S. Visit 10.30am

SOUTHPORT LI
LONDON OFFIC
EX SYSTEMS LTD

APPLICATION NO:
F/2001/3539

4

LOCATION:
Meadows Farm Redlake Lane, Wokingham.

APPLICANT:
Mr & Mrs Moore

PROPOSAL:
Proposed extension to all weather surface exercising school for horses.

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
04/05/2001

CASE OFFICER: **Elaine Connor**

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Moore
Lee Of The Hill
Edneys Hill
WOKINGHAM
Berkshire
RG41 4DR

Application Number: F/2001/3539

Parish: **WOKINGHAM WITHOUT**

Location: **Meadows Farm, Redlake Lane, Wokingham**

Proposal: **Proposed extension to all weather surface exercising school for horses.**

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

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

Condition
2. No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3m in depth below existing ground level.

Condition
3. The development hereby permitted shall not be used for events or competitions.

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

Reason
2. To prevent pollution of ground water.

Reason
3. In the interests of highway safety.

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

South East Area Local Plan Policy STV2
Green Belt Local Plan Policy OS1
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC2

John Mitchell

John Mitchell
Development Control Manager
Date: 09/05/2001

Notice checked by: _____

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

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3539

Applicant : Mr & Mrs Moore .

Location : Meadows Farm, Redlake Lane, , Wokingham.
Proposal : Proposed extension to all weather surface exercising school for horses.

Site Notice Displayed ? :

YES	NO	DATE
✓		SAW S.N 23.3.01.

Date of Neighbour Notifications : .....

Date of Site Visit : 9/4/01

Date Registered : 09/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 04/05/2001. 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 obj - recommend that use be restricted so that facility is not used for events or comps.

ENV. HEALTH : No objections
ENV. AGENCY : recommend cond. - see file.

Planning Issues :
* GREEN GAP / WEDGE : (WCC2)
* GREEN ROUTE ENHANCEMENT AREA (WBE12).

Application No. F/2001/3539

Appraisal:

The application being considered proposes the extension of an existing all weather surface school for horses at Meadows Farm, Redlake Lane, Wokingham Without.

Impact upon the character of the area.

The area in which the application site is located is designated as Green Gap/ wedge and the north- eastern boundary of the site along Easthampstead Road forms part of a Green Route Enhancement Area.

The application proposes extending the existing all weather exercising school by approximately 40m to the south, further into the site, away from the main Easthampstead Road to the north east of the site. It is proposed that the area be surfaced with silica sand enclosed by a 1.2m high wooden post and rail fence to match the existing.

As the proposed area extends to the rear of the site away from the main road, it is considered that the area will blend in well with the existing farm buildings. Although there will be views of the site from the Easthampstead Road when travelling north west towards Wokingham, it is considered that due to the nature of the development is not such that will have an adverse impact upon the character of the surrounding countryside area.

It is therefore considered that the proposed development will not have a negative impact upon the green gap/wedge, nor will the development have an adverse impact upon the enhancement of the green route along Easthampstead Road.

RECOMMENDATION: Approval

Application Number F/2001/3539
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001	
2			No soakaways shall be constructed such that they penetrate the water table, & they shall not in any event exceed 3m in depth below existing ground level
		REASON	To prevent pollution of ground water.
3.			The development hereby permitted shall not be used for events or competitions
		REASON	In the interests of highway safety.
Informative for approvals			
N16			
LODDON AREA LOCAL PLAN POLICIES:			
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, 6			
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC2.			
GREEN BELT LOCAL PLAN POLICIES: OS1			
BERKSHIRE STRUCTURE PLAN POLICIES:			
MINERALS LOCAL PLAN POLICIES:			

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

Date:

RECORD OF SITE VISIT

SITE ADDRESS: Meadows Farm
Redlake Lane Wokingham.

APPLICATION NUMBER: F/2001/3539

OFFICER: Elaine Connor

DATE OF SITE VISIT: 9/4/01

1 SITE/STATUTORY NOTICE DISPLAYED ? yes - on front gate.

2. DESCRIPTION OF SURROUNDINGS

rural area.

3. DESCRIPTION OF SITE/BUILDING

farm building close to entrance onto Redlake Lane fields adj. to Easthampstead Rd.

4. RELATIONSHIP TO ADJOINING PROPERTIES

n/a.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

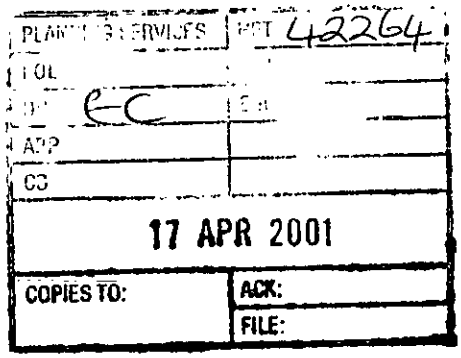
OTHERS

Our ref: SP\2001\003394\001
Your ref: F/2001/3539

Date: 12th April 2001

ENVIRONMENT AGENCY

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



For the attention of: Elaine Connor

Dear Sir/Madam

EXTENSION TO ALL WEATHER SURFACE SCHOOL FOR HORSES MEADOWS FARM, REDLAKE LANE, WOKINGHAM

Thank you for your letter dated 19 March 2001 which was received on 21 March 2001. You are asked to quote the following reference in any correspondence: SU86NW/8/8. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

ADVICE TO PLANNING AUTHORITY

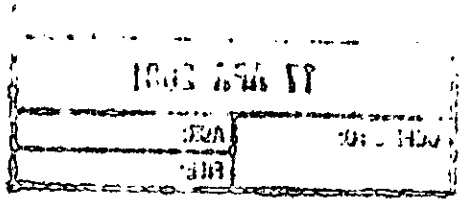
Development Control:

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301



1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent/applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Mr & Mrs EJ Moore, Lee of the Hill, Edneys Hill, Wokingham RG41 4DR

Wokingham Without Parish Council Consultation Sheet

Officer	Elaine Connor
No	F 2001 3539
Proposal	extension to all weather surface exercising school for horses.
Site	Meadows Farm, Redlake Lane, Wokingham.

Committee's Comments

No objections

DC | DIF
APP
CS
10 APR 2001
COPIES TO: | ACK:
FILE:

Signed : _____
Clerk to Wokingham Without Parish Council

10 April 2001

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 6th April 2001

Location:	Meadows Farm, Redlake Lane, Wokingham
Proposal:	Proposed extension to all weather surface exercising school for horses
Application Number:	F/2001/3539

In response to your consultation dated 19th March 2001 for the above application, the tree and landscape comments are as follows:

The above proposal does not affect any significant existing landscape features and shall extend an existing all weather surface which is not visually intrusive when viewed from Easthampstead Road or from Redlake Lane.

A recent agricultural hedge has been planted by the applicant along Easthampstead Road and which will not be affected by the proposals.

I therefore have on objections to the proposal.

ROBERT PETROW
Consultant Landscape Architect

For plans see Part One or Officer File

RP

DELEGATED

S

To:
Landscape

From: Elaine Connor

Date: 19 March 2001 20 MAR 2001

Application Number: F/2001/3539

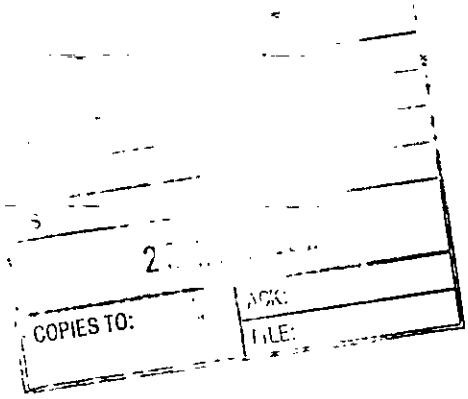
Proposal: Proposed extension to all weather surface exercising school for horses..

Site Address:
Meadows Farm, Redlake Lane, , Wokingham.

Applicant:
Mr & Mrs Moore .

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

Hedge, adjacent to road NO TPO
no additional visual impact. V



LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3539**

Meadows Farm, Redlake Lane, , Wokingham.

Proposed extension to all weather surface exercising school for horses.

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: _____

Councillor A Ross

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 6451

Date: 4.5.01

My ref: F/2001/3539

CONFIDENTIAL

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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/2001/3539
Meadows Farm, Redlake Lane, , Wokingham.
Proposed extension to all weather surface exercising school for horses.

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 14.5.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2001/3539**
Meadows Farm, Redlake Lane, , Wokingham.
Proposed extension to all weather surface exercising school for horses.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Ross

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 6451

Date: 4.5.01

My ref: F/2001/3539

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 Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2001/3539
Meadows Farm, Redlake Lane, , Wokingham.
Proposed extension to all weather surface exercising school for horses..

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6451

Date: 4.5.01

My ref: F/2001/3539

CONFIDENTIAL

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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/2001/3539
Meadows Farm, Redlake Lane, , Wokingham.
Proposed extension to all weather surface exercising school for horses..

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control 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

Received by Wokingham District Council

Application No: F/2001/3539

Proposal:
Proposed extension to all weather surface exercising school for horses.

Location:
Meadows Farm, Redlake Lane, , 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 Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. 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

19 March 2001

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor **Date:** 19 March 2001

DELEGATED

Application Number: F/2001/3539

Proposal: Proposed extension to all weather surface exercising school for horses.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Meadows Farm, Redlake Lane, , Wokingham.

Applicant:
Mr & Mrs Moore .

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).

Not to be used for events or competitions.

Signed: _____ **Print name:** Adam Coggins 23/03/01

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Elaine Connor
Development Control

Your Ref: F/2001/3539

Date. March 21, 2001

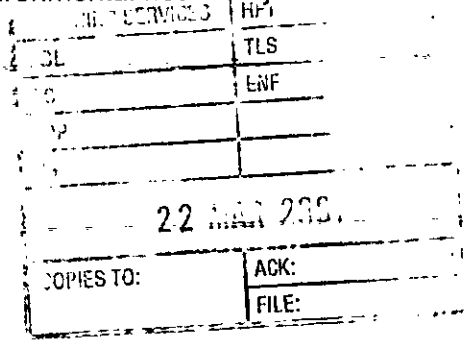
PROPOSED: EXTENSION OF ALL WEATHER SURFACE

LOCATION: MEADOWS FARM, REDLAKE LANE, WOKINGHAM WITHOUT

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

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~9 FEB 2001~~ Valid 09 MAR 2001	Map No. 92 Site 0.09
Officer: EC / Application No. F/2001/3539	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description:

(F.) PROPOSED EXTENSION TO ALL WEATHER SURFACE EXERCISING SCHOOL FOR HORSES

Location: MEADOWS FARM RED LAKE LANE

Parish: WOKINGHAM W/OUT Ward: WOKINGHAM W/OUT ✓

Applicant: MR/MRS MOORE

Fee Received 95-00 (16) 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	Blue line should be red.	28/2	✓ 9/3
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	front elevations & fencing PD- see letter	28/2	
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 : 19/3/01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

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

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: (Green gap/wedge Rural Area)

.....

.....

No pre-apps

NEIGHBOURS:

S/N + See map

✓

+ Meadows Farm, Redlake Lane

By hand 8/3/01.

09.MAR2001* 3539

09 MAR 2001

Lee of the Hill
Edneys Hill
Wokingham
RG41 4DR

7th March 2001

Dear Mrs Hurst

Following my telephone conversation with Theresa today, I return the planning application as amended:

- The application site is the extension to the all weather surface which is outlined in red, with the remainder of the farm being outlined in blue.
- The existing access to the farm from Redlake Lane is marked in red.
- The existing yard is also marked in red.
- The dashed red line shows the route taken by the horses from the yard to the existing all weather surface (which would be extended if this application is successful). This is an unmade path and there is no vehicular access to the all weather surface (although construction vehicles can gain access from the adjacent field).
- The 1.2 metre high post and rail fencing is permitted development and so elevations are not required (Theresa checked this with the team leader). However, the fencing will match that around the existing arena, and details are shown on the cross section.

I understand that the application can now be validated and allocated to a case officer without further delay. I look forward to receiving the site notice shortly.

Yours sincerely

I. C. Moore

Mrs I. C. Moore

09.MAR2001* 3539

DELEGATED

Lee of the Hill
Edneys Hill
Wokingham
Berkshire
RG41 4DR

Dear Sir/Madam

Please find enclosed a planning application to extend the existing all weather surface at Meadows Farm, Redlake Lane, Wokingham. Planning permission for the existing 40x20 metre surface was granted in 1994 (your reference: 41965). The surface was laid down in 1994.

The mixed agricultural and equestrian use of the farm has planning permission. The beef cattle enterprise continues, but pig production has ceased. Owing to the poor market prices for both pork and beef, the equestrian business has assumed a much greater importance in generating farm income.

Young horses are bred or brought on for eventing and dressage. I always have some horses that are being brought on with international potential. The international dressage requirement is an arena measuring 60x20 metres. I attach a diagram showing the layout of a dressage arena, and setting out an example of one of the required tests. This is the accepted standard size for the British Horse Trials Association and for the Dressage Association. In addition, it is a requirement that some novice tests are carried out on an international size arena. It is therefore essential for me to have an international size arena so that the horses can be brought on to their full potential.

The horses also need schooling in a lunging area. Such an area is typically 20x20 metres, allowing horses to be schooled in a circle with a 10 metre radius.

The fencing and the surface materials will match that of the existing arena.

Last year new hedging of indigenous species was planted along the boundary of the farm to Easthampstead Road. If any plants die they will be replaced. The proposed arena should be no more visible in the landscape than the existing. Any impact will be minimal once the hedgerow has become fully established.

I am aware that a site visit will be made. Can the case officer please ring me at home (9780166) or at the farm (9771636) to arrange a time. This is because there are large dogs at the farm that will need to be shut away.

If you have any questions about this application, please contact me on the above numbers.

Yours sincerely

I. C. Moore

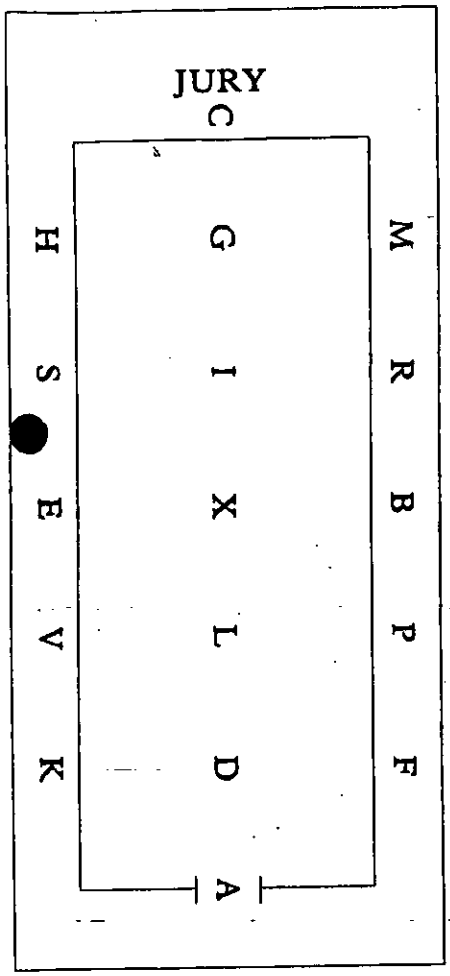
Mrs I. C. Moore

F.E.I. THREE-DAY EVENT DRESSAGE TEST (1975)

		TEST	MAXIMUM MARKS
1	A	Enter at working canter	6
	X	Halt – Immobility – Salute – Proceed at working trot	
2	C	Track to the left	
	S	Medium trot	6
	EBE	Circle to the left 20 metres diameter	
	EV	Medium trot	
3	V	Working trot	
	A	Down centre line	6
	L	Circle to the left 10 metres diameter	
4	LS	Half-pass (left)	6
5	C	Halt – Rein back 5 steps – Proceed at working trot without halting	6
6	R	Medium trot	
	BEB	Circle to the right 20 metres diameter	6
	BP	Medium trot	
7	P	Working trot	
	A	Down centre line	6
	L	Circle to the right 10 metres diameter	
8	LR	Half-pass (right)	6
9	C	Halt – Immobility 5 seconds – Proceed at working trot	6
10	HXF	Change rein at extended trot (rising)	6
	F	Working trot	
11	KXM	Change rein at extended trot	6
	M	Working trot	
12	C	Medium walk	
	HSXPF	Extended walk	6
	F	Medium walk	
13	A	Working canter – Circle to the right 10 metres diameter	6
14	AC	Serpentine 3 loops, the first and the third true canter, the second counter-canter	6
15	MXK	Change rein at extended canter	6
	K	Working trot	
16	A	Working canter – Circle to the left 10 metres diameter	6
17	AC	Serpentine 3 loops, the first and the third true canter, the second counter-canter	6
18	HXF	Change rein at extended canter	6
	F	Working trot	
19	A	Down centre line	6
	L	Working canter to the right	
20	G	Halt – Immobility – Salute	6
		Leave arena at walk on a long rein TOTAL	120

Collective marks:

1.	Paces (freedom and regularity)	6
2.	Impulsion (desire to move forward, elasticity of the steps and engagement of the hind quarters)	6
3.	Submission (attention and obedience, lightness and freedom of the movements, acceptance of the bit)	6
4.	Position, seat of the rider, correct use of the aids	6
		144



Plan of dressage arena.

DELETED
09.MAR2001 * 5529

1764

~~[illegible]~~ MEADOWS FARM REDLAKE LANE

ADDRESS EASTHAMPSTEAD ROAD PARISH WOK / WITHOUT

PLOT No. ADJ. SUTTON COURT FARM ORD. SHEET No. 42

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
28376	MR. L. MOORE	LOOSE BOXES & BARNS	~~29.9.87~~	~~REF~~
44965	MR + MRS L. MOORE	ALL WEATHER SURFACE FOR THE EXERCISING OF HORSES	17.1.94	C/A
44460	"	S/ST. EXTENSION — TOILET & REST ROOM	27.6.95	C/A
95/60549/E				
44640	MR + MRS E MOORE C/L	ERECTION OF FARMHOUSE	16.10.95	REF
95/60729/E				
AP95/2954	"	STAFF REST ROOM & TOILET	20.10.95	APP
96/64204/E	"	AGR. WORKERS DWELLING	23.9.96	REF

DATE OF COMPLETION

MINISTRY DECISION 28376 - APPEAL GRANTED - 9.5.88 44640 - APPEAL DISMISSED - 7.11.96

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No. 09.MAR2001 * 3539

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

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.

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

- 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
N/A.		

Signed . . . . I. C. Moore . . . . .

On behalf of . . . E. W. & I. C. Moore . . .

Date . . . . 18/02/01 . . . . . .

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

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.'

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

DELEGATED

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

09.MAR2001 * 3539

1. APPLICANT'S NAME: MR AND MRS E J MOORE
ADDRESS: LEE OF THE HILL
EDNEYS HILL, WOKINGHAM
POST CODE: RG41 4DR PHONE: 0118 9780166 (HOME) 0118 9771636 (FARM)

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME:
ADDRESS:
POST CODE: PHONE:

3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.
SITE LOCATION: MEADOWS FARM, RED LAKE LANE
EASTHAMPSTEAD ROAD, WOKINGHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
EXTENSION TO EXISTING ALL WEATHER SURFACE FOR SCHOOLING AND EXERCISING OF YOUNG HORSES

5. Give the area in hectares or part of a hectare
AREA OF SITE: 0.08 ha (FARM HOLDING 7ha)

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: LOCATION PLAN 1:2500 CROSS SECTION 1:20
SITE PLAN 1:1250 DRAINAGE AND LAYOUT 1:200

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.

MIXED USE FOR AGRICULTURE AND EQUESTRIAN

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.

SURFACE TO BE SILICA SAND

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

1·2 m HIGH WOODEN POST AND RAIL FENCE TO MATCH EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAY

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

NONE

To existing system — YES/NO

If no, please give details

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

NO CHANGE TO EXISTING

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

NO

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

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

£95—00

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

SIGNED J. Moore ON BEHALF OF E.J. & J.C. Moore DATE 18/02/01

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL		N/A		
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

PARKING IN YARD AS EXISTING

	Cars	Lorries
Existing		
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

SCHOOLING AND EXERCISING HORSES

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

THE APPLICANT

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			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.

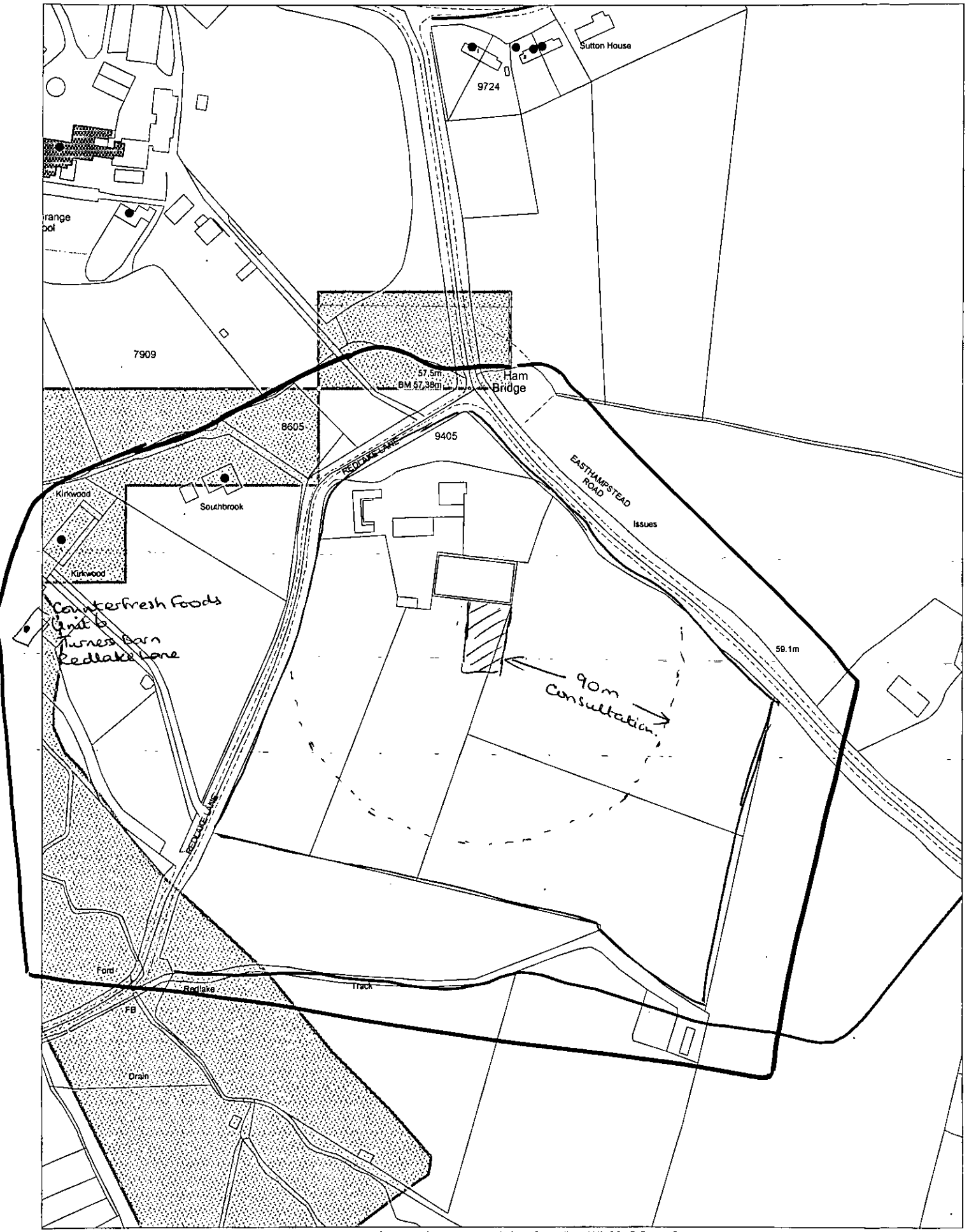
NO

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".

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3539**
CASE OFFICER: **Elaine Connor**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				



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Development Control Section, Environmental Services, Wokingham District Council.

23 February 2001 Scale: 1 : 2500

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W E
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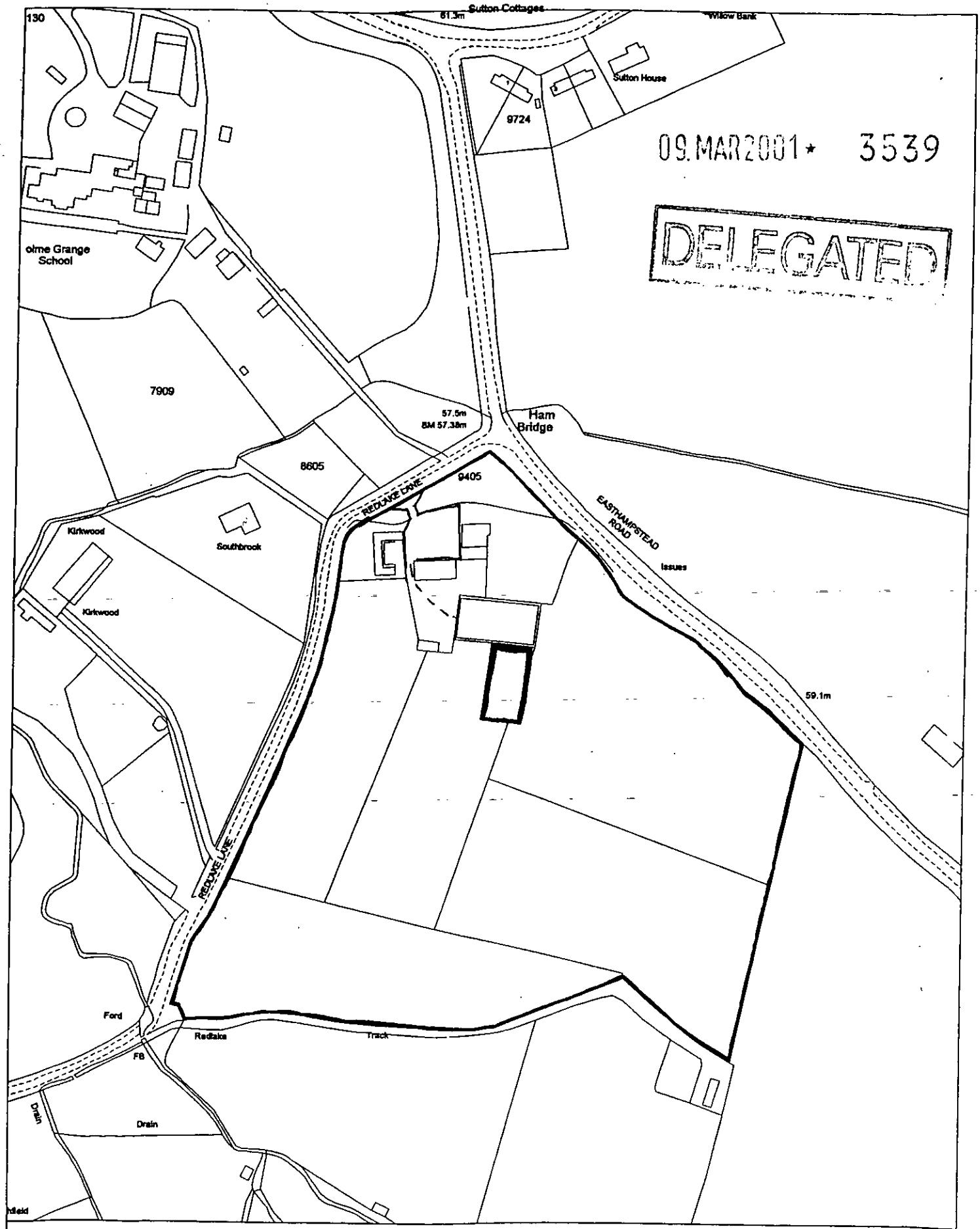

Site Plan, Scale: 1 to 2500

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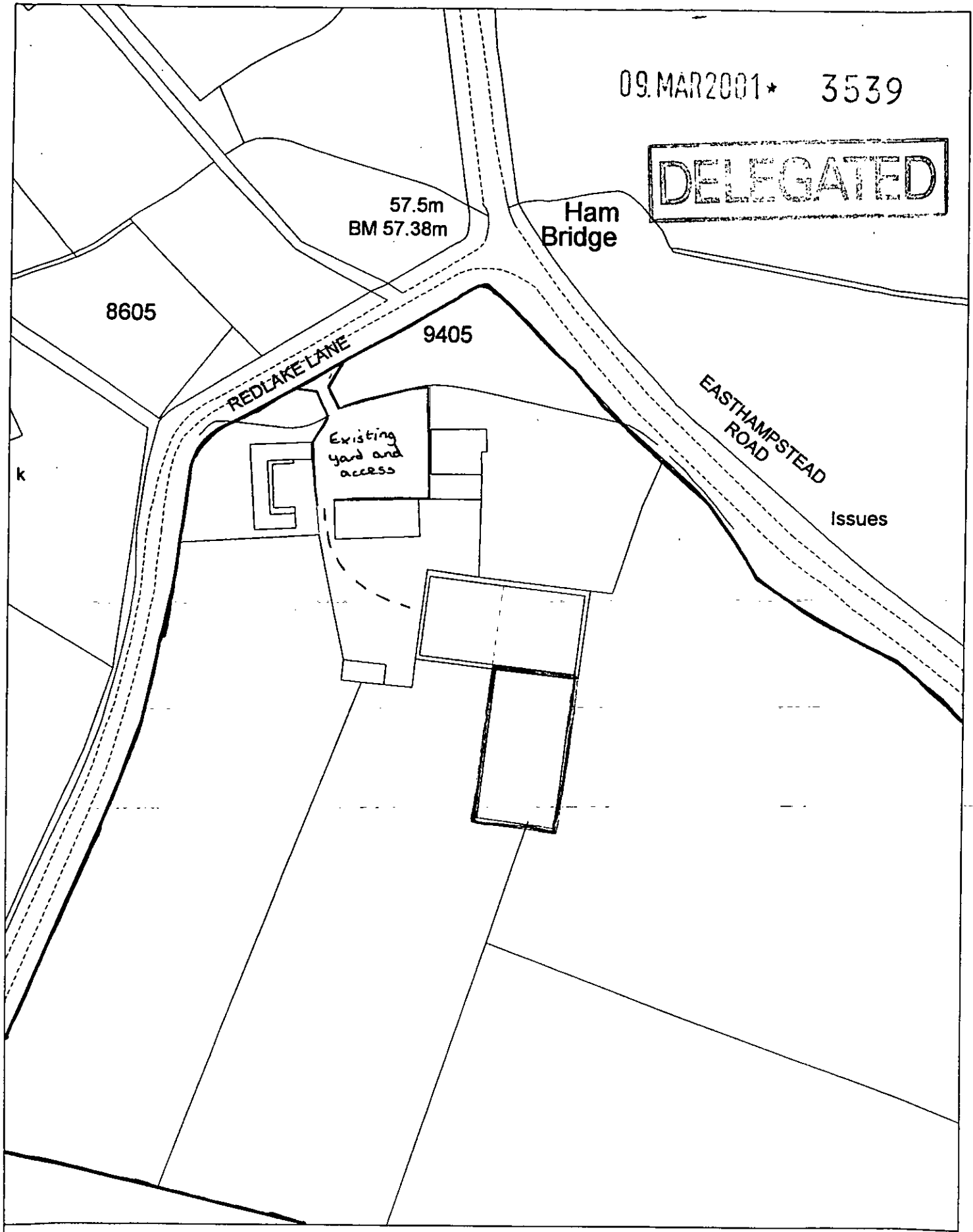
Date: 14 September 1999



Site Plan, Scale: 1 to 1250

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DELEGATED

09.MAR2001 * 3539

CROSS SECTION 1:20

