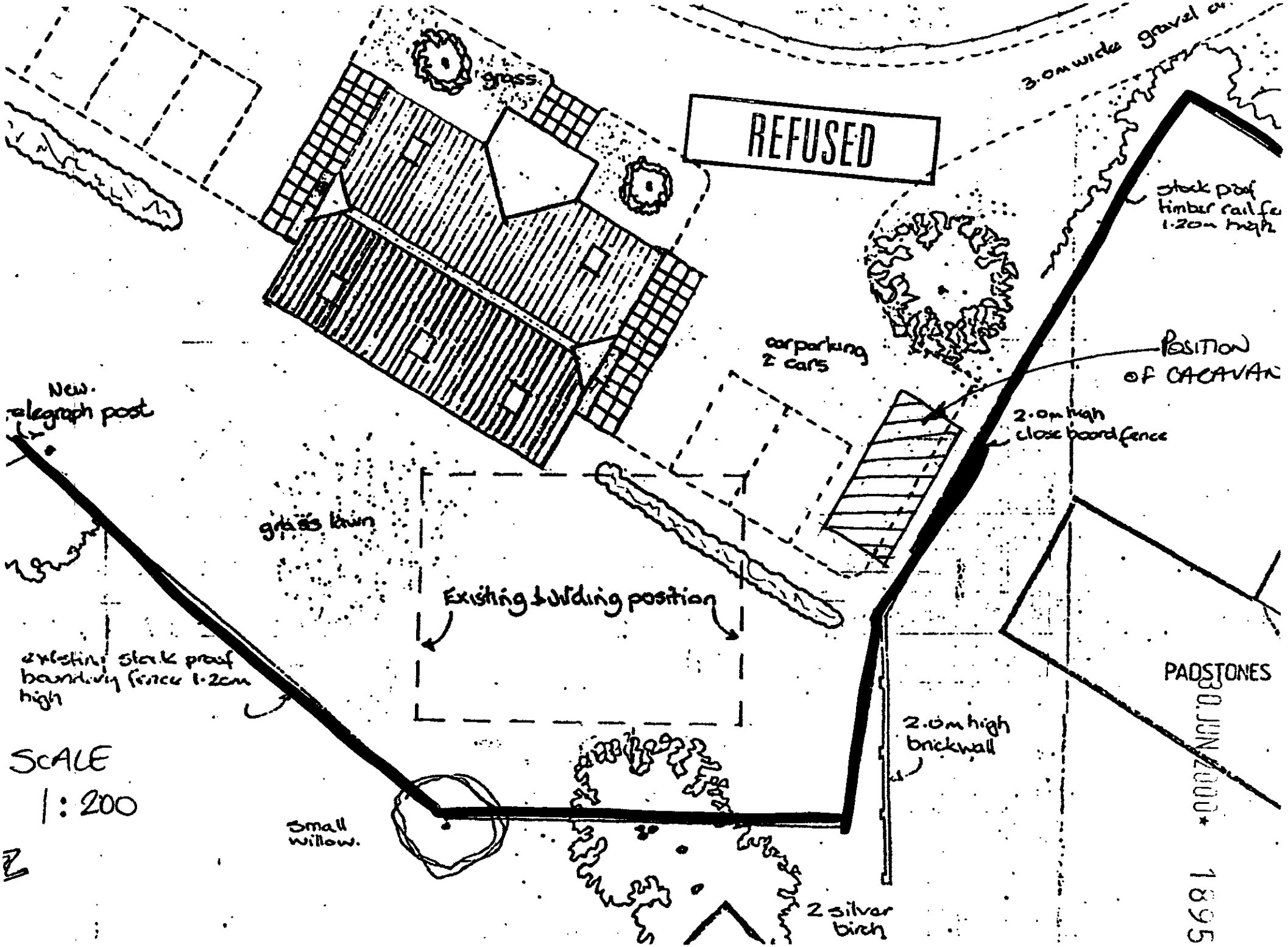
CARAVAN AT :-

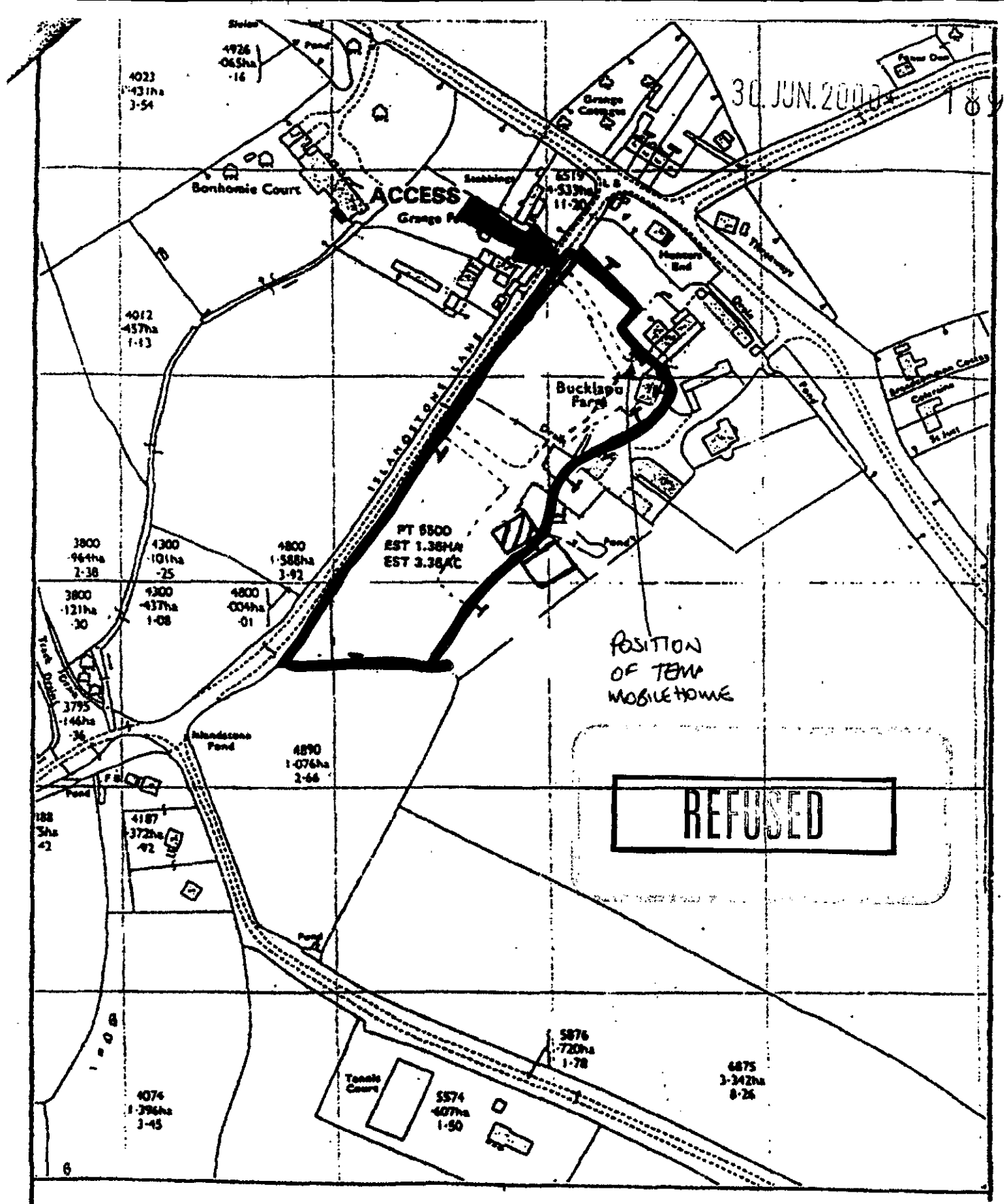
ISLANDSTONE LANE
HURST

1:50 1:100

30 JUN 2000*

1895


REFUSED
grass
3.0m wide gravel
stock proof timber rail fe
1.20m high
car parking 2 cars
POSITION of CARAVAN
2.0m high close board fence
New telegraph post
grass lawn
Existing building position
existing stock proof boarding fence 1.2cm high
2.0m high brickwall
PADSTONES
SCALE
1:200
Small willow.
2 silver birch
30 JUN 2000
1895



30. JUN. 2000* 1895

30. JUN. 2000* 1895

Scale	Date
1:2500	



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Development Control Section, Environmental Services, Wokingham District Council.
4 July 2000 Scale: 1 : 2500

N W E S