APPLICATION NO:
F/2000/0482

LOCATION:
Burley Lodge Stud Hyde End Road, Shinfield Reading.

APPLICANT:
Mr W Hine C/O Charles Britton Esquestrian Construction Ltd

PROPOSAL:
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

EARLIEST DATE FOR DECISION: **04/03/2000**

APPLICATION EXPIRY DATE: **27/03/2000**

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr W Hine
C/O Charles Britton Esquestrian Construction Ltd
Brookfield Hall
Long Hill
Buxton
Derbyshire
SK17 6SU

Application Number: F/2000/0482

Parish: **SHINFIELD**

Location: **Burley Lodge Stud, Hyde End Road, Shinfield, Reading.**

Proposal: **Proposed change of use of grazing land to outdoor riding arena with surrounding fence.**

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.

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

Head of Planning and Transportation
Date: 28 April 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.

Received by Wokingham District Council

Application No: F/2000/0482

Proposal:
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

Location:
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.

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

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

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

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 04/03/2000. 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

~~HYDE END FARM~~ BURLEY STUD

ADDRESS HYDE END ROAD PARISH SHINFIELD

PLOT No.

~~LISTED BUILDING.~~ ORD. SHEET No. SU.

BUILDER 600/71 1086/72 229/73

Plan No.	Applicant	Description of Development	Date of Decision	Decision
981/73	Mrs G.S. Forbes	~~conversions, renovations~~ demolition & erect new farm	5.7.73	- C/A
1737/73	"	New Covered Yard	22-11-73	— C/A
1738/73	"	5 Bed Rm Hse Double garage	22.11.73.	— C/A
BR 891	"	with offices over	1.7.74.	App N.A.
BRA 9091	MR. L. HENRY	INT. ALTS	30-5-90	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.O. Record PD Eng - Mr. Hine - Riding Arean - 16/9/9[illegible]

DRAINAGE

Tel: (0118) 974 6451

Date: 14·4·00

My ref: F/2000/0482

CONFIDENTIAL

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2000/0482
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

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 Sub-Committee for decision please fill in the form below.
This form must be received no later than 25·4·00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0482**
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Bryant

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: 14.4.00

My ref: F/2000/0482

CONFIDENTIAL

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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: 33505 – Wokingham

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Yours faithfully

Head of Planning and Transportation

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Case officer: **Elaine Connor** Application Number: **F/2000/0482**
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor B Patman

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: 14·4·00

My ref: F/2000/0482

CONFIDENTIAL

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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: 33505 – Wokingham

Dear Councillor

Application Number: F/2000/0482
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

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This form must be received no later than 25-4-00

Yours faithfully

Head of Planning and Transportation

LISTING FORM
Case officer: **Elaine Connor** Application Number: **F/2000/0482**
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.
Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Pollock

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

Application Number F/2000/0482
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	

RECORD OF SITE VISIT

SITE ADDRESS: Burley Lodge Stud
Hyde End Road Shinfield Reading.

APPLICATION NUMBER: F/2000/0482

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Elaine Connor

Application Number : F/2000/0482

Applicant : Mr W Hine C/O Charles Britton Esquestrian Construction Ltd.

Location : Burley Lodge Stud , Hyde End Road, Shinfield, Reading.

Proposal : Proposed change of use of grazing land to outdoor riding arena with surrounding fence.

Site Notice Displayed ? :

YES	NO	DATE
✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 31/01/2000

Earliest Date for Decision : 04/03/2000

Latest Consultation Date/Site Notice Expiry Date : 04/03/2000

Application Expiry Date: 27/03/2000

Consultation Responses :

ENV. HEALTH : NO OBJECTION
PARISH COUNCIL : No comment

Planning Issues :

LALP : • River Valley's Policies Area.
• Separation of S'ments.
• Rural area.

Application Number: F/2000/0482

Appraisal:

The application being determined is for change of use of existing grazing land to an outdoor riding arena with surrounding fence. The propsed facility is to be used for training and exercise of horses, to enhance the facilities already provided at Burley Lodge Stud.

Impact Upon the Character of the Countryside

The proposed arena will consist of a specially surfaced central area, surrounded by an inner grassed section and an outer canter track. The whole arena will be bounded by a 1.7m fence. It is considered that the proposed change of use is acceptable development in the countryside, in line with Policies WR13, WR1 and WCC1 of the Wokingham District Local Plan . Moreover the proposal respects policies LR8 and LR10 of the adopted Loddon Area Local Plan, in that the development proposed will not detract from the character and appearance from the countryside, nor is it considered that there will be an adverse impact upon highway safety. It is not considered that the proposed development will result in the loss of, or reduce the viability of high quality agricultural land, since the site is presently used as grazing land only.

Conclusion

It is considered that the proposed development will have no adverse detrimental impact upon the rural character of the area, or upon the amenities of any neighbouring properties or other land uses.

RECOMMENDATION: Approve

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

CS
COPIES TO:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor

Planning Department

Date: 15/02/2000

BURLEY LODGE STUD, HYDE END ROAD, SHINFIELD F/2000/0482

Having considered the environmental health implications of the above planning application I have no objections or comments to make

---

John Mullaney
Environmental Health Officer

F/2000/0650
Location: 59 Shirley Avenue, Reading
Proposal: Proposed two storey side extension to dwelling and single storey rear extension
Case Officer: Emy Circuit
Observations: No comment

F/2000/0536
Location: Berkshire Brewery Scottish Courage Brewing Ltd., Imperial Way, Reading
Proposal: Proposed extension to brewery- packaging building (B2 use)
Case Officer: Emy Circuit
Observations: No comment

F/2000/0516
Location: 4 Goddard Close, Shinfield
Proposal: Proposed single storey front and side extensions to dwelling
Case Officer: Emy Circuit
Observaitons: No comment

F/2000/0591
Location: 11 Kendall Avenue, Shinfield
Proposal: Proposed single storey front extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0601
Location: Mays Farm, Hyde End Lane, Ryeish Green
Proposal: Proposed change of use of farm building to B8 use.
Case Officer: Mrs A Odell
Observations: No comment

F/2000/0588
Location: 1 Salmond Road, Reading
Proposal: Proposed change of use from C3 (Residential) to C2 (Residential Institution) plus two storey rear extension and relocation of boundary fence.
Case Officer: Emy Circuit
Observations: We express concern on the possible impact that a residential care home would have in the middle of a residential area.

F/2000/0365
Location: 7 Grovelands Road, Spencers Wood
The new plans show: parking layout for four cars
Case Officer: Emy Circuit
Observations: No comment

F/2000/0482
Location: Burley Lodge Stud, Hyde End Road, Shinfield
Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence
Case Officer: Elaine Connor
Observations: No comment

F/2000/0488
Location: 3 Pattinson Road, Reading
Proposal: Proposed first floor side extension to dwelling
Case Officer: Emy Circuit
Observations: No comment

F/2000/0420
Location: 11 Pattinson Road, Shinfield
Proposal: Proposed two storey side extension to dwelling and demolition of existing garage
Case Officer: Emy Circuit
Observations: No comment

Continued...

2 MAR 2000
COPIES TO: ACK: FILE:

HIGHWAYS CONSULTATION SHEET

From: Elaine Connor

Date: 09 February 2000

Application Number: F/2000/0482

Proposal: Proposed change of use of grazing land to outdoor riding arena with surrounding fence..

Site Address:
Burley Lodge Stud , Hyde End Road, Shinfield, Reading.

Applicant:
Mr W Hine C/O Charles Britton Esquestrian Construction Ltd.

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).

COMMENT

CAN THE APPLICANT PROVIDE ADDITIONAL INFORMATION REGARDING THE PROPOSED USE OF THE RIDING ARENA, IN PARTICULAR WE WOULD LIKE DETAILS OF THE EXISTING AND PROPOSED TRAFFIC TO AND FROM THE SITE, IF THE NEW TRACK WILL BE USED FOR RECREATIONAL RIDING ETC.

- DISCUSSED USE WITH NEIL with re to above issues to confirm that facility is to be used for existing horses ∴ no add. traffic anticipated. Parking sufficient @ site ∴ acceptable.

E. Connor 14.4.2000

Signed: N.S. Trotter 23-2-00 **Print name:** N TROTTER

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	31 JAN 2000
Officer: EC	Application No. F/2000/0482

Map No. 87 Site 0:28
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF GRAZING LAND TO OUTDOOR RIDING ARENA WITH SURROUNDING FENCE

Location: BURLEY LODGE Stud, HYDE END ROAD

Parish: SHINFIELD Ward: Shinfield 9.2.2000

Applicant: MR W HINE

Fee Received 190-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
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 : 9.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓ .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: (Rural)

.....

.....

No pre-apps

NEIGHBOURS: ✓

S/N + 129, 131, 133, 135 Hyde End Road

31. JAN. 2000* 0482

Charles Britton

Quality Arenas and Gallops Installed Nationwide

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

28 January, 2000

Dear Sir / Madam,

Please find enclosed our proposal for the formation of an outdoor riding arena and canter track at Burley Lodge Stud, Hyde End Road, Shinfield, Reading, together with the appropriate fee (£190).

Please do not hesitate to contact us should you have any queries or require any further information.

Yours sincerely,

CHARLES BRITTON
On behalf of Mr Hine

Charles Britton Equestrian Construction Limited, Brookfield Hall, Longhill, Buxton, Derbyshire SK17 6SU
Telephone or Fax: 01298 74388
Registered in England and Wales, Company No 3610717 Registered Office Suite 12, Southgate House, Thaxted Road, Saffron Walden, Essex CB10 2UR. VAT reg No 621 7270 62

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

Application No.

31.JAN.2000* 0482

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
RMC AGGREGATES,	RMC HOUSE, HIGH STREET, FELTHAM, MIDDLESEX TW13 4HA	

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

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

on (d) . . . . . .

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

Agricultural Holdings Certificate

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.

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 . . . . . FOR CHARLES BRITTON . . . . . .

On behalf of . MR. . W. . HINE . . . . . .

Date . 28th . Jan. 2000 . . . . . .

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

~~HYDE END FARM~~ BURLEY STUD

ADDRESS HYDE END ROAD PARISH SHINFIELD

PLOT No.

~~LISTED BUILDING~~ ORD. SHEET No. SU.

BUILDER 600/71 1086/72 229/73

Plan No.	Applicant	Description of Development	Date of Decision	Decision
981/73	Mrs G. S. Forbes	conversions, renovations, demolition & erect new farm	5.7.73	- C/A
1737/73	"	New Covered Yard	22-11-73	— C/A
1738/73	"	5 Bed Rm Hse Double garage	22.11.73.	— C/A
BR 891	"	with offices over	1.7.74.	App N.A.
BRA 9091	MR. L. HENRY	INT. ALTS	30-5-90	App

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T[illegible] Record PD Eng - Mr. Hine - Riding Area - 16/9/9[illegible]

DRAINAGE

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

31.JAN.2000* 0482

1. APPLICANT'S NAME MR. W. HINE

ADDRESS BURLEY LODGE STUD, HYDE END ROAD, SHINFIELD, READING

POST CODE RG2 9EP **PHONE**

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

AGENT'S NAME CHARLES BRITTON EQUESTRIAN CONSTRUCTION LTD.

ADDRESS BROOKFIELD HALL, LONG HILL, BUXTON, DERBYSHIRE

POST CODE SK17 6SH. **PHONE** 01298 74388

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 BURLEY LODGE STUD, HYDE END ROAD, SHINFIELD, READING, RG2 9EP.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.

FORMATION OF AN OUTDOOR RIDING ARENA & SURROUNDING FENCE WITH OUTER CANTER TRACK (UNFENCED) FOR USE OF CLIENTS & OCCUPANTS OF BURLEY LODGE STUD

5. Give the area in hectares or part of a hectare **AREA OF SITE** ARENA : 0.18 OUTER TRACK 0.0832

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** LESSEE

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS**

- FENCING CROSS SECTIONS
- STRUCTURE SECTION
- ARENA LAYOUT
- SITE LOCATION PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

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.**
SEE FENCING CROSS SECTIONS

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.
ARENA SURROUNDED BY FENCE (SEE CROSS SECTIONS)
CANTER TRACK UNFENCED.

16. **HOW WILL SURFACE WATER BE DISPOSED OF?**
FILTRATION THROUGH DRAINAGE BASE

17. **HOW WILL FOUL SEWAGE BE DISPOSED OF?** N/A
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

19. **HAS PROVISION BEEN MADE FOR THE DISABLED?** See notes for applicants
N/A.

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

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

*STATE No. OF HABITABLE ROOMS

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

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

23. **STATE THE FEE ENCLOSED WITH THIS APPLICATION** The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.
£190.00

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: Agnes FOR CHARLES BRITTON ON BEHALF OF: MR. W. HINE DATE: 28th Jan 2000

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

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE	—	—	—	1800 + 832 m²
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL	—	—	—	2632 m²

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

26. WHAT PROVISION IS BEING MADE FOR PARKING? N/A

	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.
— TRAINING & EXERCISE OF HORSES BEING AN ENHANCEMENT OF FACILITIES (STABLING ETC.) ALREADY AT THE PREMISES

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

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT? N/A

Existing Staff	Transferred Staff	New Staff	Total

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

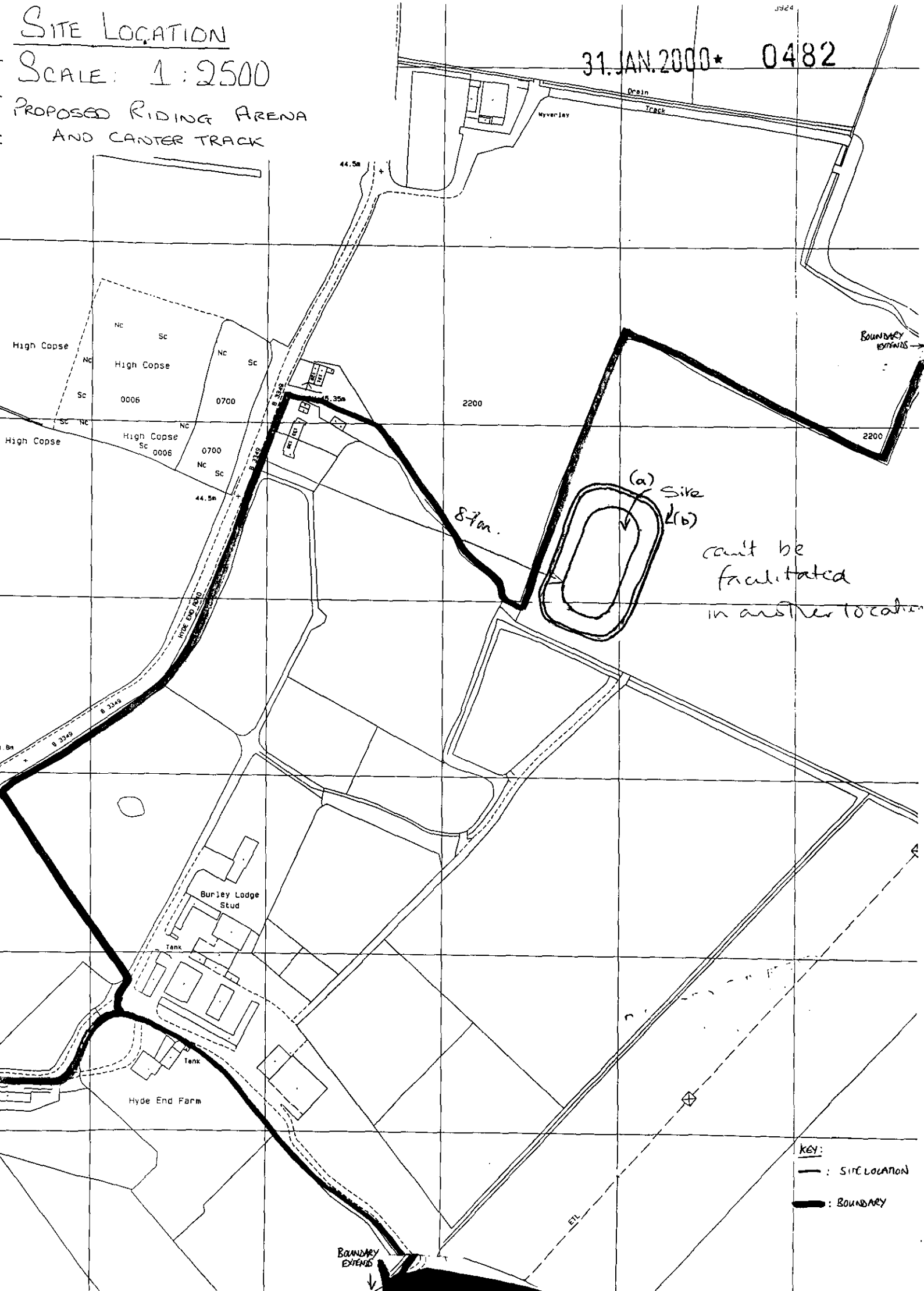
'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the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

SITE LOCATION

SCALE: 1:2500

PROPOSED RIDING ARENA AND CANTER TRACK

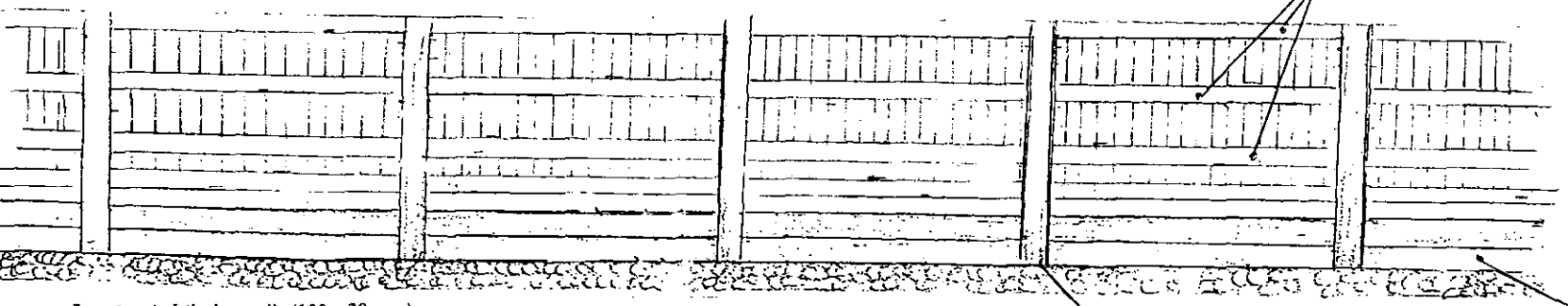
31.JAN.2000* 0482



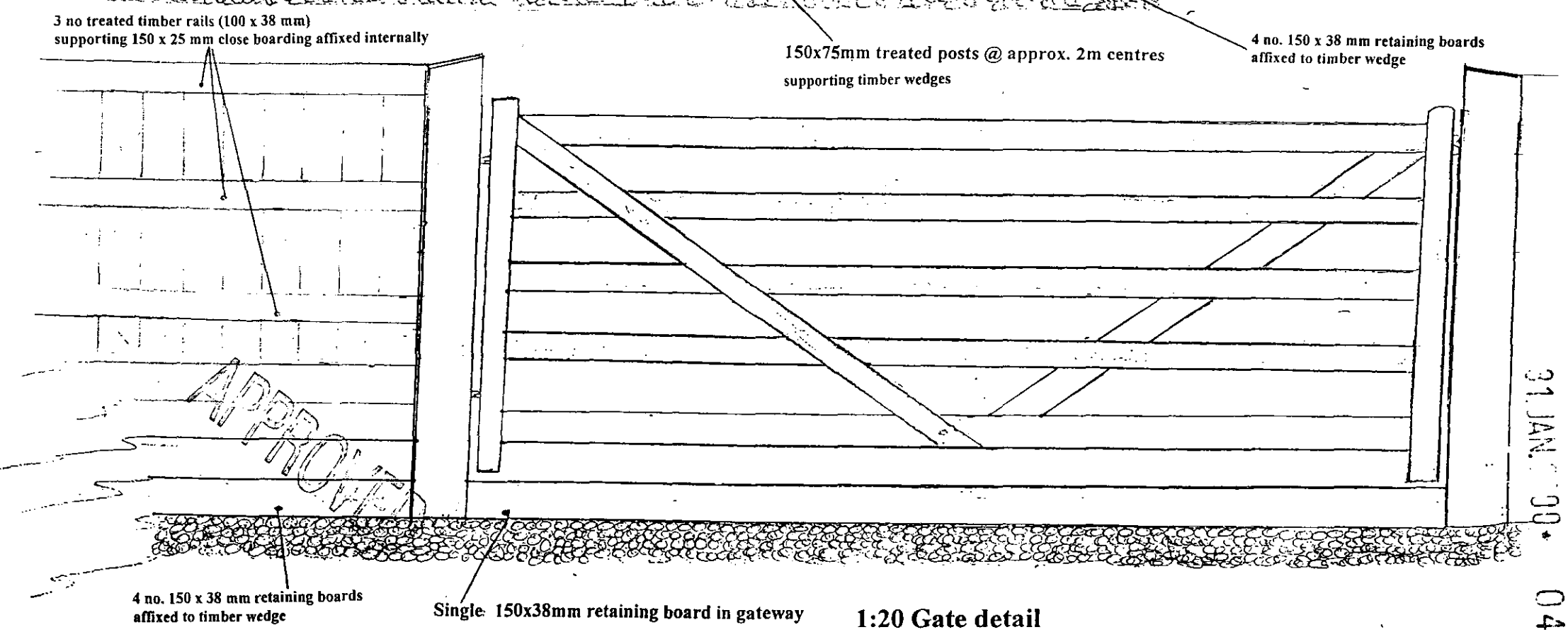
Proposed Outdoor Riding Arena:- Fencing Elevations

Mr Hine,
Burley Lodge Stud,
Hyde End Road,
Shinfield,
Reading,
Berkshire
RG2 9EP

7.7m



1:50 Fencing detail (all elevations)



1:20 Gate detail

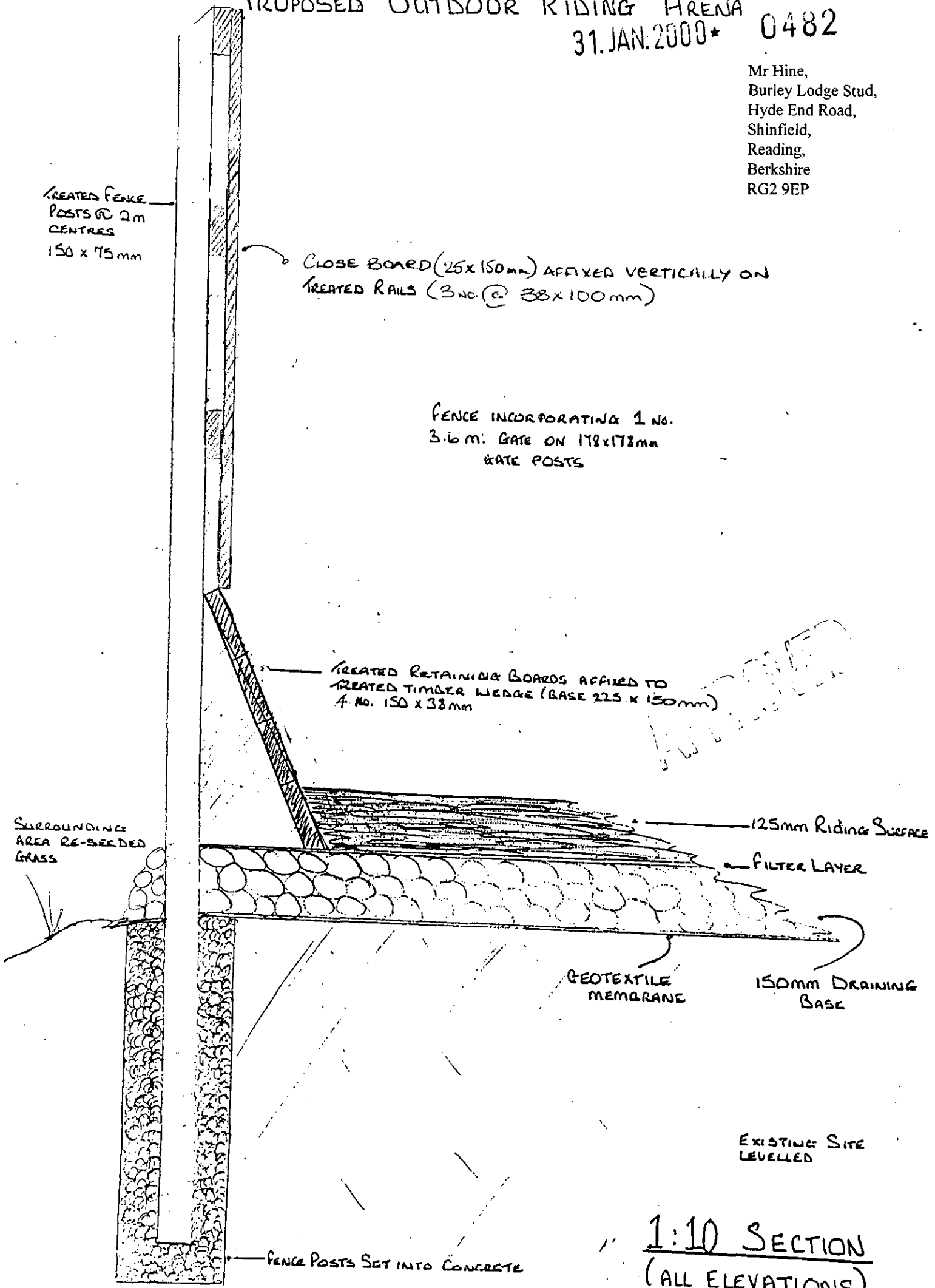
31 JAN 09

0432

PROPOSED OUTDOOR RIDING ARENA

31. JAN. 2000* 0482

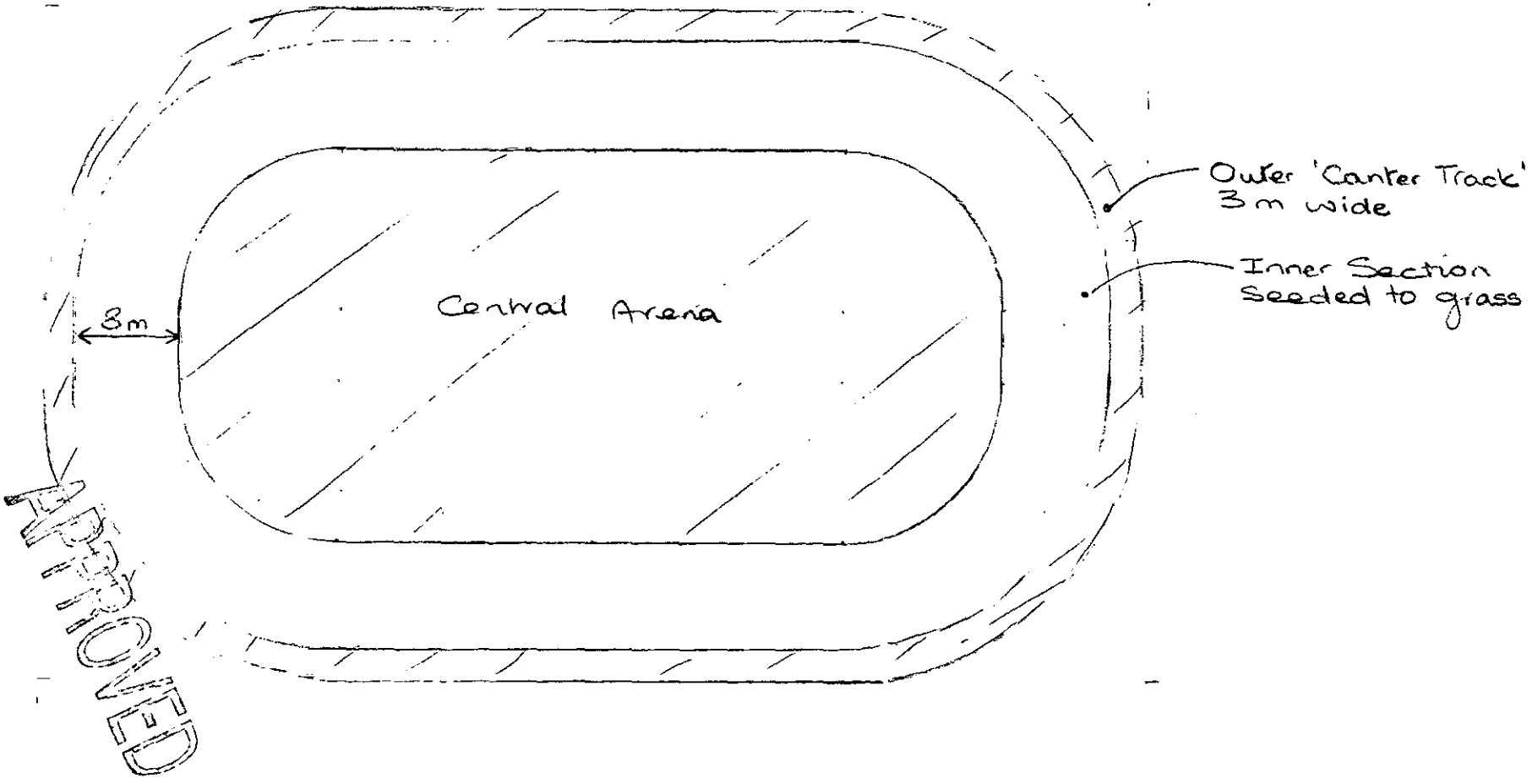
Mr Hine,
Burley Lodge Stud,
Hyde End Road,
Shinfield,
Reading,
Berkshire
RG2 9EP



1:10 SECTION
(ALL ELEVATIONS)

Proposed Riding Arena & Surrounding Canter Track

Mr Hine,
Burley Lodge Stud,
Hyde End Road,
Shinfield,
Reading,
Berkshire
RG2 9EP



APPROVED

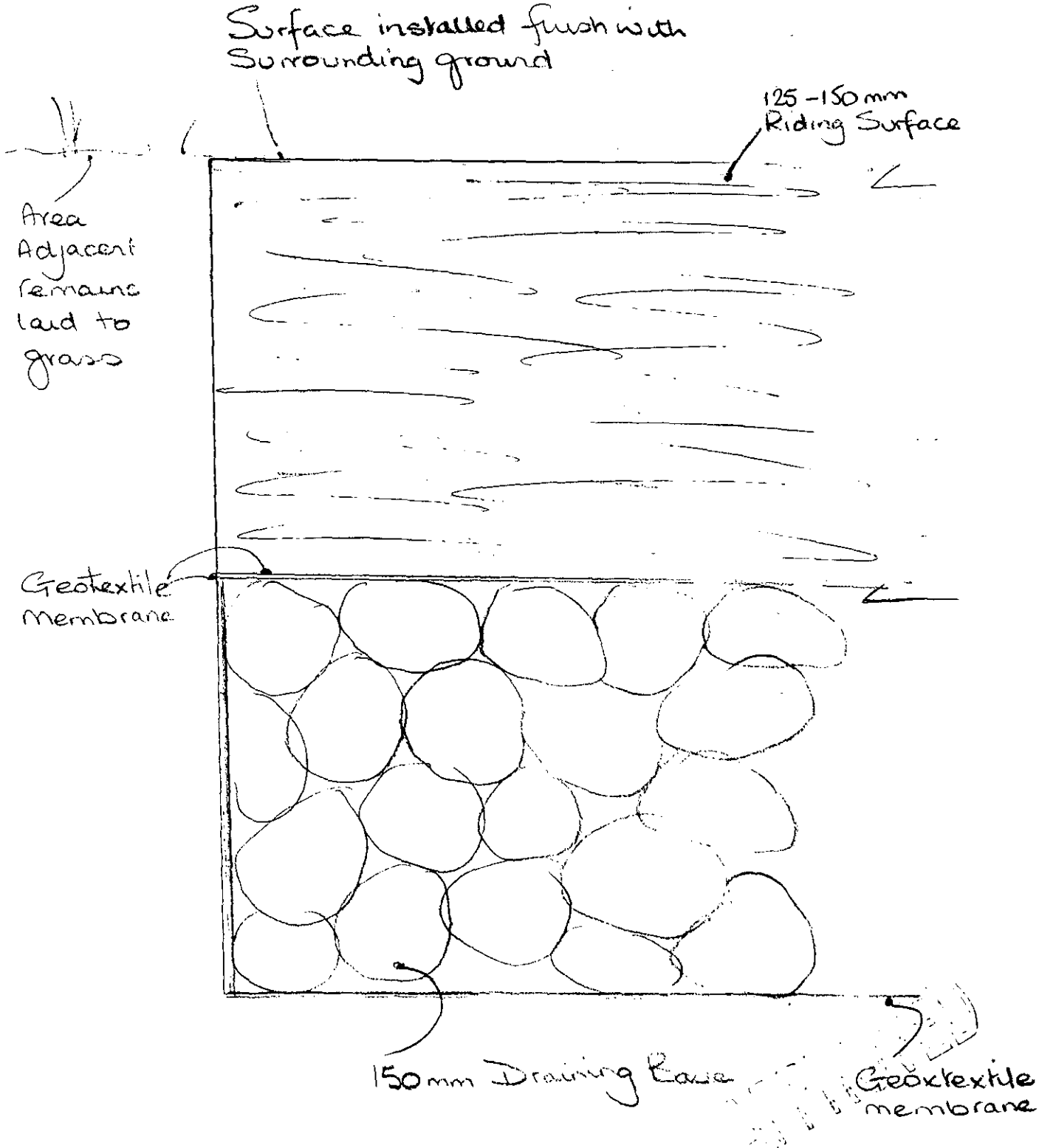
31.JAN.2000* 0482

Scale 1:500

Proposed Canter Track

Mr Hine,
Burley Lodge Stud,
Hyde End Road,
Shinfield,
Reading,
Berkshire
RG2 9EP

31. JAN. 2000* 0482



1 : 2 Sections