APPLICATION NO:
TP/2000/1675

LOCATION:
Silverstock Farm Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Ms Barringer

PROPOSAL:
Application for temporary permission for proposed stationing of mobile home for agricultural worker. ~~(Retrospective)~~

EARLIEST DATE FOR DECISION: **09/07/2000**

~~**APPLICATION WILL HAVE EXPIRED ON:**~~
04/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Ms Barringer
Silverstock Farm
Sandhurst Road
Finchampstead
WOKINGHAM
Berkshire RG403JE

Application Number: TP/2000/1675

Parish: **FINCHAMPSTEAD**

Location: **Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham**

Proposal: **Application for temporary permission for proposed stationing of mobile home for agricultural worker**

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

Condition
1. The mobile home herby permitted shall be removed and the land restored to its former condition on or before 31st August 2003 in accordance with a scheme of work submitted to and approved by the Local Planning Authority.

Condition
2. Within one month of the stationing of the mobile home hereby permitted on the site, the existing residential structure shall be removed and the land restored to its former condition.

Condition
3. The occupation of the mobile home hereby permitted shall be limited to a person solely or mainly working in agriculture on the holding, and to any resident dependants.

Condition
4. A Buffer Zone 4 metres wide alongside the ditch on site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.

Condition
5. 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
1. The agricultural enterprise is not yet fully established.

Reason
2. An additional residential unit on the site would be contrary to the Council's policies for the area.

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

Reason
4. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

Reason
5. To prevent pollution of groundwater.

John Mitchell
Development Control Manager
Date: 25/07/2000

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.

SMA

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 14 June 2000

Application Number: TP/2000/1675

Proposal: Application for temporary permission for proposed stationing of mobile home for agricultural worker. (Retrospective)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Ms Barringer .

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

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: _____ **Print name:** S.N. ANTON

27.7.00

Angela Odell

From: Andy Glencross
Sent: 07 July 2000 13:59
To: Angela Odell
Subject: Silverstock Farm Planning Application TP/2000/1675

Hi Angela

I can see no problems with this application, it appears to have no impact on the Wildlife Heritage Site.

I hope this is helpful to you.

Cheers

Andy

Tel: (0118) 974 6445

Date: 14.7.00

My ref: TP/2000/1675

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 T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: TP/2000/1675
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for temporary permission for proposed stationing of mobile home for agricultural worker. ~~(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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **TP/2000/1675**
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for temporary permission for proposed stationing of mobile home for agricultural worker. (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

Tel: (0118) 974 6445

Date: 14.7.00

My ref: TP/2000/1675

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 R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

Dear Councillor

Application Number: TP/2000/1675
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for temporary permission for proposed stationing of mobile home for agricultural worker. ~~(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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 24.7.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **TP/2000/1675**
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for temporary permission for proposed stationing of mobile home for agricultural worker. (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Angela Odell

From: Andy Glencross
Sent: 07 July 2000 13:59
To: Angela Odell
Subject: Silverstock Farm Planning Application TP/2000/1675

Hi Angela

I can see no problems with this application, it appears to have no impact on the Wildlife Heritage Site.

I hope this is helpful to you.

Cheers

Andy

Our ref: SP\2000\001980\001
Your ref: TP/2000/1675

Date: 21st July 2000

ENVIRONMENT AGENCY

FOL
DC 40 REF 32131
APP
CS
24 JUL 2000
COPIES TO: ACK:
FILE:

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

Dear Sir/Madam

TEMPORARY STATIONING OF MOBILE HOME
SILVERSTOCK FARM, SANDHURST RD, FINCHAMPSTEAD

Thank you for your letter dated 14 June 2000 which was received on 19 June 2000. You are asked to quote the following reference in any correspondence: SU86NW/2/1.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: A Buffer Zone 4 metres wide alongside the ditch on site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor

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.

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

ADVICE TO PLANNING AUTHORITY

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Conservation: Contact Liz Baldwin on 01276 45 4430

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

Environment Protection: Contact Nick Weddell on 01276 454405

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

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: Ms A Barringer & Mr N Prior, Silverstock Farm Sandhurst Rd, Wokingham Berks

WORK SHEET FOR : Angela Odell

Application Number : TP/2000/1675

Applicant : Ms Barringer .

Location : Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Application for temporary permission for proposed stationing of mobile home for agricultural worker. (~~Retrospective~~)

Site Notice Displayed ? :	YES	NO	DATE
	✓		5.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.7.00

Date Registered : 09/06/2000

Earliest Date for Decision : 09/07/2000

Latest Consultation Date/Site Notice Expiry Date : 09/07/2000

This application will have expired on: 04/08/2000. 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 : EHo: No objections.

- Parish Council: objects as considers this is another attempt to establish a new property on the site since it is not viable for agricultural purposes & ∴ not needed.
- Letters stating they consider not justified.
- Landscape officer: acceptable.
- EA: No obj subj to conditn.
- Ecologist ~~[illegible]~~ – No objection

Planning Issues : Principle of Proposal.

+HWS
(no obj. previously)

Application Number: TP/2000/1675

Appraisal :

History 99/69756/T : TP to 2/10/00 granted for temporary permission for retention & use of barns for ostrich rearing. Previous refusal of TP for retention of mobile home No. 97/66550/T - our own agricultural consultant advised that the poultry business would not be financially viable and the labour requirement would be insufficient to support one person full-time.

Current proposal is for ostrich rearing and a start has been made on this (see site visit plan). PPG7 Annex I covers agricultural dwellings. Re. I.4: there does now appear to be a genuine intention ~~and~~ as ostrich business already started. Ms Barringer currently lives in the existing 'mobile' home on the site. The agricultural consultant's report concludes that it is functionally necessary for a worker to live on the site and projects financial viability. Therefore consider that the TP for 3 years should be granted on condition that the existing residential structure on the site is removed and agricultural occupation condition is imposed.

Re: comments from PC & local resident that not justified: The answer to this is that time will tell. The agricultural occupancy condition enables action to be taken ahead of the 3 year period if the ~~occupa~~ applicant/occupant is not solely or mainly working in agriculture at the site. In addition, the TP for barn retention runs out in October, so that site will need to be visited again later this year in connection with this and observations can be made as to the number of ostriches at various stages

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

(tick appropriate box)

Application Number TP/2000/1675
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.	SC03		The ~~building~~ mobile home hereby permitted
			shall be removed on 31.8.2003
Reason:	The agricultural ~~enterprise~~ is not yet fully established.		
2.			Within one month of the stationing of the mobile
			home hereby permitted on the site, the existing
			residential structure shall be removed and the
			land restored to its former condition.
Reason:	An additional residential unit on the site would be contrary to the council's policies for the area.		
3	SC12	SR22	The occupation of the mobile home hereby
			permitted shall be limited to a person solely or
			mainly working ~~on the~~ in agriculture on the
			holding, and to any resident dependants

4 **CONDITION:** A Buffer Zone 4 metres wide alongside the ditch on site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
REASON: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor

5 **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.

RECORD OF SITE VISIT

SITE ADDRESS: Silverstock Farm
Sandhurst Road Finchampstead
Wokingham.

APPLICATION NUMBER: TP/2000/1675

OFFICER: Angela Odell

DATE OF SITE VISIT: 5.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 5.7.00.

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING see attached plan.

4. RELATIONSHIP TO ADJOINING PROPERTIES Non directly affected.

5. SITE CONSTRAINTS

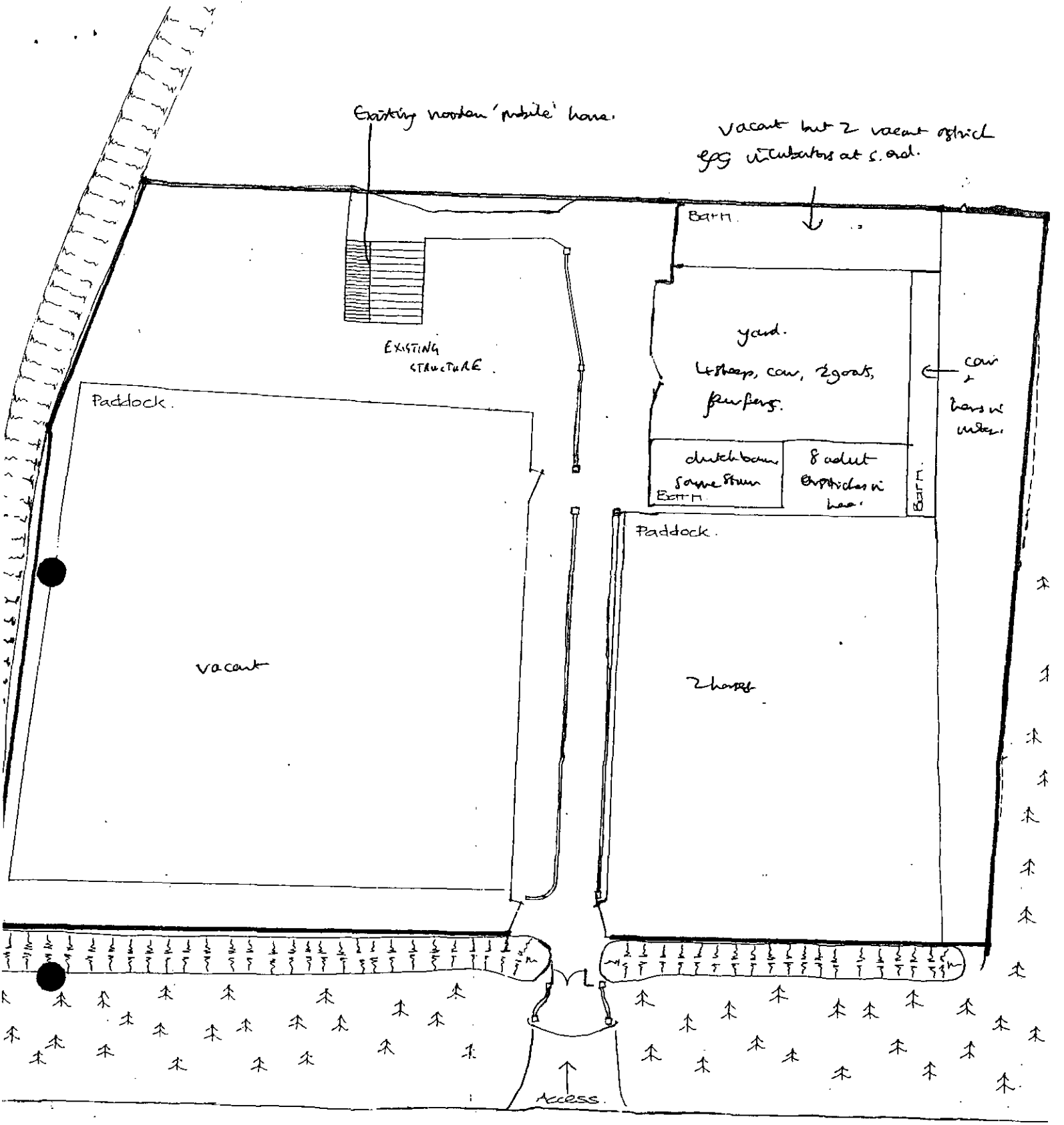
TREES Woodland around NW, NE & SE not of site.

ACCESS/PARKING from Sandhurst Road.

LEVELS Flat

BOUNDARY TREATMENT bund to ~~Silverstock~~ Sandhurst Road and solid wooden gates

OTHERS



CLIENT MR & MRS N. PRIOR

JOB TITLE : SILVERSTOCK FARM
SANDHURST ROAD
WOKINGHAM

LOCATION
SITE PLAN 1:500

SCALE

Applicationo	Name & Address
TP/2000/1675	P Cox Shorne Lodge Sandhurst Road Wokingham RG40 3JE

App approved,
Letter sent 27/07/00

TO: DEVELOPMENT CONTROL
Angella Odell.

FROM: Environmental Design

DATE: 11th July 2000

Location: Silverstock Farm, Sandhurst Road, Finchampstead.

Proposal: Application for temporary permission for proposed stationing of mobile home for agricultural worker. (Retrospective)

Application Number: T/2000/1675

In response to your consultation dated 14th June 2000 for the above application, the landscape comment is as follows:

The application is acceptable and is appropriate for the site.

Patricia Green

Patricia Green
Landscape Consultant

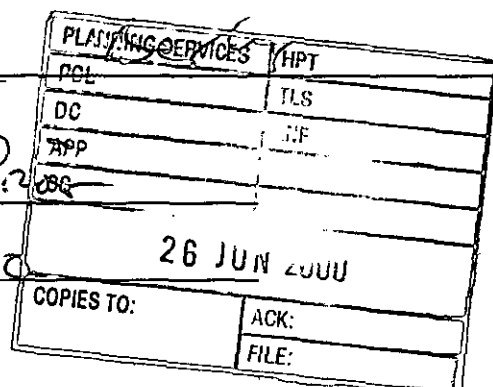
Please Note this Sign No. 1792 once again had to be amended due to more inaccuracies.

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number TP/2000/1675 relates.

Address of site Silverstock Farm Sandhurst Rd Wokingham

Signed NJP

Date 21/6/00



Postage will be paid by licensee

Do not affix Postage Stamps if posted in Gt. Britian, Channel Islands, N Ireland or the Isle of Man



Business reply service
License no. RG147

Planning Services
Environmental Services Department
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire RG40 1BR

FROM: Angela Odell

DATE: 14 June 2000

DELEGATED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: TP/2000/1675

Proposal: Application for temporary permission for proposed stationing of mobile home for agricultural worker. (Retrospective).

Site Address: Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Applicant: Ms Barringer .

Your observations are required in respect of this application **by 09/07/2000** .

Objection on the grounds that the Parish Council feels that this is another attempt to establish a new property on site since the site is not viable for agricultural purposes and therefore there is no need for the siting of a mobile home.

PLANNING DEPT
POL
DC
APP
CS
23 JUN 2000
COPIES TO:
ACK:
FILE:

SIGNED: C.S. DATE: 23 JUN 2000

Clerk To Finchampstead Parish/Town Council.

Recd 10.30.AM 28.6.00

Environmental Services Dept.
Wokingham District Council
Shute End
Wokingham

28th June 3000

Dear Sir

SILVERSTOCK FARM - Planning Application TP2000/1675

In reply to your request for comments on the above application we would advise that the comments made in our letter of 3rd April (copy enclosed) remain unchanged. The specific figures of the possible profitability confirm our earlier comments of the viability of this scheme.

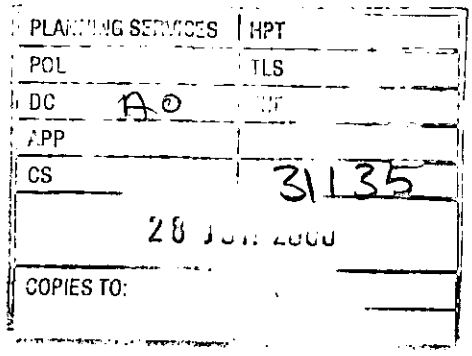
We believe the series of very limited farming activities these past years have the main objective of getting permission for a permanent dwelling on this site contrary to the local planning regulations. This objective is now specifically specified on ~~Page~~ last para of sect 4.3.1. of this new application.

We thus consider the development of a new mobile home is not justified for the reasons specified above.

Yours sincerely

P M Cox

P.M.Cox



Shorne Lodge
Sandhurst Road
Wokingham
RG40.3JE

Environmental Services Dept.
Wokingham District Council
Shute End, Wokingham, RG40 1WR

Dear Sir

3rd April 2000

SILVERSTOCK FARM: Planning Appln. 99/69756/T

Reference your letter of the 24th March we wish to record our opposition to the renewal of the licence for a mobile home.

The original license was to provide a dwelling to service a farm with some livestock, and since then other farming projects have been proposed all without any apparent success.

We note that the farming activity these past years seems to be minimal and would suggest that details of the actual extent of farming with livestock numbers are obtained covering at least the past three years, and are reviewed in the light of the current application.

Finally we would add that having seen ostrich farms overseas we have great reservations of the viability of the current plan for rearing ostrichs.

Yours sincerely

copy to Finch. Parish Council

P.M.Cox

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 21/06/00

SILVERSTOCK FARM, SANDHURST ROAD, FINCHAMPSTEAD TP/2000/1675

Having considered the above application, I have no objections or comments to make.

John Mullaney
Environmental Health Officer

30882

PLANNING SERVICES	PT
POI	LS
DC	ENF
APP	
CS	
22 JUN 2000	
COPIES TO:	ACK:
	FILE:

Andy 28/6
Glencross
Denton Pastures
Wild.

Received by Wokingham District Council

Application No: TP/2000/1675

Proposal:
Application for temporary permission for proposed stationing of mobile home for agricultural worker.

Location:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/07/2000. 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

28 June 2000

Received by Wokingham District Council

Application No: TP/2000/1675

Proposal:
Application for temporary permission for proposed stationing of mobile home for agricultural worker. (~~Retroepective~~)

Location:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

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Head Planning and Transportation

14 June 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~29 MAR 2000~~ Valid 09 JUN 2000	Map No. 99 Site 2-50
Officer: AO Application No. TP/2000/1675	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

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

Description: APPLICATION FOR TEMPORARY PERMISSION FOR (TP) A PROPOSED STATIONING OF MOBILE HOME FOR AGRICULTURAL WORKER (RETROSPECTIVE)

Location: SILVERSTOCK FARM SANDHURST ROAD

Parish: ~~Work~~ Finchampstead Ward: Finch. North 14.6.2000.

Applicant: MS BARRINGER

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☑ PW 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	Description?	11/4	9/6
4	Correct S 66 certificate			
5	Elevation plans	Width & details of mobile home.		
6	Floor plans			
7	*Metric scale disclaimer*			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent As attached. 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:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

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.....

.....

.....

.....

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 14.6.2000 / 24.3.2000 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: .....
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Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓ .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
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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 Area .....

.....

English Heritage — adjoining Wildlife Heritage Site ✓

NEIGHBOURS:

SN+ as notified with app no 97/66550

- Woodcray Cottage, Sandhurst Road
- Cane Cottage, Range Road
- Oregon, Range Road
- Shona Lodge, Sandhurst Road
- Renway Homes Ltd, Edgcumbe Park, Dukes Ride, Crowthorne

(>90m for any new consultations)

Carol

I think that your title is probably correct, but this different to the Q & of the form – which is nonsense!

Is the proposal TP or RTP.

If RTP then elevations & floor plans not needed.

If TP then they are.

X Are they to retain the 'existing mobile home' or are they to replace it with a new one?

Replacing existing with new van on new position.

Please withdraw the attached application. ✓

I understood from Tony T that the new one is instead of it and the only difference was supposed to be the name of the applicant. ✓

9/6/00

Still no detail of van – see file?

The information is still quite vague. Their planner is ill & Phil wanted the application in.

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE _____

_____

_____

_____

_____

_____

Signed _____

Tel. 0118 9746429 (Direct Line)

Date 25/5/00

Your ref.

My ref.

Phoned 26/5 application to come in next week ie 30/5

COPY

MS Alison Bamper
Silverstock Farm
Sandhurst Road
Wokingham
RG40 3JE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

1675

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☐
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

Your application for stationing of a mobile home was returned to you on 11/4/00 asking for clarification. The enforcement officer has requested that a valid application should be submitted within 2 weeks of the date of this letter or enforcement proceedings will be started.

P.T.O.

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks. RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

PLANNING SERVICES	HPT
PBL	TLS
DC	ENF
APP	
CS	

29 MAR 2000

COPIES TO:	ACK:
	FILE:

* FACSIMILE *

DATE - **28th March 2000**

TO:- **Development Control**

09 JUN 2000* 1675

FAX NO:- **974 6484**

ATTENTION OF:- **Angela O'Dell**

JOB NO - **166**

TITLE:- **Silverstock Farm**

NUMBER OF PAGES:- **1.**

FROM:- **Tony Thorpe.**

MESSAGE:-

Your Ref:- **RTP/2000/0943**

Dear Angela

RETENTION OF MOBILE HOME FOR AGRICULTURAL WORKERS ACCOMMODATION IN CONNECTION WITH APPROVED USE OF BARNS FOR OSTRICH REARING.
SILVERSTOCK FARM, SANDHURST ROAD, FINCHAMPSTEAD.

We have this afternoon received fresh instructions to withdraw the above planning application.

We would be grateful therefore if you would take this fax as the necessary authority to ***withdraw*** application reference RTP/2000/0943.

Please accept our apologies for any inconvenience.

Kind regards
Yours sincerely

Anthony J Thorpe BA(Hons) MRTPI

1789/a

SECTION 66 CERTIFICATE

09 JUN 2000

Application No.

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
MR Prior	Silverstock Farm Sandhurst Rd Wokingham Berks RG40 3JE	8-5-2000

+ 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.

- 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) .....

.....

(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).

- 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
None		

Signed . . . . . N J Prior . . . . .

On behalf of . . . . . .

Date . . . . . 8-5-00 . . . . .

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

① ADDRESS (LAND AT SILVERSTOCK BOG) SILVERSTOCK FARM SANDHURST ROAD PARISH FINCHAMPSTEAD 7-4-8[illegible]

PLOT No. ORD. SHEET No. SU. 8[illegible]5 - 99 E

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/15/60	MR. P.W. OVER	O/APP. HOUSE & LOOSE BOXES	15.2.60	N/A REF
0/154/64	MR. D. PORTER	" & GARAGE	9.7.64	N/A REF
0/346/64	"	"	26.1.65	N/A REF
0/188/65	"	" HOUSE & PIGGERIES	13.8.65	N/A REF
R/263/67	"	TIPPING TO RAISE LEVEL OF LAND	30.10.67	N/A C/A
22703	MR. K. NASH	BARNS & CALF PENS: ACCESS ROAD: MOBILE HOME	9.1.85	31.1.88 TP
22704	"	S/L. FOR MOBILE HOME	9.1.85	31.1.88 TP
24449	"	NEW ACCESS	7.11.85	N/A C/A
25846	"	ADD MOBILE HOME	1.8.86	REF
25975	"	RETRA MOBILE HOME	10.7.86 / 7.8.86 S	REF

27[illegible] DATE OF COMPLETION N/P

MINISTRY DECISION 0/188/65 - APPEAL DISMISSED - 18.5.66

SPECIAL ORDERS TPO 233/83

DRAINAGE

[illegible]

28807 MR. B. KINGSBURY RENEWAL M.HOME / EX. BLDGS. / LANDSCAPING IMPROVEMENTS 8.10.87 TP 2 yrs.

② ADDRESS SILVERSTOCK FARM PARISH FINCH

PLOT No. SANDHURST ROAD ORD. SHEET No. 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36575	MR. B. KINGSBURY	RENEWAL 28807	24.10.90	TP 31.10.92
37692	W/DR.			
41388	MR. J. PRIOR	RETAIN FARMHOUSE (MOBILE HOME) & ASSOC. BLDGS.	8.9.93	30.9.9[illegible]
42335	APPEAL MR & MRS "	HOUSE - CLEAR BARNS O/BLDGS. MOBILE HOME	20.5.94	REF
96/63384/F	"	DWELLING	11.4.96	REF
97/66530/T	Mr. J. Prior	Temp Consent - Mobile Home & Assoc. Agricultural Bldgs	5.11.98	REF
99/69756/T	Mr & Mrs N Prior	Temp. Perm. retentn. & use of barns for ostrich rearing.	1.12.99	C/A

DATE OF COMPLETION

MINISTRY DECISION 42335 - APPEAL DISMISSED - 18.10.94

SPECIAL ORDERS

DRAINAGE

091074

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

03 JUN 2000* 1675

1. APPLICANT'S NAME MS ALISON BARRINGER

ADDRESS SILVERSTOCK FARM
SANDHURST ROAD WOKINGHAM

POST CODE RG40 3TE **PHONE** 0118 9893040

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 SILVERSTOCK FARM
SANDHURST ROAD WOKINGHAM

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

CHANGE OF USE FROM AGRICULTURAL TO TEMPORARY AGRICULTURAL WORKERS DWELLING

5. Give the area in hectares or part of a hectare **AREA OF SITE** 2.6 HECTARES

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

7. List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 1:500 SITE PLAN
1:2500 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	3 YEARS
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed	

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

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

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.

AGRICULTURAL

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.

N/A

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

AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/~~NO~~

If no, please give details

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

AS EXISTING

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

YES

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	TEMP 11	*	/	*	/	*

* 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

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

SIGNED [signature] ON BEHALF OF DATE 10.3.2000

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				
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?

	Cars	Lorries
Existing	2	0
Proposed	2	0

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.

OSTRICH FARMING

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

ANSON BARRINGER

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

Existing Staff	Transferred Staff	New Staff	Total

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

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.'

14.020 X 6.09
(46 X 20)

12.801 X 6.096
(42 X 20)

APPROVED

UNDER THE TOWN AND COUNTRY PLANNING ACT 1990 AND PLANNING POLICY GUIDANCE NOTE PPG7 ANNEX I

PLANNING STATEMENT

SILVERSTOCK FARM

MR N PRIOR

APA Planning Services Limited
Welland House
High Street
Haslemere
Surrey GU27 2HJ
01428 645792
fax 01428 654303

May 2000

1. INTRODUCTION

1.1 Instructions

APA planning services have been instructed by Mr N Prior to prepare a planning statement for Silverstock Farm in connection with a Planning Application for the stationing of a mobile home to serve as a temporary Agricultural Workers Dwelling.

1.2 Qualifications and experience

I am Graham Rowland Godfrey Lea Senior Partner in A.P.A Planning Services Limited. I hold a Ba (Hons) Degree in Town and Country Planning and I am member of the Royal Town Planning Institute and a Chartered Planner. In addition, APA Planning Services is a member consultancy of the institute of Environmental Assessment. I have many years experience in the interpretation of Planning Policy and in recent years I have specialised in agricultural dwelling house applications.

1.3 Scope of the report.

Within the scope of this report I will firstly look briefly at the planning history for the site I will then outline the plans for the farm, finally , I will the look at the compliance of the plans with both local and national guidance. In terms of the national guidance I will refer to Government Guidance Note PPG7 annex I giving particular consideration to the criteria for a temporary agricultural dwelling.

2. SUMMARY

2.1

Mr Prior has retained the services of APA Planning services to present a planning case for the granting of permission for a temporary agricultural workers dwelling at Silver stock Farm. This planning statement should be read in conjunction with a business appraisal, which has been prepared by Nigel Church of AFC Agricultural and Environmental Consultants.

2.2

The Planning application is for a mobile home to supervise the current ostrich operation. A period of three years is being sought as a temporary period.

2.3

The application for the mobile home is in accordance with Local Plan polices in relation to agricultural dwellings. In addition it is similar to two other planning applications that have recently been granted in the Local Authority area. Thirdly it fulfils all the criteria in PPG7 Annex I related to Temporary Agricultural Workers Dwellings..

3. PLANNING APPRAISAL

3.1 The development.

The proposed development is the stationing of a mobile home for a period of three years to house an agricultural worker.

3.2 Planning History.

It is not intended within this report to go into any detail of the planning history of the site. The history is well known to the local authority. There is an existing structure already on the site. This has been on site for many years and is currently the home of Mr Prior and his family. He has four children. The structure has had the benefit of planning permission in the past. In addition to this structure there are a number of buildings on the site. These buildings and their various uses are described in detail in the report of Nigel Church attached at appendix 1. The buildings currently have the benefit of a one-year temporary permission, which was granted in order to enable Mr Prior to develop his ostrich business, which he has now completed. It is understood that the Local Authority will look at the future need for these buildings in the light of the continued operation of the ostrich business.

In addition to the above it is understood that planning permission exists for the access and roadway into the farm. There are other temporary structures on the site which do not require planning permission.

3.3 The site.

The site is situated in a semi rural area on the Sand Hurst Road. The nearest urban settlements being Sand Hurst and the much larger Woking ham. Sand Hurst Road is a wooded area, which is largely residential with several large

houses situated in their own grounds. Adjacent to the site is woodland and open ground upon which the Local Authority recently granted permission for a large Golf course.
The site itself is fully enclosed. It has its own access and roadway, which is finished to a very high standard.
The site is well screened with trees, a boundary wall and natural fencing. The development is not visible from the public highway.

No public rights of way are present on the site

The site is predominantly grassland, which is not very well drained.

In terms of the land use you are referred to the agricultural appraisal of Nigel Church. The land has been used for agriculture since the Priors purchased it. Over a period of several years that have attempted to farm it successfully and at various times have kept, pigs, sheep, goats and poultry. Over this time it has become clear that the site was too small to support any commercial flock or herd of grazing livestock.

Mr Prior sought expert opinion on an intensive use of the land and buildings. After much discussion he decided about 18 months ago to go into Ostrich Farming. He has proven to be very successful in hatching of eggs and the rearing of chicks. In addition he has made a considerable investment in equipment in connection with this venture.

He now considers that he has a successful business, which will continue to grow and remain profitable in the future.

3.4 Local and National Planning Policies.

Local policies prohibit new dwellings of any type in the countryside with very few exceptions. One of these exceptions is where the building is considered to be essential to agriculture. In relation to this the relevant policies then become those contained in Government Guidance Note PPG 7 at Annex I . Annex I sets out a number of criteria that need to be met in order for a Local Authority to consider granting permission for a temporary agricultural workers dwelling. These criteria are as follows:

A/ clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions)

B/ Functional need

C/ clear evidence that the proposed enterprise has been planned on a sound financial basis.

D/ the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area, which is suitable and available for occupation by the workers concerned

And

E/ other normal planning requirements, for example on siting and access, are satisfied.

Mr Church deals with criteria A to D in his report and he concludes that they are met by the existing ostrich business.

With reference to the last criteria. The Planning requirements normally relate to such items as: Access and other highways issues, Visual impact and environmental health issues. It is my opinion that the Local Authority must have been happy with these items when they granted permission for the previous dwelling and as far as I can see none of the above have materially changed since. For example:

The site has excellent access with good safe sight lines. The volume of traffic generated is likely to be reduced if some one lives on the site. The site is very well screened and so the visual impact is practically nil. The site is distant enough from other dwellings not to cause nuisance and has been operating for 18 months with no negative environmental affects what so ever. In addition a use has been found for the unit, which will keep it profitable whilst still maintaining its character as agricultural land. This must be of positive benefit to the local environment.

3. CONCLUSION.

4.1

The development is essential for the needs of agriculture. It complies with Local Planning Policies and Government Guidance contained in PPG 7 Annex I. It will cause no demonstrable harm and will have a positive effect on preserving the rural character of the countryside.

09.JUN.2000* 1675

BUSINESS APPRAISAL
UNDER PLANNING POLICY GUIDANCE NOTE PPG7 ANNEXE I

SILVERSTOCK FARM

MR AND MRS PRIOR

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1. INTRODUCTION

1.1 Instructions

I have been instructed by Mr and Mrs Prior and Tony Thorpe Associates to prepare an independent Business appraisal of the Ostrich business currently under development at Silver Stock Farm, Sandhurst Lane, Wokingham, Berkshire . This appraisal is provided in connection with a Planning Application for the retention of a mobile home to serve as a temporary Agricultural Workers Dwelling.

1.2 Qualifications and experience

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

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

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

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

1.3 Scope of the report.

Within the scope of this report I will look at the current situation and the future for the Ostrich industry. I will consider the existing farming practice at Silver stock Farm with particular reference to Ostrich production. I will also examine the labour requirement of the unit. I will comment on the potential and future viability of the unit and the need for the continued residence on site. When considering the last two criteria I will refer to Government Guidance Note PPG7 annex I giving particular consideration to the criteria for a temporary agricultural dwelling

2. SUMMARY

2.1

Mr and Mrs Prior and Tony Thorpe Associates have retained the independent services of AFC to consider the future of the existing Ostrich venture at Silver stock Farm and to examine the need for continued residence on the site.

2.2

The Ostrich Farm has developed considerably in the past year as part of the Brookfield Farm and Karoo Framing Group Cooperative. There has been considerable investment in buildings and fixed equipment and around 200 birds have been reared up to 3 months on contract. In addition a number of birds have been kept back for future slaughter. The final plan is that Silver stock farm will be a combination of a specialist chick rearing satellite farm producing approximately 300 three month old birds per annum in conjunction with a fattening unit of between 50 and 100 twelve month old birds per annum

2.3

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

2.4

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

2.5

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

2.6

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

(a) *Clear evidence of a firm intention and ability to develop the enterprise concerned.* Mr and Mrs Prior have invested a considerable amount of money in the conversion of the existing farm buildings. They are now ideally suited to the use of a hatchery and early chick-rearing unit. In addition they have modified other buildings into specialist follow on chick rearing facilities. All of this means that they are clearly demonstrating the intention to fully diversify the farming activities. In addition they have the technical support of an established Ostrich farmer . This is invaluable at this stage and significantly enhances their ability to succeed in the venture.

(b) *There is a functional need, (this is outlined in I6 as whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times).* From the evidence submitted in section 6 of this report it can be seen that the incubation and rearing of

Ostriches requires a person to be on site at all times. This is a view supported by the licensing authorities and official veterinary surgeon

(c) *There is clear evidence that the proposed enterprise has been planned on a sound financial basis.* Mr and Mrs prior have carefully planned the ostrich venture they have invested the funds as necessary, they have located expert advice and have secured a ready market for all of the birds that they can produce. In addition they are linked into one of the largest Ostrich marketing operations in the world.

(d) The *functional need could not be fulfilled by another dwelling on the site, or any existing accommodation in the area, which is suitable and available for occupation by the workers, concerned.* Since starting the ostrich operation last year, Mr and Mrs Prior have realised on numerous occasions that they need to be on site

(e) Other *normal planning requirements, for example on siting and access, are satisfied.* I understand that Tony Thorpe associates will deal with this in their submissions.

3. BACKGROUND TO THE OSTRICH INDUSTRY

3.1 History

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

3.2 Ostrich Industry worldwide.

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

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

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

3.3 Markets and marketing.

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

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

It is now becoming apparent in 1999 that supplies of birds will find it difficult to keep pace with the increase in demand and this should result in an increase in the price paid for slaughter birds in the next 12 months. There is also a shortage of slaughter birds in South Africa. The demand for leather and products has dramatically increased this year and all the signs are that the Far East market is recovering to the extent that supply cannot possibly keep up with demand.

3.4 The future

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

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

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

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

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

4. BUSINESS APPRAISAL

4.1 The existing business

The holding extends to around 6.2 acres of land. sufficient grassland already exists for the rearing of the slaughter birds, in addition there is a range of buildings on the site. These include.

- Large fully enclosed barn. One end of this is currently used as the incubation centre. The rest of the building is used for the rearing of Chicks up to three months of age. The capacity of the building based on EU guidelines is 100 chicks. It is currently the practice to rear three groups of 100 birds up to three months
- Range of wood and block stables. These have been extended into follow on ostrich pens and will house the birds that will be kept beyond three months
- Dutch barn. Open fronted. This barn is partially used for storage and partially used for the rearing of birds over three months.

4.2 Future development of the business

The development of the business is to be fully in line with the initial business plan. It is proposed to continue to buy in a mixture of eggs and chicks from other farmers as the unit is not big enough to maintain its own flock of breeder birds.

It is proposed that the eggs will be hatched on site and then the majority of the chicks would be reared until they are three months old. A contract from the

karoo farming group and Brookfield Farm has been obtained to buy back the birds at three moths of age for finishing on other farms.

It is intended to produce around 350 chicks per annum. Three hundred of these will be sold at three months of age . The remaining 50 will be reared on the grassland until they are 12 to 14 months when they will be processed and the products sold under contract through the Karoo Farming Group. It is not intended, for the treasons stated above, to keep any breeding birds at the current time.

4.3 Financial appraisal

4.3.1 Marketing

The market for Ostrich meat and leather is strong at the moment. It has already been stated that the meat is red and in fact it is almost identical in look smell and taste to beef.

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

Proposed budgets for the ostrich venture at Silver stock Farm is contained at appendix 3. It reflects the current and future state of the ostrich industry and reflects the type of contract prices that Mr and Mrs Prior have been able to obtain. The budget also reflects the type of returns that they have enjoyed over the passed twelve months.

As can be seen the Total whole farm gross margin is projected to be £17,880. The costs are projected to be £2533 leaving a net farm income of £15,347. The current production supports the projected net farm income above.

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

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

5. LABOUR REQUIREMENT

5.1

Ostrich farming is a labour intensive venture. The duties on this holding can be split into two distinct parts.

Firstly: The incubation of the eggs. The eggs will be received at the incubation centre where they will be cleaned, disinfected and stored. The eggs will be set once per week. The incubation period is approximately six weeks. Both the eggs and the environment in the machines and room must be very carefully monitored at all times. At about 39 days the eggs are transferred to a hatcher, which is usually contained in a separate room. At this stage the eggs must be very carefully monitored to see how the hatching process is progressing and to make the decision as to whether or not to interfere in the process and assist the chick. This monitoring has to go on at all times often late into the night and early in the morning. The eggs cannot be left at this stage because any delay in providing assistance to the unborn chick can be fatal.

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

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

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

6. NEED TO RESIDE ON THE UNIT.

6.1

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

6.2 Welfare.

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

6.3 Husbandry.

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

6.4 Wild Animal Licence

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

6.5 Security

Ostrich chicks are extremely valuable. Thus from a security point of view the success of the unit may well depend on the continued 24 hour supervision. In addition ostriches have become a misguided target for animal rights extremists groups of which have a strong presence in the locality.

6.6

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

OSTRICH BUDGET

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

Chick rearing.

Option 1

Purchase under contract.

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

Gross margin £37.10

OSTRICH BUDGET

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

All incubation and chick rearing undertaken on the farm.

Capital Costs.

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

OUTPUT (per slaughter bird)

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

COSTS (per slaughter bird)

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

APPENDIX 2

BUDGET FOR OSTRICH VENTURE (PROPOSED) SILVERSTOCK FARM

Enterprise Gross Margins

Enterprise	£
Ostriches	17880
Total farm gross margin	**17880**

Fixed Costs

Transport, fuel, oil	530
Capital and interest repayments	968
Machinery repairs	50
Insurance	250
Repairs to property	100
Postage etc.	60
Office costs	125
Miscellaneous	250
Notional rent	200
Total fixed costs	**2533**
Net farm income	**15347**