X SYSTEMS LTD

4

APPLICATION NO:
F/2000/1896

LOCATION:
Rose Cottage Stables Binfield Road, Wokingham.

APPLICANT:
Ms S Scott C/O Building Services

PROPOSAL:
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

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

APPLICATION WILL HAVE EXPIRED ON: 25/08/2000

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms S Scott
C/O Building Services
5 Latimer
BRACKNELL
Berkshire
RG12 7LG

Application Number: F/2000/1896

Parish: **HURST**

Location: **Rose Cottage Stables, Binfield Road, Wokingham**

Proposal: **Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition
2. The area shown on the permitted drawings for vehicle parking, garaging and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Reason
1. In the interests of visual amenity.

Reason
2. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Informative
You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policies C2 and C6
Loddon Area Local Plan Policies LTV2, LC1, LC15, LBE1 and LBE2
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC2, WCC4 and WBE1

John Mitchell
Development Control Manager
Date: 18/10/2000

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.

Application Number F/2000/1896
Conditions/~~Reasons for Refusal~~

No	Std Con	Std Reas	Non Std Conditions /~~Reasons for Refusal~~
1.	C030	R030	No external lighting unless agreed
2.	SC23	SR06	! parking, garaging and turning !
			INFORMATIVE:
			Policies: C2 and C6 of BSP
			LTV2, LC1, LC15 and LBE1/2 of LALP
			WCC1, WCC2, WCC4 and WBE1 of WDLP

RECORD OF SITE VISIT

SITE ADDRESS: Rose Cottage Stables
Binfield Road Wokingham.

APPLICATION NUMBER: F/2000/1896

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 31.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ Move by Case officer to gate post facing Binfield Rd.

2. DESCRIPTION OF SURROUNDINGS Cluster of residential dev. to north fronting Forest Rd (some backland) otherwise open countryside.

3. DESCRIPTION OF SITE/BUILDING

Retrospective applⁿ. Arr 'L' shaped stable block and garage

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES refer to below (along boundaries)

ACCESS/PARKING refer to plan

LEVELS no change

BOUNDARY TREATMENT with Oak Apple House : 1.3m-1.7m

OTHERS close boarded fence with row of leylandii trees approx. 1.5m-2m higher than stable block
Northern boundary with track 1.9m CB fence.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1896

Applicant : Ms S Scott C/O Building Services.

Location : Rose Cottage Stables, Binfield Road, , Wokingham.

Proposal : Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 31.7.00

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 :

- Environmental Health : no objection
- Highway Authority : no objection subject to condition re: provision of parking, garaging and turning.
- Landscape Architect : although development is visible from the south it is an example of rural development which is not an unusual or alien feature within the countryside.
- Town Council : no objection (adj. Parish)

~~**Planning Issues :**~~

- Parish Council : Concern over application being retrospective, sewage
- Letters of representation : 4 letters received. Objections can be summarised as follows :
  - Loss of view
  - loss of sunlight to garden
  - dominating feature
  - garage poses fire hazard
  - increase in rodents
  - concern over disposal of rubbish / sewage / drainage
  - increased noise and disturbance / smell

- increased traffic
- increased activity
- stables/garage erected without pl. permission

Application Number: F/2000/1896

Appraisal :

A. IMPACT ON VISUAL AMENITY / RURAL CHARACTER OF AREA

Policies C2 and C6 of BSP
LTV2, LC1 and LC15 of LALP
WCC1, WCC2, WCC4 of WOLP

Proposal is retrospective for the erection of a 'L' shaped stable block containing 8 stables and tack room with a maximum height of 3m and garage with a maximum height of 3.9m. It is located close to the northern boundary of the site to the rear of a track providing access to the rear of properties in Forest Rd.

The buildings are visible from the rear of residential properties to the north and Oak Apple House to the West and open fields to the South. However in terms of visual amenity the buildings are typical of ones found in a rural area and the design is considered to be acceptable. In view of this it is not considered that the rural character / visual amenity would not be adversely effected.

In terms of activity the applicant already runs a livery / part-livery business. There are currently 19 stables in total. In view of this it is not considered that additional activity generated by a further 8 stables would adversely affect the rural character of the area.

B. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE1/2 of LALP
WBE1 of WOLP

Nearest property to stables is Oak Apple House located approx. 7.0m from stable block. The property is fairly well screened by boundary vegetation. Several objectors refer to increase noise and smell

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

Being located in a rural area some smell and noise would be expected however no Environmental Health objections have been raised. Properties to the north are located in excess of 60m away which is considered to be acceptable. In view of the above it is not considered that the amenities of neighbouring occupiers would so adversely affected so as to warrant refused by virtue of the nature and design of the proposal.

C. HIGHWAY ISSUES

No highway objection raised.

Applicationo	Name & Address
F/2000/1896	D Sauvern Oak Apple House Long Lane Forest Road Wokingham Rg40 5SD
F/2000/1896	Dr. J B Scotton Foxglove Cottage 4 Forest Road Wokingham RG40 5SD
F/2000/1896	Mr R J Williams 6 Forest Road Wokingham RG40 5SD
F/2000/1896	D Hesselberger Fernside Binfield Road Wokingham RG40 5PP
F/2000/1896	S Cox Kingsclere Nurseries ltd Forest Road Wokingham RG40 5SA

App. approved
Letter sent 20/10/00

Tel: 0118 974 6450

Date: 27.9.00

My ref: F/2000/1896

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1896
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 6.10.2000

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1896**
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

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.

LISTING FORM

Rec'd 11.30AM 20.9.00

Case officer: **Mrs B Polnik** Application Number: **F/2000/1896**

Rose Cottage Stables, Binfield Road, , Wokingham.

Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: M. Robertson Date: 20th Sept 00

Councillor M Robertson

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

This application is just in Hurst.

Tel: 0118 974 6450

Date: 15.9.00

My ref: F/2000/1896

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

CONFIDENTIAL

Councillor M Robertson
47 Proctors Road
Wokingham
RG40 1RP

Dear Councillor

Application Number: F/2000/1896
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 25.9.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Mrs B Polnik** Application Number: **F/2000/1896**
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor M Robertson

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

Tel: 0118 974 6450

Date: 15.9.00

My ref: F/2000/1896

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

CONFIDENTIAL

Councillor P Edwards
30 Mays Road
Wokingham
RG40 1RW

Dear Councillor

Application Number: F/2000/1896
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

Tel: 0118 974 6450

Date: 15-9.00

My ref: F/2000/1896

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

CONFIDENTIAL

Councillor I Brown
12 Paice Green
Wokingham
RG40 1YN

Dear Councillor

Application Number: F/2000/1896
Rose Cottage Stables, Binfield Road, , Wokingham.
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective).

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

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell
Development Control Manager

File F/2000/1896.

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

35059

5th October 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1896
Rose Cottage Stables, Binfield Road, Hurst

The date of receipt by you of this application stamped on the form is 30th June, 2000. I received it three months later on the 30th September, with a request for a response by 5th October. This is insufficient time for any reasonable consultation with local people. Indeed it would seem that the local people are unaware of the application, especially since the public notice is not being displayed. One local resident who travels down Binfield Road on a regular, almost daily basis, states that it has never been displayed during the period beginning 30th June. The Parish Council requests that a decision on this application be deferred until the public notice has been displayed for the appropriate time and that the District Council notifies the occupants of adjacent properties on Forest Road individually in writing.

SN up at time of SV. and neighbours notified by letter

Some Members of the Parish Council have considered this application in the short time available and I have been asked to object on the grounds that there are already stables on this site and these additional facilities represent over development of the site. Furthermore the application extends the use of the site to livery and this is an unwarranted and unviable commercialisation of the present use.

The Parish Council notes that the premises have already been constructed and are in use. The Parish Council trusts that appropriate action will be taken to enforce removal of these buildings in the event that permission is refused.

The Parish Council asks for an early response to this letter confirming receipt and that the actions requested in the first paragraph have been taken.

Yours faithfully,



Clerk

Cc District Councillor A. Drake

TO:01189746484 NPT
POL
DC BP
APP
CS
COPIES TO:
ACK:
FILE:

FAX COVER SHEET

Kingsclere Nurseries Ltd

Kingsclere
Forest Road
Wokingham
Berkshire
RG40 5SA
Tel: 01344 489328

Merrydale
Coppid Beech Hill
Wokingham
Berkshire
RG40 5JP
Tel: 01344 412132

Stepping Stones
152 Nine Mile Ride
Finchampstead
Berkshire
RG40 4JA
Tel: 0118 932 8117

Bramley Wood
Old Bracknell House
Crowthorne Road North
Bracknell Berkshire
RG12 7AJ
Tel: 01344 300677

Abacus
Westside
Oxford Road
Newbury Berkshire
RG14 1XB
Tel: 01635 550131

Date: 4.10.00 . Time: ~~3~~ 4-45pm . No of Pages (inc cover) 2.

From: SYLVIA COX . Phone/Fax: 01344 489328

To: MRS . POLNICK . Fax No: 01189746484.

Ref: APPLICATION 1896 . ROSE COTTAGE STABLES . Phone No:

The above plan has just been handed to me by a Hurst Parish Councillor (Howard Larkin) for my comments. As the representative for Ashridge Ward, I was amazed to see the application stamped 30/6/00. This is the first any of us knew about it and therefore we are late in commenting. I do object strongly on behalf of the local residents who have had increasing problems with this site. The intent notice was

01344 489328

FAX COVER SHEET

Kingsclere Nurseries Ltd

Kingsclere
Forest Road
Wokingham
Berkshire
RG40 5SA
Tel: 01344 489328

Merrydale
Coppid Beech Hill
Wokingham
Berkshire
RG40 5JP
Tel: 01344 412132

Stepping Stones
152 Nine Mile Ride
Finchampstead
Berkshire
RG40 4JA
Tel: 0118 932 8117

Bramley Wood
Old Bracknell House
Crowthorne Road North
Bracknell Berkshire
RG12 7AJ
Tel: 01344 300677

Abacus
Westside
Oxford Road
Newbury Berkshire
RG14 1XB
Tel: 01635 550134

Date: 4.10.00. Time: 4-45pm. No of Pages (inc cover)

From: SYLVIA COX. Phone/Fax: 01344 489328

To: MRS. POCNICK. Fax No:

Ref: APP. 1896. Phone No:

2

displayed for 2 days. One other query is sewage. This has been reported to me by a local man - it is currently piped into a stream in the Burfield Road. Surely not in order! No neighbour even remembers the site being given permission to become residential. The feeling locally is, I know for an objection, but once again it is retrospective so we fight a losing battle.

Regards.

Sylvia Cox (MRS)

Registered in the UK No. 3092545
Registered Office: Kingsclere, Forest Road, Wokingham, Berkshire RG40 5SA

received by BP 25.9.00

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CB FH	
COPIES TO:	ACK:
	FILE:

Foxglove Cottage
4 Forest Road
Wokingham
Berkshire, RG40 5SD

July 3, 2000

Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

Dear Sirs

Re: application FH/RFS/3436 - Rose Cottage Stables

I write to object to planning application FH/RFS/3436, the erection of loose boxes and haybarn, immediately opposite the end of my garden in what used to be a field, completely obliterating my view of the countryside. The buildings were erected without planning permission and therefore without the display of the statutory orange-coloured notice or any notification directly to any of the owners of adjacent properties, who also object.

I am aware from the Wokingham planning booklet that it is allowable to erect buildings on an agricultural holding, so long as they do not exceed an eaves-height of 3m and a ridge-height of 4m. However, I believe that they may not be erected within 50m of a road to which the public have access. Such a road divides my garden from the boundary of the field.

A much more serious consideration is that the Environment Officer recently visited the area and complained of the unsavoury odour of the ditch in Binfield Road, and issued letters indicating that the disposal of sewage at the rear of the Forest Road properties left much to be desired. Before and during the erection of the 2m fence on the boundary of the road and field and the subsequent building of the loose boxes and haybarn, the ditch along the road at the rear of my and neighbouring properties was filled in. I am not sure whether it was culverted in an appropriate way. Since then drainage has been installed from the loose boxes in the direction of the previous ditch. Whatever the state of the ditch I do not believe that it will prove adequate for the removal of effluent from the 10-20 horses that might well occupy the 10 loose boxes that have been constructed. The concomitant solid waste will also cause an odoriferous nuisance.

I regard this entire enterprise as a gross and unwarranted increase in the extent of the riding school operations. This amounts virtually to a change of use and should require planning consideration. One of the reasons I bought my house was that it afforded clear and unrestricted views of the countryside at the rear. Now I am confronted with the visual equivalent of an industrial estate. Not only that, I anticipate the smell of horses which I find unpleasant.

I trust this objection will get due consideration.

Yours faithfully

Janet B Scotton

Dr Janet B Scotton

BABIA,

I HAD THIS LETTER IN CONNECTION WITH THE ENFORCEMENT ISSUE - ALTHOUGH IT IS RELEVANT TO YOU.

FARAH.

by hand 21.7.

BP.

PLANNING SERVICES	RPT
POL	TLS
DC	ENF
APP	
CS DMS	BCP
24 JUL 2000	
COPIES TO:	ACK:
	FILE:

Oak Apple House
Long Lane,
Forest Road
Wokingham
Berkshire, RG40 5SD

Tel: 01344 459194
Fax: 01344 303532

21 July 2000

Dear Sirs,

Reference Application Number: F/2000/1896 – Rose Cottage Stables

We have received your letter concerning the above retrospective planning application. Our house a joins the land on which the stables have been built and whilst we have no objection to the actual buildings we are concerned at the potential noise and smell.

The stable block has been erected 7.2 meters from our nearest bedroom and I am most concerned that the potential for noise and smell from the eight or more horses will become a nuisance and possibly even a health hazard.

I would be grateful if you would let me have your considered opinion on this matter.

I remain

Yours sincerely

D.F.Sauven

ORS BLP

25 JUL 2000

COPIES TO: ACK: ✓ FILE:

Foxglove Cottage
4 Forest Road
Wokingham
Berkshire, RG40 5SD

July 23, 2000

Your Ref: Mrs B Polnik
F/2000/1896

Mrs B Polnik
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

Dear Mrs Polnik

Re: Application Number: F/2000/1896
Site Address: Rose Cottage Stables, Binfield Road, Wokingham
Proposal: Retrospective erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles

I am writing in response to your letter of notification regarding the above retrospective planning application. As you can see, I had already written on July 3, but since the application had probably not been processed at that time I am attaching a copy of what I wrote in case you have not received it.

I would like to confirm my objections to the proposal and to make some additional comments to the positions stated below. As of July 19, no orange notice had been posted at the site. Also, it can been seen from the road, that what was probably the original stable block now has in front of it some 'garden' area and a clothes-line. From this one could imagine that this has now been converted into living accommodation. As far as I am aware the original barn was converted into living accommodation, with retrospective approval, but no application was made for the conversion of the stables.

Your letter refers to 8 stables and tackroom, plus garage for ancillary vehicles. For clarification, I referred to these, in my letter below, as loose-boxes and haybarn. It would seem that if this is a garage rather than a haybarn, there will be an increase in vehicular traffic on what was until recently open agricultural land. I reiterate my concerns that this is an unwarranted change of use and suggest that the whole venture should be thoroughly investigated.

Yours sincerely

Janet B Scotton

Dr Janet B Scotton

Previous correspondence

July 3, 2000

Environmental Services Department
PO Box 157
Shute End
Wokingham
Berkshire, RG40 1WR

Dear Sirs

Re: application FH/RFS/3436 - Rose Cottage Stables

I write to object to planning application FH/RFS/3436, the erection of loose boxes and haybarn, immediately opposite the end of my garden in what used to be a field, completely obliterating my view of the countryside. The buildings were erected without planning permission and therefore without the display of the statutory orange-coloured notice or any notification directly to any of the owners of adjacent properties, who also object.

I am aware from the Wokingham planning booklet that it is allowable to erect buildings on an agricultural holding, so long as they do not exceed an eaves-height of 3m and a ridge-height of 4m. However, I believe that they may not be erected within 50m of a road to which the public have access. Such a road divides my garden from the boundary of the field.

A much more serious consideration is that the Environment Officer recently visited the area and complained of the unsavoury odour of the ditch in Binfield Road, and issued letters indicating that the disposal of sewage at the rear of the Forest Road properties left much to be desired. Before and during the erection of the 2m fence on the boundary of the road and field and the subsequent building of the loose boxes and haybarn, the ditch along the road at the rear of my and neighbouring properties was filled in. I am not sure whether it was culverted in an appropriate way. Since then drainage has been installed from the loose boxes in the direction of the previous ditch. Whatever the state of the ditch I do not believe that it will prove adequate for the removal of effluent from the 10-20 horses that might well occupy the 10 loose boxes that have been constructed. The concomitant solid waste will also cause an odoriferous nuisance.

I regard this entire enterprise as a gross and unwarranted increase in the extent of the riding school operations. This amounts virtually to a change of use and should require planning consideration. One of the reasons I bought my house was that it afforded clear and unrestricted views of the countryside at the rear. Now I am confronted with the visual equivalent of an industrial estate. Not only that, I anticipate the smell of horses which I find unpleasant.

I trust this objection will get due consideration.

Yours faithfully

Dr Janet B Scotton

1327

WOKINGHAM DISTRICT COUNCIL

Advised that any comments should be received by 16/8.

To BASIA.

Date 3/8/00 Time 2.15

WHILE YOU WERE OUT

Name MRS HESSELBURGER

Of FERNSIDE, BANFIELD ROAD, WOKINGHAM RG40 5PP

Phone No. 01344 411311 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE WANTED TO KNOW HOW LONG SHE HAS TO RESPOND TO APP FOR STABLES AT ROSE COTT STABLES (2000/1896). ~~WOULD HAVE LIKE~~. COULD SHE HAVE A COPY OF SITE NOTICE SENT TO HER ALSO - IT APPEARS THE SITE NOTICE IS NOT DISPLAYED OUTSIDE PROPERTY!

Signed Farah.

$$\begin{array}{r} \cancel{5}06 \\ 31 \\ \hline 75 \end{array}$$

0855 BLP

COPIES TO: ACK:
FILE:

Fernside
Binfield Road
Wokingham
Berkshire RG40 5PP

Mrs Bashia Polnic
Case Officer – Planning
Wokingham District Council
Shute End
P O Box 157
Wokingham RG40 1WR

F/2000/1896

14th August 2000

Dear Mrs Polnic

Rose Cottage Stables
Planning Application No. ??

We are unable to quote the application number as the notice was never on show long enough for us to see it!

Since 12th June when the new buildings first became visible we have been in contact with the Enforcement Officer and other people in the department requesting information regarding the new buildings that have been erected **without planning permission, yet again.**

I now understand from our telephone conversation last week that there are 8 new stables, a tack room and garage.

We are concerned about these proposed new buildings for the following reasons :

Sanitation – what are the plans for coping with the extra sewage? More stables mean more horses and more people!

Increased traffic – both cars and horse boxes. Currently there are normally 2-4 large horse boxes, 2+ small horse trailers and around 6 cars. Extra traffic would mean more noise, more wear & tear on the road itself, and more pollution.

Please also acknowledge receipt of this letter.

Yours sincerely

Denise Hesselberger

By Hand 31/07/2000

PLANNING SERVICES	HPT
POL	TLS
DC	.NF
APP	
CS 065	BEP
COPIES TO:	ACK:
	FILE:

Mr. R J Williams
6 Forest Road
Wokingham
RG40 5SD
31st July, 2000

Mrs. B Pulnik
Planning services
Wokingham District Council

R: application number F/2000/1896
Rose cottage stables

My objections and concerns relating to this planning application are as follows.

I would question the size of the proposed development with regards to the number of horses to be stabled within. i.e. is there adequate paddock on the site for this amount of stabling.

The position of the development is extremely detrimental to my property and myself. Whilst the erection of a two meter high fence is quite acceptable, I object strongly to the height of this development, particularly the garage, which has created a five meter high wall of wood directly behind my property. This has resulted in my loss of view, (which I have enjoyed for twenty-five years) from my bedroom window. The height of this garage has also resulted in the loss of all southerly sunlight to this end of the garden, until after 12 noon in the summer months, and in the winter I doubt I will have any sunlight at all to this end of my property. As this is the end of my garden in which we have barbecues, and also go to for a quite retreat. The sunlight here is of great value. In the winter this end of the garden is used for the gathering and burning of the garden refuse, as well as the yearly bonfire party. This activity will now become hazardous, due to the fire risk created by the garage, which will without a doubt contain flammable liquids, i.e. petrol, diesel, oil, etc, and the stable block which will contain bedding/straw and hay. Unfortunately there is no where else within my property where I can carry out the above activity.

Living in a rural area we have always had a certain amount of rodents, which until now we have managed to keep under control. However with the stables now positioned directly behind my property, the rodent problem on my property is most certainly going to increase. My concern is that this will continue in an upward trend with the easy food source from the stables.

I am concerned as to where the urine soaked bedding and manure that this amount of horses will produce, will be piled. I trust this will not be adjacent to my boundary, for obvious reasons.

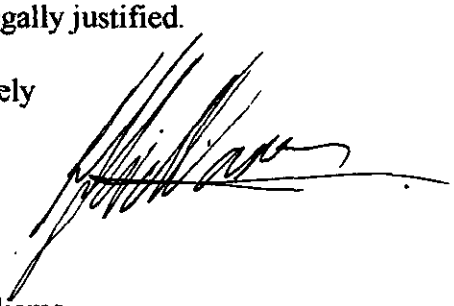
At present there are several horse boxes and skip lorries parked on this site. I understand that the application includes a request to increase a parking area for a number of these and other vehicles. I trust none of these will be visible from my garden, as I would find this totally unacceptable.

Finally I would like to say that I am extremely concerned and disturbed that my democratic right to object to a planning application, before the building was erected, has been denied me. I trust this will in no way demean my objections now before you.

The stables and garage could be positioned on the southern boundaries of Rose cottage stables. Thus causing the least disturbance and less of a loss of an amenity. This I feel would be a more acceptable solution and I therefore suggest that the buildings, or at the very least the garage be moved to the opposite side of the site.

I hope you will consider my concerns and objections most carefully, as I consider them to be legally justified.

Yours sincerely



Mr. R J Williams

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Mrs B Polnik DATE: 18th August 2000

Location:	Rose Cottage Stables, Binfield Road, Wokingham
Proposal:	Proposed erection of 8 stables and tackroom for livery plus garage for ancillary vehicles (Retrospective)
Application Number:	F/2000/1896

In response to your consultation dated 11th July 2000 for the above application, the tree and landscape comments are as follows:

I have visited the site and viewed the existing development. The stables, tackroom and garages are between 3 to 4 metres in height, and the walls are constructed in timber boarding which has been stained brown and the roofs are in green steel. The boundary is formed by a 1.5 m high timber larch lap fence to the north and a 2 m high close board timber fence to the east. The buildings are used solely for the purposes described above.

The B33034 (Forest Road) lies to the north of the site and road frontage development exists along this road. Of note is that a number of houses, rear gardens and a service road to garages abut with the application site boundary.

Forest Road, the adjacent houses and the application site are located on a ridge line and within an area designated as Green Gap/Wedge. Consequently the development is visible for some distance from the adjacent open countryside to the south.

The houses described above do have limited views to the development although views are moderated by existing planting within the rear gardens. Views to the site will be more prominent once deciduous vegetation has shed foliage in the winter.

Although the development is visible from the south I consider it to be an example of rural development which is not an unusual or alien feature within the countryside. Therefore I consider that the site relates well to a countryside setting and which distinguishes it from the housing along Forest Road.

I also consider that the views from the houses along Forest Road have not been significantly or adversely affected .

I would therefore recommend that **planning permission is granted**.

ROBERT PETROW
Consultant Landscape Architect

for plans see Part 1 register.

To:
Neil Etherington
Senior Arboricultural Officer

12 JUL 2000

1

From: Mrs B Polnik

Date: 11 July 2000

Application Number: F/2000/1896

Proposal: Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective).

Site Address:
Rose Cottage Stables, Binfield Road, , Wokingham.

Applicant:
Ms S Scott C/O Building Services.

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

Use [illegible] for [illegible] drain for [illegible]
for [illegible]

8 [illegible]

[illegible] impact [illegible] proposed
[illegible]
Which [illegible]
Set [illegible]
[illegible] open [illegible]
[illegible] not [illegible]
[illegible] of [illegible]
[illegible]

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

COPIES TO:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mrs B Polnik
Planning Department

Date: 27/07/00

ROSE COTTAGE STABLES, BINFIELD ROAD, WOKINGHAM F/2000/1896

Having considered the above application I have no objections to the above development.

J Mullaney

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 11 July 2000

S MA

Application Number: F/2000/1896

Proposal: Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

Parish: WOKINGHAM TOWN

Site Address:
Rose Cottage Stables, Binfield Road, , Wokingham.

Applicant:
Ms S Scott C/O Building Services.

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).

CONDITION
SC 23 - Parking - insert 'parking, garaging + turning'
SR06

Signed: [signature] **Print name:** S.N. AVON

28-7-00

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

Case officer: Mrs B Polnik

Application Number: F/2000/1896

Proposal: Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective).

Site Address: Rose Cottage Stables, Binfield Road, Wokingham

Applicant: Ms S Scott C/O Building Services

Your observations are required in respect of this application by ~~04/08/2000~~

PLANNING SERVICES	PT
POL	TLS
DC	ENF
APP	
CS	
11 AUG 2000	
COPIES TO:	ACK:
	FILE:

No objections

SIGNED: _____ **DATE:** 09/08//00

CLERK TO Wokingham Town Council

Received by Wokingham District Council

Application No: F/2000/1896

Proposal:
Proposed erection of 8 stables and tackroom for livery use plus garage for ancillary vehicles (Retrospective)

Location:
Rose Cottage Stables, Binfield Road, , 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 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

WOKINGHAM D.C. DEVELOPMENT CONTROL

69/76 0.15

Start date: 30 JUN	Map No. 62 Site [redacted]
Officer: BP | Application No. F/2000/1896	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description: & TACKROOM
(F) PROPOSED ERECTION OF 8 STABLES FOR LIVERY USE PLUS GARAGE FOR ANCILLARY VEHICLES (RETROSPECTIVE)

Location: ROSE COTTAGE STABLES BINFIELD ROAD

Parish: HURST Ward: ~~Norreys~~ Hurst

11.7.2000. ✓ 11/1

Applicant: MS S SCOTT

Fee Received 570-00 (9) 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	include access to highway in red line ✓	phoned agent	
2	1:500 block plan showing existing & proposed dev. + adj. Properties		drawn in.	
3	Forms unsigned			
4	Correct S 66 certificate	~~Agricultural Holdings Cert~~ deleted.		
5	Elevation plans			
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 : 11.7.2000 V 11/7

Parish Council Informed - YES / NO V 11/7

INTERNAL CONSULTATIONS

Building Control : .....

Landscape V 11/7 ✓ .....

Trees .....

Conservation Officer ✓ .....

Environmental Health V 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 V 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 : .....

OTHERS: (Rural area)

No pre-apps

Wokingham CPRE

NEIGHBOURS:

V 11/7 S/N + Oak Apple House & Forest Rd, Hurst

Long Lane House ✓

~~Forest Cottages, Forest Road~~

2, 4, 5, 6, 7, & 9, Forest Road

The School House, Forest Road

1933

ROSE COTTAGE STABLES E

ADDRESS ACCESS ON BINFIELD ROAD PARISH HURST

PLOT No. ORD. SHEET No. SU-8270 62

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30665	MR. I. THOMAS	STABLES & BARN	14.7.88	Ref
36852	"	ALL WEATHER RIDING SURFACE	20.3.91	Ref
41979 APPEAL	MISS. S. SCOTT	LIGHTING ALL WEATHER SURFACE	23.6.94	Ref.
42460 APPEAL	S SCOTT	PART BARN TO RGS.	21.6.94	Ref

MINISTRY DECISION 36852 - APPEAL ALLOWED - 27.1.92 42460 - APPEAL ALLOWED - 22.2.95

~~SPECIAL CONDS~~ 41979 - APPEAL DISMISSED - 24.3.95

ENF. NOTICE ISSUED - 27.6.9 - LIGHTING FOR ALL WEATHER SURFACE

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) *Name of local newspaper* circulating in the area where the land is situated.

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

CERTIFICATE A

30.JUN.2000* 1696

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

● I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

(b) .....

.....

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

the (c) .....

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . S. M Scott . . . . . .

On behalf of . . . . . .

Date . . . 30th June 2000 . . . . . .

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

30.JUN.2000* 1896

1.	APPLICANT'S NAME	Ms S. SCOTT
	ADDRESS	ROSE COTTAGE STABLES
		BINFIELD ROAD HURST
	POST CODE	RG40 5SD PHONE 01344 860566
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BUILDING SERVICES
	ADDRESS	5 LATIMER
		BRACKNELL
	POST CODE	RG12 7LG PHONE 01344 456494
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	ROSE COTTAGE STABLES
		BINFIELD RD HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF 8 STABLES AND
		GARAGE FOR ANCILLARY VEHICLES
5. Give the area in hectares or part of a hectare	AREA OF SITE	•165
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	DRAWING 807/1

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number *Conditions to be relaxed*

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

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

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

STABLES

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES (NO) — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES (NO) — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

ROOF – GREEN PROFILED SHEET

WALL – BROWN SW BOARD

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.

2m CLOSE BOARDED FENCE

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO DITCH

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES (NO)

If no, please give details: NA

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

PRIVATE TRACK FROM EXTG STABLES

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

LEVEL ACCESS THROUGHOUT

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

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

* STATE No. OF HABITABLE ROOMS

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

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

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

£570

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED A White ON BEHALF OF S Scott DATE 20 June 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				
(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify STABLE	0	0	132	0
OTHER	Please Specify GARAGE	0	0	88	0
	TOTAL	0	0	220	0

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	10	2 (4 extg stable)
Proposed	10	2

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.

STABLES FOR HORSES
GARAGE FOR HORSE BOXES AND VEHICLES ASSOCIATED WITH STABLES

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

S Scott
ROSE COTTAGE STABLES
NO

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
4	0	0	4

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

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

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1327

WOKINGHAM DISTRICT COUNCIL

To Basia

Date 4/10 Time 11.10

WHILE YOU WERE OUT

Name Mr Wardle

Of Clerk - Hurst P.C

Phone No. 01628 628485 Ext.

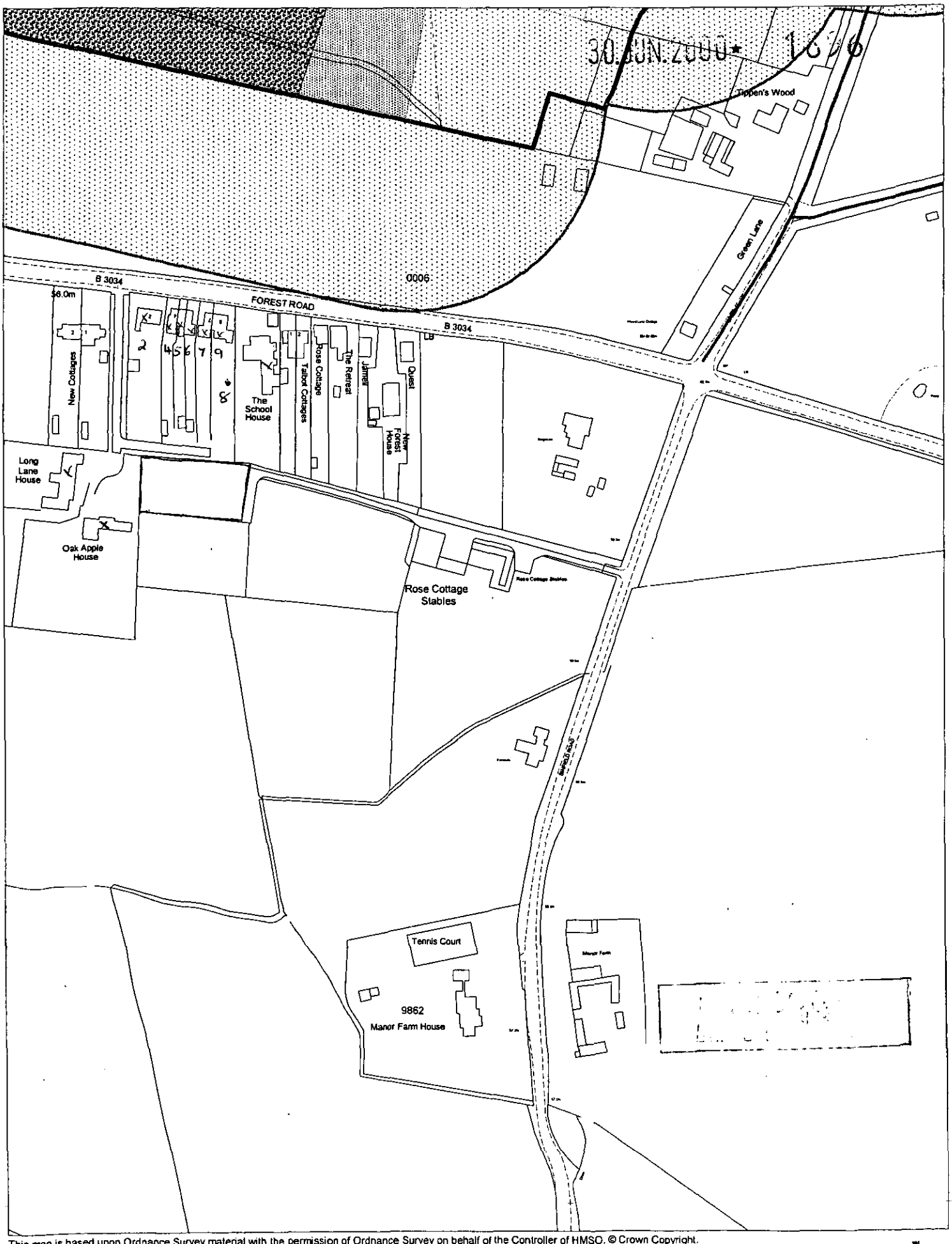
Phoned	—	Please call back	—
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Rose Cottage Stables 1896 - you have asked for comment by 5/10, but they would like to know if they can have an ext. of ≈ 2 weeks. Please call him today B4 2.30pm

Discussed w̄ Mr Wardle 4/10. - appln. recommended for C/A unfortunately in this instance time for response cannot be extended Advised if there are any serious concerns re: appln. then to discuss w̄ Cllr Mrs Drake.

Signed Hee.

6



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Development Control Section, Environmental Services, Wokingham District Council.

4 July 2000

Scale: 1 : 2500