EX SYSTEMS LTD

APPLICATION NO:
F/2000/2820

LOCATION:
Greenacres Farm Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Greenacres Farm Ltd C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed change of use of agricultural land for use for storage of touring caravans (retrospective).

EARLIEST DATE FOR DECISION: **17/12/2000**

APPLICATION WILL HAVE EXPIRED ON: 08/01/2001

CASE OFFICER: **Mike Evans**

(ME)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Greenacres Farm Ltd
C/O Robin Bradbeer Ltd
Planning & Design Consultancy
PO BOX 168
Cheltenham
GL53 0XX

Application Number: F/2000/2820

Parish:	**FINCHAMPSTEAD**
Location:	**Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed change of use of agricultural land for use for storage of touring caravans (retrospective).**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposal is an inappropriate use in a rural location and would also consolidate and intensify existing inappropriate development to the detriment of the rural character of the locality. As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, policy STV2 of the South-East Area Local Plan and to policy WCC1 of the draft deposit Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy C2.

South East Area Local Plan Policy STV2.

Deposit Draft Wokingham District Local Plan Policy WCC1.

John Mitchell
Development Control Manager
Date: 07/02/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/2820	P S Kenyon Goodwyn Warren Lane Finchampstead RG40 4HR
F/2000/2820	J Bainbridge 81 Nine Mile Ride Finchampstead RG0 4D
F/2000/2820	K W Henderson Allendale Warren Lane Finchampstead RG40 4HR
F/2000/2820	P GREENWOOD Wheatlands Farm Whitehouse lane Finchampstead RG40 4LZ
F/2000/2820	P Greenwood 24 Chestnut Ave Wokingham RG41 3HX

App refused letter
Sent 14.02.01

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 7 FEBRUARY 2001 FROM 7.00 PM TO 10.25 PM

Present: Mr KA Malvern (Chairman), Mrs DC Beatty, Mr MJ Bryant, Mr RH Cundy Mr RFN Eke, Mrs MA Long and Mrs M Robertson.

Also present under Standing Order 39:-Mrs ANMC Drake, Mrs T Marinos and Mr RJW Wyatt

PART I

219. MINUTES

The Minutes of the meeting of the Committee held on 17 January 2001 were confirmed as a correct record and signed by the Chairman.

220. APOLOGIES

Apologies for absence were submitted from Mr SR Conway, Mr TP Dredge, Mr JL Earnshaw and Mrs JA Lissaman.

221. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied to enable those applications where members of the public had indicated a wish to speak to be considered first.

RESOLVED: That the order of business detailed on the agenda be varied.

234. APPLICATION NO: 2000/2820, RETROSPECTIVE EXTENSIONS TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS, GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD, FOR GREENACRES FARM LIMITED

The Committee considered a report on this Application as set out on Agenda pages 2251 to 2251 to 2259.

Mr. Bradbeer, (Applicants Agent) attended the meeting and spoke in support of the proposal.

RESOLVED: That Application No: 2000/2820 be refused for the reasons set out on Agenda page 2253.

Application No. F/2000/2820 **Received 13.11.00** **Finchampstead**

Applicant: **Greenacres Farm Limited**
Location : **Greenacres Farm, Nine Mile Ride, Finchampstead**
Proposal : **Retrospective Extensions to Authorised Area for Storage of Touring Caravans**

1. **Planning History** - The application site is contained within Greenacres Farm where there are a number of existing permitted uses. These include B1 (Business Use), B2 (General Industrial) uses and the storage of touring caravans. The permission for storage of touring caravans was allowed on appeal. An enforcement notice served by this Council was not upheld.

   There is a public right of way that passes alongside the application site.

2. **Proposal** - Is a retrospective application for the change of use of land to allow the storage of touring caravans on a site having an area of 0.14 hectares.

3. **Consultations** -
   - ***Finchampstead Parish Council*** : Concerned that these activities have a long history and have been objected to by many residents and the Parish Council over the years.
   - ***Highways :*** Acceptable subject to conditions regarding visibility splays and that consent should be personal to the applicant.
   - ***Environment Agency :*** No objections.
   - ***Environmental Health*** : No objections.
   - ***Landscape*** : Collectively with other existing uses and proposals has a detrimental impact.
   - ***Ramblers Association*** : Object as use is unsuitable in this area.
   - ***Right of Way Officer*** : No objection.
   - ***Public Consultation*** : 4 letters both objecting to and in support of a negotiated solution received from members of the public making the following comments:
     - In favour of storage of a small number of caravans with a suitable screen.
     - Would like to see a negotiated tidy up in exchange for consents.

     - Contrary to Council's policies.
     - Harm to rural character.
     - Contrary to Policy STV2 of the South East Area Local Plan.
     - Concerned development inappropriate in this location.
     - Object to retrospective development.

   In addition the applicant has submitted 18 letters from members of the public supporting the proposal. They make the following points:
     - Convenient as cannot park caravan at own address.
     - Site given greater security than storing at home.
     - Shortage of such facilities in the area.
     - High and growing demand for such facilities.

- Already had to move from one site the Council would not give permission for.
- No off-street parking at home.

4. **Appraisal** - The main issues are:

   A. Whether the proposal is contrary to rural area policies and will harm the character of the locality (Berkshire Structure Plan policy C2, South-East Area Local Plan policy STV2, and draft deposit Wokingham District Local Plan policy WCC1).

   B. If there is harm, whether the need for caravan storage facilities should outweigh any harm to rural area policies.

   C. Concern of Parish Council and members of public.

A. Rural area policies in the Structure Plan and local plan list potential exceptions to the general policy of preventing development. The only category that could apply to the current proposal would be that of development appropriate to the countryside which cannot be accommodated within a settlement.

In the appeal decision allowing previous consent for storage the inspector commented that the use was not generally appropriate to a rural area. He granted consent on balance bearing in mind the difficulty of finding caravan storage sites and the screening provided by an existing fence.

However, the proposed use would consolidate the existing scatter of development at Greenacres Farm. This would detract from the rural character of the area by extending a use which is inappropriate to a rural location. The use can also be seen from the public footpath through the weak screen of conifer bushes. However, even if they were not visible from a public viewpoint, the proposal would not be acceptable as the countryside should be protected for its own sake. Therefore the proposal is considered to be contrary to the policies in the Berkshire Structure Plan, the South-East Area Local Plan and the Wokingham District Local Plan which protect the countryside.

B. Given the existing consent for storage of caravans it is not considered that the need for such a facility can carry the same weight as at the time of the appeal as the existing facility meets some of the needs. Thus it is not considered that there is any justification for over-riding countryside policy objections.

C. The unauthorised uses the subject of this application first came to the attention of the Council in July 2000. An application was subsequently made in November 2000.

There is an existing consent for the Storage of Caravans. This serves to meet some of the needs referred to by members of the public.

For the reasons given, it is considered that the proposal is contrary to the Council's rural area policies and would harm the rural character of the area.

For these reasons it is not considered that a negotiated solution would be appropriate or that any significant benefits could be achieved.

The fact that an application is retrospective can have no bearing on the planning merits of any proposal.

5. **Conclusion** – The proposal would consolidate and intensify existing development in a rural location to the detriment of the countryside. The proposal does not fall within any of the exceptions identified in policies in the District Local Plan, the Structure Plan or the South-East Area Local Plan. Any need for such facilities does not outweigh the harm, especially bearing in mind the existing consent for Storage of Caravans.

6. **Recommendation** – REFUSE permission for the following reason:

1. The proposal is an inappropriate use in a rural location and would also consolidate and intensify existing inappropriate development to the detriment of the rural character of the locality. As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, policy STV2 of the South-East Area Local Plan and to policy WCC1 of the draft deposit Wokingham District Local Plan.

Informative

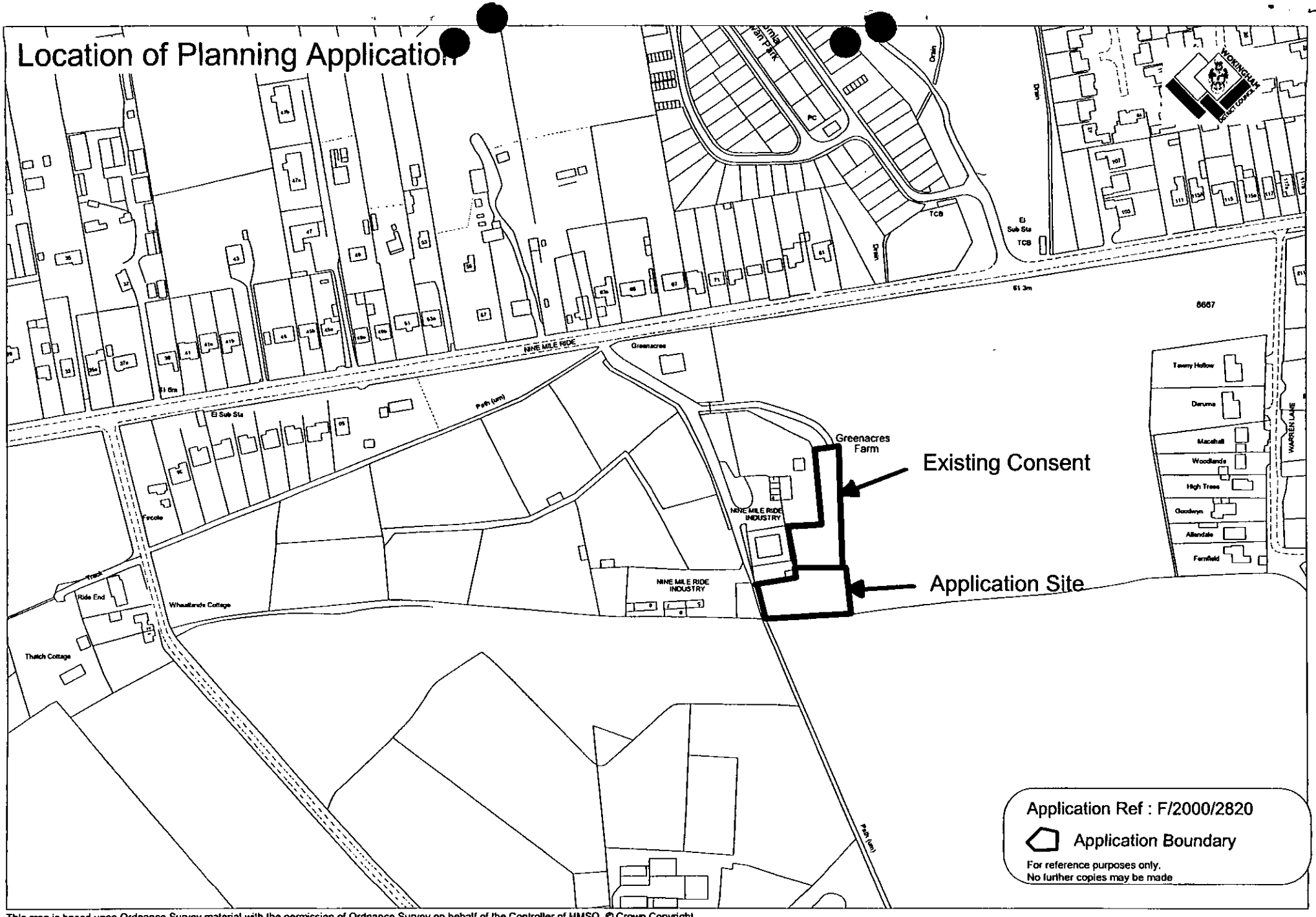
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

Berkshire Structure Plan Policy C2.

South-East Area Local Plan Policy STV2.

Deposit Draft Wokingham District Local Plan Policy WCC1.

Mike Evans
31.01.01



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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

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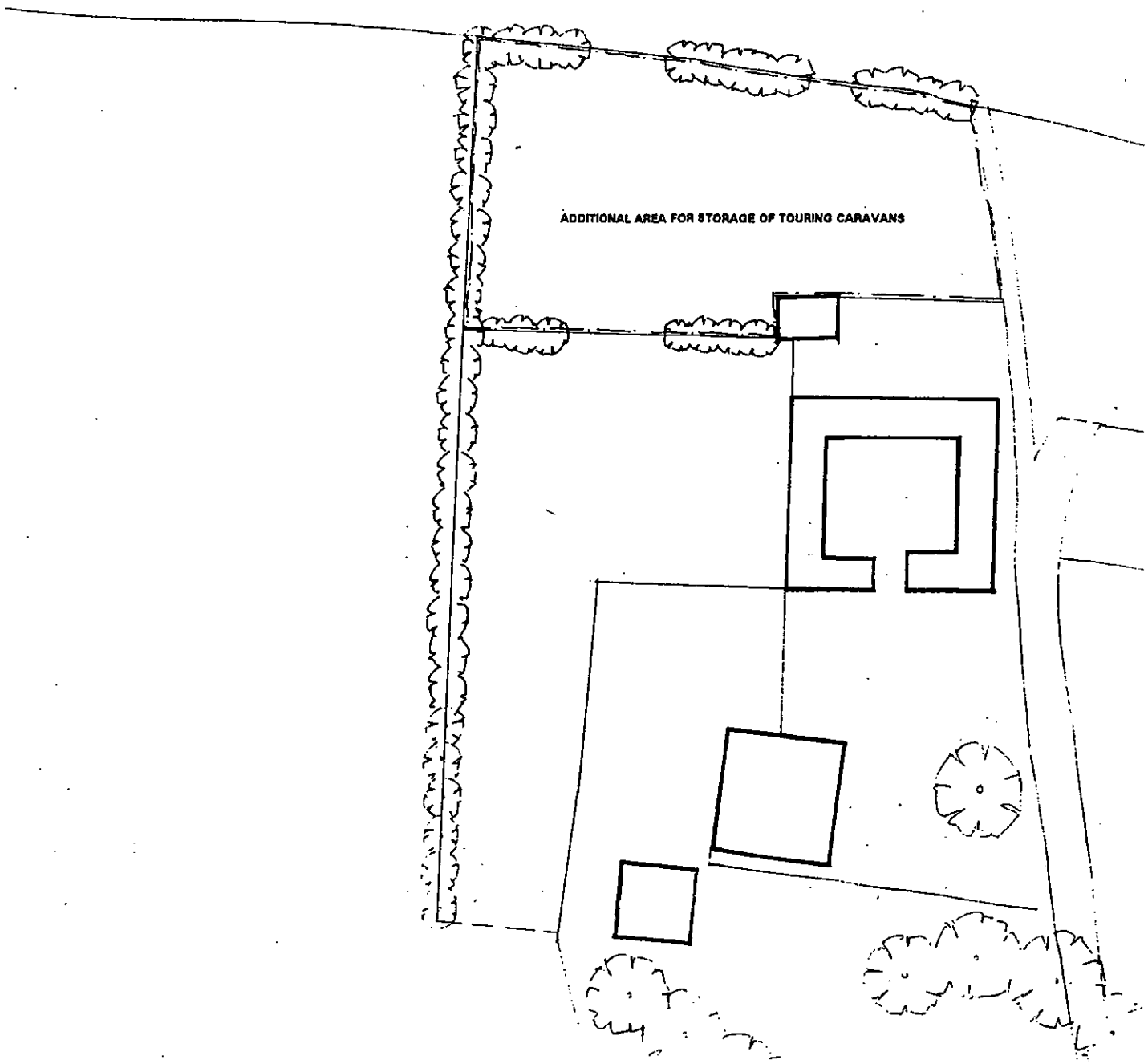

Notes
All dimensions must be checked on site and not scaled from this drawing

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No	Date	Revisions
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Robin Bradbeer Limited
Planning & Development Consultancy

Client
GREENACRES FARM LIMITED

Job Title
GREENACRES FARM
NINE MILE RIDE
FINCHAMPSTEAD

Drawing Title
ADDITIONAL AREA FOR STORAGE OF TOURING CARAVANS

SITE PLAN

Scale 1:500

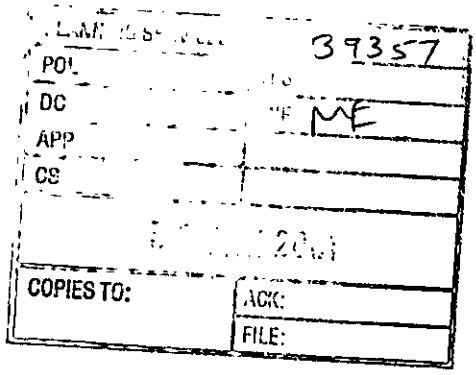
Date	Drawn by

Drg No 114/00/05 Rev

13.NOV.2000* 2820

Robin Bradbeer Limited

Planning & Development Consultancy



PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/114
Your Ref. F/2000/2820-2821-2822-2825
29 January 2001

For the attention of Mr Mike Evans
Development Control

By fax to 0118 974 6484
and by first class post

Dear Mr Evans

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
CURRENT PLANNING APPLICATIONS

I refer to your email of 8 January and letter of 9 January. I deal with each of your queries in turn.

1. **SITE NOTICES**

I am advised that all notices were displayed for the appropriate period. The reply cards have been mislaid.

2. **F/2000/2822**

The extent of land having agricultural use is shown for identification purposes on the attached plan.
It is entirely correct that the main reason for requiring this building is its height, more particular clear door height, to accommodate the applicant's excavator. The doors on this building extend to ridge height (4.0m) on the south elevation to meet this need. By contrast the door height on the building permitted under 97/66312/F is only 2.7m which is not adequate for this item of plant.

3. **F/2000/2825**

The containers will be used for non-specific Class B8 use.

Registered in England Number: 3372202

Having reviewed your case files and read the various consultation responses and third party letters you have received I make the following comments.

F/200/2825 (CONTAINERS)

Parish Council	The generalised comment is not specific to this proposal which does not have a long history of objections. The LPA's awareness of the containers arose only as a result of a site view by the Local Plan Inquiry Inspector.
PROW Officer	The comment does not relate to the proposal. The containers do not abut the footpath.
Landscape Architect	The comments note that the impact is not particularly high. Each application is to be considered on its merits. Reference to F/1999/0097 is irrelevant since permission was refused.

F/2000/2820 (CARAVAN STORAGE)

Parish Council	The generalised comment is not specific to this proposal which does not have a long history of objections. The LPA's awareness of the use arose only as a result of a site view by the Local Plan Inquiry Inspector.
Landscape Officer	The comments note that the impact is not particularly high. Each application is to be considered on its merits. The permitted caravan storage area is visible in long views. The additional area has no material further impact. This application provides opportunity to secure additional planting within gaps in existing boundary vegetation.
Highways	Suggested condition 2 fails to meet the tests of "need", "relevance to planning", "relevance to the development to be permitted" and "reasonableness" (Circular 11/95 paragraphs 14-42). Furthermore paragraph 93 expressly refers to the undesirability of

	such conditions. The application does not relate to B1 use. No strong compassionate or personal grounds have been set before the LPA. None of the permitted existing uses on the site are subject to a personal restriction. Any such condition would be challenged by appeal and a claim for costs would follow.

F/2000/2822 (AGRICULTURAL BUILDING)

Parish Council	The generalised comment is not specific to this proposal which does not have a long history of objections. The LPA's awareness of the building arose only as a result of a site view by the Local Plan Inquiry Inspector.
Landscape Architect	The comments note that the impact is not particularly high. Each application is to be considered on its merits. Reference to F/1999/0097 is erroneous since permission was refused.

F/2000/2821 (CAR STORAGE COMPOUNDS)

Parish Council	The generalised comment is not specific to this proposal which does not have a long history of objections.
Landscape Architect	The comments notes that the impact is not particularly high. Each application is to be considered on its merits. Reference to F/1999/0097 is erroneous since permission was refused.
Highways	Suggested condition 2 fails to meet the tests of "need", "relevance to planning", "relevance to the development to be permitted " and "reasonableness" (Circular 11/95 paragraphs 14-42). Furthermore paragraph 93 expressly refers to the undesirability of such conditions. The application does not relate to B1 use. No strong compassionate or personal grounds have been set before the LPA. None of the permitted existing uses on the site are subject to a personal

restriction. Any such condition would be challenged by appeal and a claim for costs would follow.

POINTS RAISED BY THIRD PARTIES

Containers

It is claimed that the containers are viewed by the public and residents. In fact by their location to the south side of the permitted bund the containers are not visible either to the public travelling along Nine Mile Ride or to residents. We suspect that third parties are referring here, not to the discretely situated containers the subject of this application, but to other containers located within the residential curtilage of the dwelling. The latter are clearly visible from Nine Mile Ride but enjoy the benefit of "permitted development" rights.

Bund

There was no conditional requirement imposed by the Council regarding the topsoiling and planting of the bund.

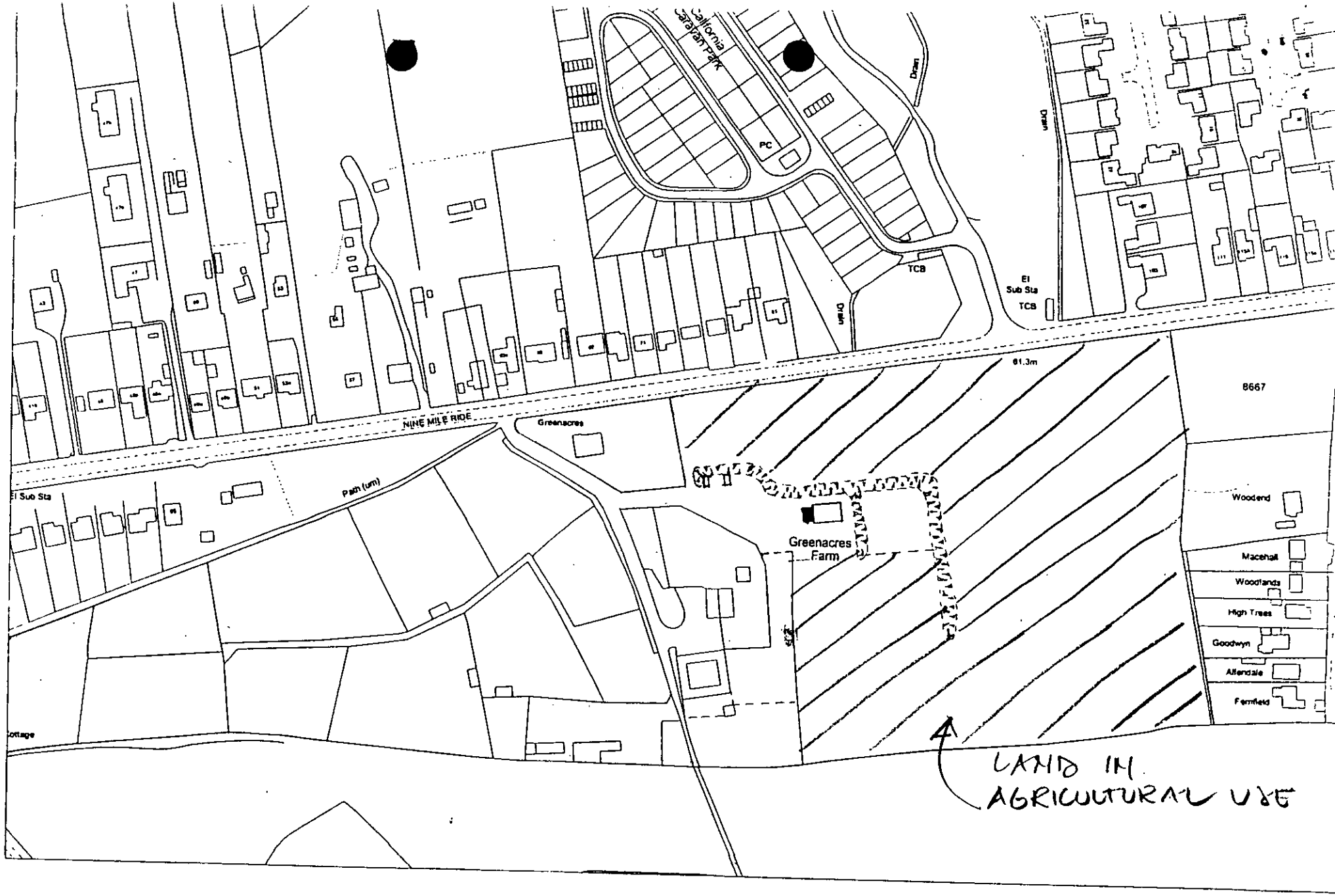
I trust this information will be of assistance. If you have any more queries please contact me further.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr A Borton



FOR IDENTIFICATION PURPOSES ONLY

Recd 4.55pm 6/2/01

PLANNING SERVICES	HPT 39641
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DC	ENF ME
APP	
CS	
07 FEB 2001	
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OBJ 2820, 2821, 2825.

24 Chestnut Avenue
Wokingham
Berks
RG41 3HX
Telephone 0118 978 1356
Fax 0118 979 1837

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

Attn Ian Jordan **by fax 011441189746484** 5 February 2001
Cc Mike Evans

Dear Mr. Jordan

Greenacres Farm Limited, Nine Mile Ride, Finchampstead

Thank you for your letter of 2 February.

This dealt only with the application for retrospective permission for the storage of caravans (reference number F/2000/2820). I understand that there are a further two applications that are to be considered by the committee, use of fenced compounds for storage of Motor Vehicles (Reference number F2000/2821) and retrospective siting of 2 Storage Containers (Reference Number 2825).

Unfortunately I am in the USA on business and therefore sadly I will not be available to speak at the committee meeting dealing with these applications. I hope that either someone will read this letter out on my behalf or exceptionally because of the circumstances copies of the letter will be circulated to the members for their consideration, or both.

Since my land abuts the majority of Greenacres land and because I own Furze Hill that overlooks those parts of Greenacres that do not abut my land, I am more affected than anyone else by what goes on in that sorry place.

To reinforce the bold unmistakable and provocative message at the entry gates, "INDUSTRY" the owners have indulged themselves in an orgy of activities that are totally inconsistent with the established agricultural use. They have transformed and blocked out views over the countryside from the nine mile ride by creating bunds consisting largely of rubbish, used these to obscure buildings and extend compounds for parking cars, for which they have no permission. On land adjoining my woods they have created a compound adjoining the workshops in which they have proceeded to break up cars, totally unnoticed as yet by the enforcement authorities.

In short the owners of Greenacres have demonstrated beyond all reasonable doubt that whatever planning consents are granted they cannot be trusted to abide by the rules, to contain development within agreed boundaries or to respect any agreement. As a consequence all of the neighbours, and those that enjoy walking in the countryside are forced to endure what can only be described as a sprawling shabby rural slum. **The gradual extension of these activities must not be allowed to continue.**

Caravan Park

We have never understood how any planning inspector that visited the site and viewed it from our land, or anywhere along White Horse Lane could ever have granted permission for the Caravan Park as presently sited. Of course, since the Caravan Park was already there when we bought Wheatlands Farm in November 1994 we had no way of knowing that the boundaries had been breached. I feel certain that when making the original application the owners of Greenacres knew that they would lose the appeal had the plans shown the caravan storage site to be where it is today. They have therefore attempted to obtain by stealth that which they could not have legitimately achieved.

It is bad enough that this rural slum should appear at the very focal point of one of the most spectacular sweeping views in Berkshire from the village of Finchampsted. To compound that by allowing the unapproved extension of the most unsightly of all uses, a Caravan Park would be unforgivable. I object most strongly for the following reasons:-

a) The application amounts to a breach of a key condition of a consent granted at appeal.
b) The application is contrary to the Councils policies
c) The application is totally inconsistent with the landscape value of the surrounding land and therefore damaging to the amenity.

To those owners of caravans that have written in to support the application I would say that if they have nowhere to store their caravans then that is their responsibility and problem not ours. They should not have bought a caravan in the first place if they had nowhere to keep it.

Parking of Cars

The compound for which permission is sought for the storage of cars is ***agricultural land***. LeaseDrive Limited is a commercial undertaking carrying on a business that is without doubt not agricultural. What we have here is an attempt to drive a coach and horses (or perhaps hire cars!) through the Council's and National Planning Policies so that a commercial undertaking can get on the cheap and without paying any business rates that which would cost significantly more in an urban commercial location.

I note that the applicants agent argues pathetically that the land is well screened. To those of us that have had to endure the disgraceful spectacle of these rubbish strewn heaps this indeed is the ultimate insult. So far as I am aware there was never any planning application or consent for the creation of these bunds. No doubt the owners were paid substantially for importing this material onto his land.

Could the Officers perhaps explain why these were created on agricultural land, what agricultural purpose they serve and how these people appear to have got away with creating these unsightly mounds without any permission or license? More to the point when will they be removed and what is the Council doing about ensuring their removal? Unless I am much mistaken if the owners fail to do so the Council has the power to enter and remove these bunds and to send the owners the bill.

Here we have yet another example of attempting to extend a commercial use over agricultural land by concealing what has been going on behind an illegally created screen. Who does the agent think he is kidding by suggesting that the consent be made personal to Leasedrive? How long do the members think that would be respected? Once this land has passed from agricultural use, the floodgates will be opened to all manner of commercial uses.

I object to this application on the following grounds:-

a) It is inconsistent with the established agricultural use of the land
b) It is contrary to the Berkshire Structure Plan, the South East Area Local Plan and the Deposit Draft Wokingham District Local Plan.
c) Were it not for illegally constructed bunds that could equally easily be removed at any time the use would be visually unsightly and unacceptable within the landscape.

Storage Containers

These storage containers have been placed in a prominent location where they can be seen by everybody. This is yet another example of a flagrant breach of the established use of the land and totally unacceptable in the landscape. Greenacres has plenty of storage space, including the recently constructed so called "agricultural building". The problem is that no sooner do they create new space they immediately seek to rent it out for profit.

Conclusion

There is no doubt that the owners of Greenacres are embarked upon a strategy of creeping industrial and commercial development with a view to changing forever the agricultural use of this land. As a direct consequence my land is coming under increasing pressure. I urge the members to consider all of these transgressions together rather than on a piecemeal basis. If that is not done the owners of Greenacres could suceed in their goal of turning this land progressively into an industrial estate.

We have endured regular minor thefts of tools, batteries, fuel etc and one major break in with over £30,000 of tack stolen. Add to this vandalism and trespass, including the continual use of our woods by Greenacres workshops as a toilet and perhaps the members can begin to comprehend the basis of our objection. Why should my family and I sweat our guts out and spend hard earned money trying to preserve and enhance the rural environment, whilst our neighbours breach every rule in the book and get away with it?

Some considerable time ago I notified the Council that all of the Greenacres land is subject to a severe restrictive covenant. Granting the uses that are now sought would undoubtedly represent a serious erosion of the established agricultural status of this land. The owners of Greenacres should understand that not only are their actions creating a planning history that will blight the planning potential and thus value of their land for a generation but, in the event that I cannot rely upon the Council to protect my position, as the owner of Furze Hill and therefore successor in interest to the benefit of the covenant, it would be my duty to enforce the full weight of the covenants against Greenacres.

They would do well therefore to consider carefully whether the benefits to be gained by adopting a more straightforward and constructive approach towards the development of their land, rather than the devious and flagrantly provocative approach so far adopted might be the better course.

I remain opposed to all these developments but believe strongly that it is not good enough merely to say no. This site should be cleared up and a proper strategy evolved for its future.

Yours very sincerely

PJA Greenwood

Date: 10 January 2001

To: Highways

We have received Additional Plans for the following planning application:

Application Number: F/2000/2820

Location: Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Proposal: Proposed change of use of agricultural land for use for storage of touring caravans (retrospective).

Applicant: Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

Case Officer: Mike Evans

The new plans show the following: Visibility splays. Drawing no 201/5 Rev A.

Comments are required by 17/01/2001.

Should you have any queries regarding this application please contact the case officer Mike Evans on 0118 974 6454.

CONDITIONAL APPROVAL

(1) C127 (INSERT: 2.5 metres by 165 metres)
(INSERT: Junction Greenacres farm access with Nine Mile Ride), R127.

(2) Please include a condition making this permission personal to the applicant in respect of B1 use.

Adam Coggins. 15/01/01

Mr Mike Evans
Planning.
Shute End.
Wokingham.

PLANNING SERVICES	HPT
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CS ODS	ME
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9 Nine Mile Ride
Finchampstead.
Wokingham.
Berks.
RG40 4ND.
29/11/00.

Re Greenacres Farm Ref F/2000/2820 & 2821 & 2822 & 2825.

Dear Sir

I note the above applications & my comments are.

F 2000/2825 is unacceptable as these containors are viewed by the public & residents, details of the other applications are unknown to me.

In general I feel the earth bund that your department agreed to & which faces my property should be topsoiled & a planting scheme agreed.

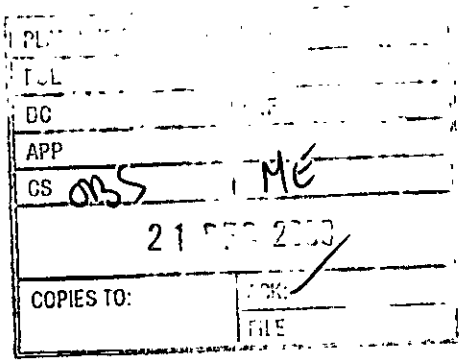
I UNDERSTAND THAT YOU DID NOT MANAGE TO MAKE THE BUND CONTROL PART OF THE PLANNING THAT YOU ORIGIONALY GRANTED.

I WOULD LIKE TO SEE THESE CONTROLS & A BUND SCHEME PART & PARCEL OF ANY GRANT OF PERMISSION FOR 2820 & 2821 & 2822.

PLEASE LETS SEE A NEGOTIATED TIDY UP IN EXCHANGE FOR PERMISSIONS!

Yours Faithfully

John Bainbridge



D A Poskett
Daruma
Warren Lane
Finchampstead
Berkshire
RG40 4HR

Tel 0468 466766

14th December 2000

Reference Planning Applications F/2000/2821, F/2000/2820, F/2000/2825, F/2000/2822

Dear Sir/Madam,

I wish to oppose the above applications on the following grounds:-

a) the proposals, which are for escalation of commercial development, are in an area most definately classified as a "rural area" in the South East Area Local Plan and as "countryside" in the Wokingham District Plan. In this case the proposals are contrary to the policy STV2 of the SEALP and to definitions outlined in the District Plan.

b) commercial development is also not in keeping with the area's general residential surroundings

c) the fact that these applications are made retrospectively is a precedent that we would not wish to be set.

I look forward to hearing from you in due course.

Dave Poskett

WHEATLANDS FARM
WHITEHORSE LANE
FINCHAMPSTEAD
BERKS RG40 4LZ
TELEPHONE 0118 973 1918*FAX 0118 979 1837.

OBS ME

Attn: Mike Evans
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham, Berkshire
RG40 1WR

23 December 2000

Dear Mr. Evans

Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham
Application Numbers F2000/2820, F2000/2821, F2000/2822

As an adjoining owner that has to put up with looking over the mess that is Greenacres Farm I am writing to confirm my strong objection to the grant of retrospective consents for the changes of use proposed above on the basis that they are either contrary to the Council's policies, inconsistent with the uses proposed or contrary to the designation of the land.

It is galling and soul destroying to strive to maintain a rural environment only to have a neighbour get away with creating what amounts to little better than a scrap yard on our doorstep with the council seemingly either unable or unwilling to intervene. It is clearly a contradiction in terms on the one hand to seek consents that are without doubt commercial, namely the parking of cars and caravans on the one hand and then to seek consent for an agricultural building when there is clearly no agricultural use on this site. What guarantee is being offered that the building will be used solely for agricultural purposes?

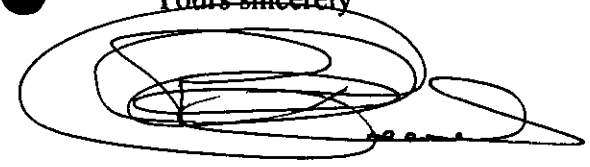
It seems to me that this owner is struggling to survive on what can never be a viable agricultural holding by generating income from every and any means that he can regardless of planning laws. In the process what he is doing is to turn agricultural land into brown land with the sole intent of gaining a profitable planning consent for residential development that has so far proved illusive. There is no doubt that the pressure for residential development in Wokingham and the situation of this site as a gap between settlements will ultimately prove irresistible.

Instead of simply ignoring reality would it not be better to take a constructive approach and jointly with the owner come up with a constructive approach to the development of this site that would put an end to the nightmare that everyone who lives nearby, including the owners, are forced to endure? It would be a mistake to simply reject the application by imposing some other designation that the owner is bound to breach in an attempt to prevent the inevitable.

If sufficient support were forthcoming from the owners, other local neighbours, the Parish Council and Planning Officers I for one would be willing to lend my support to evolving a strategy that would see this site transformed from the mess that it is today into something far more acceptable to all parties.

Since we do not yet live at the Farm and letters frequently go astray I should be grateful if you would kindly write to our home address which you have on your records.

Yours sincerely



PJA Greenwood

Manager: Nicola S Greenwood BHSAI IntSM (Regd)
Proprietors: PJA & EM Greenwood
Mail to 24 Chestnut Avenue, Wokingham, Berks, RG41 3HX Tel 0118 9781356

FROM: Mike Evans

DATE: 23 November 2000

24 NOV 2000 37888

CS

18 DEC 2000

COPIES TO: ACK: FILE:

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2820

Proposal: Proposed change of use of agricultural land for use for storage of touring caravans (retrospective)..

Site Address: Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.

Applicant: Greenacres Farm Ltd C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 17/12/2000** .

The Parish Council understands that this retrospective application has been made to regulate activities on site but has voiced its concern in a letter to the Head of Planning and the Chief Executive that these activities have had a long history and have been objected to by many local residents and the Parish Council over the years and an explanation is sought as to why this matter has not been dealt with before.

SIGNED: C.S. [signature]

DATE: 15-12-00

Clerk To Finchampstead Parish/Town Council.

TO: **DEVELOPMENT CONTROL**
Mike Evans

FROM: Environmental Design

DATE: 14 December 2000

Location:	Greenacres Farm, Nine Mile Ride, Finchampstead
Proposal:	Proposed change of use agricultural land for use for storage of touring caravans (retrospective)
Application Number:	F/2000/2820

In response to your consultation dated 23 November 2000 for the above application, the landscape comments are as follows:

The impact of individual elements within the site on the surrounding countryside is probably not particular high, but collectively these elements are severely detrimental on the character of the landscape and the visual impact they have on the surrounding countryside.

There are long views to this part of the site from White Horse Lane across existing farmland due to there being very little intervening vegetation and the fall of the land to the north towards Greenacres Farm.

Catherine Brimble

Catherine Brimble
Landscape Architect

The Ramblers' Association
Working for walkers

37749

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14 DEC 2000	
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The Ramblers

Berkshire Area
Groups: East Berks
Great Park • Loddon Valley
Mid-Berks • Pang Valley
South East Berks • West Berks

11 December 2000

Your ref: Mike Evans

Mr J Mitchell
Development Control Manager
WOKINGHAM DISTRICT COUNCIL

70 Broad Hinton
TWYFORD
Berks RG10 OLP

Tel/Fax: 0118 9320285

Dear Sir

Application Nos. F/2000/2821-2822-2825-2820

Site: Greenacres Farm, Finchampstead

In response to your letters of 23 November, we are completely opposed to all of these retrospective applications for change of use of this land.

The proposed use, as demonstrated by the applicants' abuse of this once quiet, peaceful, open land is totally unsuitable for that area and we believe the whole site must be returned to the former agricultural landscape that it used to be.

We are also concerned that the public footpath through the site has been diverted in places from the original line and is regularly littered with rubbish from the various operations that the applicant or his tenants carry on.

Yours faithfully
D W BOUNDS
Footpath Secretary
Ramblers' Association - Loddon Group

Registered charity number 300059

From:	**Graham Barnwell, Public Rights of Way Officer**
To:	**Mike Evans, Planning**
Date:	**12th December 2000.**
Application No.	**F/2000/2825**
Proposal:	**Proposed siting of 2 storage containers (retrospective)**
Site Address:	**Greenacres Farm, Nine Mile Ride, Finchampstead**
Applicant:	**Greenacres Farm**

37755

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Observations:

Public Right of Way Footpath No. 6 Finchampstead runs along the driveway as indicated on the attached plan. The definitive line of this path must not be moved unless a diversion order is applied for. The path is, in fact, obstructed by a gate when shut. The gate must remain open.

If the applicant agrees to the above I have no objection to this application.

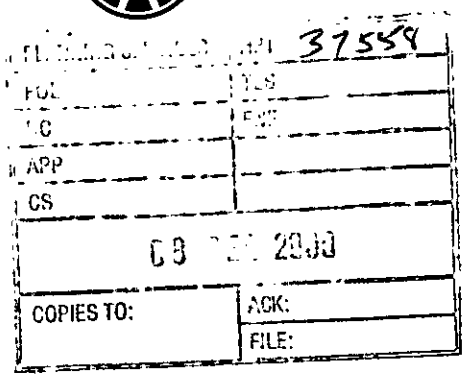


GRAHAM BARNWELL

Our ref: SP\2000\002771\001
Your ref: F/2000/2820

Date: 5th December 2000

ENVIRONMENT AGENCY



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

Attention: Mike Evans

Dear Sir,

PROPOSED CHANGE OF USE FROM AGRICULTURAL TO STORAGE (RETROSPECTIVE) AT GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD

Thank you for your letter dated 23rd November 2000 which was received on 27th November 2000. You are asked to quote the following reference in any correspondence: **SU76SE/24/2**.The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development. However we do have the following comments to make.

ADVICE TO APPLICANT

WASTE LICENSING: CONTACT JOHN NAYLOR ON 01276 454 368

The storage of motor vehicles may require a waste management licence or exemption under the Waste Management Licensing Regulations 1994, Schedule 3. The applicant is advised to contact the Agency to discuss the matter further.

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. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman

PP **Sarah Paxman**
Development Planning Officer

Cc. Robin Bradbeer Limited, PO Box 168, Cheltenham, Gl53 0XX

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

Robin Bradbeer Limited

Planning & Development Consultancy

PLANNING SERVICES	HPT 37413
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06 DEC 2000	
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	FILE:

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

My Ref. RWB/114
Your Ref. F/2000/2820
1 December 2000

For the attention of Mr Mike Evans
Development Control

Dear Mr Evans

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS (RETROSPECTIVE)

I attach for your information a further 3 letters in support of the above application.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

114gfl.254

31 Anneforde Place
Priestwood
Bracknell
Berkshire
RG42 2ET

28th November 2000

TO WHOM IT MAY CONCERN

Dear sirs,

RE: Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

Our caravan is currently stored at Greenacres Farm. The location is convenient because it is local to us and access is good. The site is clean, well maintained and secure as well as being well managed.

We found it very difficult to find a suitable site for the storage of our caravan in the locality that offered such good facilities and security. Greenacres is ideal and we waited on the list for a place there for just over 4 months. We cannot park our caravan at our property due to restrictive covenants imposed by our Local Council.

Yours faithfully,

Kim McMahon (Mrs)

22, Chiltern Road,
Bray,
Maidenhead,
Berks,
SL6 IXA

21st November 2000.

To Whom It May Concern,

Re: Letter in Support of Planning Application For Extension of Caravan Storage Area at Greenacres Farm

I have stored my caravan for approx. 3 years at Greenacres Farm and have been pleased with the facility.

During this time I have found the location to be very convenient with good access and security.

The main reasons for using Greenacres is due to restricted space at home and I have no wish to park on the road. ie. For safety purposes,not to inconvenience neighbours and other road users.

Like myself, I am sure other people would benefit from being able to use such a facility.

I trust you will give support to the Planning Application.

Yours Sincerely,

David R. Lacey

Letter in support of Planning Application of Caravan Storage Area
At
Greenacres Farm

To whom it may concern,

I would just like to add a few comments about Caravan Storage at the above.

For me, as I live in Lower Earley, it is very conveniently located, being just a short drive from me. Before going to Greenacres I looked at most of the other sites in the area and found them to be better for the following reasons:-

1. **Much more secure than other sites. (A timed entrance gate!)**
2. **Off the road and a dedicated gate to the storage area.**
3. **Come & Go as you please.**
4. **A "proper" business arrangement. Well organised.**

Added to this is the extra security of not storing your caravan outside ones home. I always feel this is an advert for an empy house when the caravan is away on holiday. Plus the unsightliness of having rows of caravans on the driveways of houses.

All in all I hope that Greenacres continue, and that they might even grow in size.

Regards



Geoff Blick

16 Eriswell Close
Lower Earley
Reading
RG6 3AY

Your Ref F/2000/2820

DDS

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	ME
06 DEC 2000	
COPIES TO:	ACK: ✓
	FILE:

Allendale
Warren Lane
Finchampstead
Berks RG40 4HR

2.12.2000

Dear Sir

Proposed change of use of agricultural land for the storage of caravans.

The original application was for 5 caravans and a Heylandii screen.

We now have something like 50 caravans and still no suitable screen.

My understanding was that caravans could be stored in a cross hatched area shown on the drawings of application.

This area has been well and truly exceeded and no suitable screen provided.

I am not against the storage of a small number of caravans and would suggest that a maximum 10 in number should be agreed and a screen provided forthwith.

Yours faithfully

K.W.Dickinson

K.W. Dickinson

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: jrm

To: Mike Evans
Planning

Your Ref: F/2000/2820

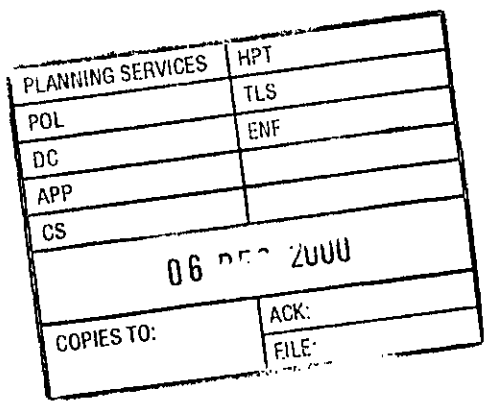
Date. December 5, 2000

PROPOSED: CHANGE OF USE OF AGRICULTURAL LAND TO STORAGE OF CARAVANS (RETROSPECTIVE)

LOCATION: GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD

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

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING



LETTER IN SUPPORT OF PLANNING APPLICATION. FOR. EXT.

7 Chapel Lodge.
180 Nine Mile Ride
Finchampsted
Berkshire.

To. Whom it may concern

The storage site at Greenacres is very convenient for me as I cannot park my caravan at my address. Also I could not offer the security needed as it would be in a comunual carpark to the other lodges

The Bortons have made lots of improvements to the site but of cause they are limited with premision it would vastly improve.

Your Sincerly
G E Unwin.

1 Dodsells Well
Wokingham
Berkshire RG40 4YE

Telephone: 0118 973 1470

To Whom it May Concern

Re: Planning Application

Extension of Caravan Storage Area at Greenacres Farm

19 November 2000

Dear Sirs,

Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

I recently bought a caravan which I store at Greenacres Farm. There is a restrictive covenant on my property which indirectly means that I have to find suitable storage elsewhere. The insurance policy on my caravan requires secure storage at a location known to the insurer. When I tried to find such a facility, when I bought my caravan in July 2000, Greenacres Farm was the only facility that I could find that was a sensible distance from my home and that had available capacity (and it only had space left for one caravan). In fact the only other area I could find that could help me was at Greenham Common which would have been about 1 hours drive away when towing.

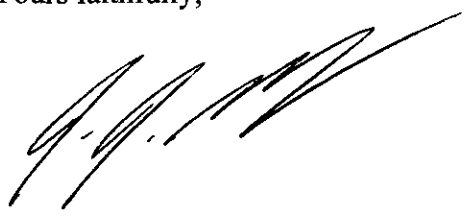
Greenacres Farm provides a secure location without unduly compromising availability, is well hidden from the road, and has necessarily good accessibility.

At the moment the lack of adequate caravan storage facilities in the area relative to the high demand means that I am compelled to pay full rent to retain the position I am fortunate to have even if my caravan is for example being used in Europe for 3 months.

I wholly support the application to extend the Caravan Storage Area at Greenacres Farm.

Thank you.

Yours faithfully,



Justin Noad

7 Heathermount Drive
Crowthorne, Berkshire
RG45 6HJ

20th November 2000

Letter in Support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

To Whom it May Concern.

When we bought our caravan in April 1996, from Berkshire Caravans, they recommended Greenacres Caravan Storage as a convenient and secure place, recognized as such by the insurers that we chose. Because of this recommendation we arranged to keep our caravan at the above site, and continue to do so.

The site has the advantage of being conveniently located, as we live in Edgcumbe Park in Crowthorne, a short distance away. We would not be able to store our caravan at home for several reasons: 1) There is a restrictive

Covenant; - even if there were not, neighbours would object strongly to a caravan being parked for any length of time in the driveway (it is not possible to put it anywhere else on our property)

2) The driveway is needed for car parking, and caravan parking in the road would be obstructive to traffic and even dangerous.

3) Security - in spite of precautions, the caravan would be more accessible to break-in and theft parked outside our house, particularly as we are, quite often, away for more than two or three days at a time.

We are pleased to send this letter in support of Mrs. Hazel Barton's Planning Application.

Yours sincerely,

Barbara Abercrombie

(Barbara Abercrombie)

87 Broadhurst
FARNBOROUGH
Hants
GU14 9XA

19 November 2000

To Whom it May Concern

Dear Sir or Madam:

Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

When we purchased our caravan over 2 years ago we discovered that there was a restrictive covenant on our property that prevented us from storing it there. We found that there were very few secure storage facilities in the area and had there not been a rare space available at the time at Greenacres we would probably have had to go as far afield as Newbury or Winchester.

With membership of the Caravan Club reaching record levels caravanning obviously continues to be a very popular pastime and with restrictive covenants such as that on our property becoming more common there can only be an increased need for secure storage facilities in the future.

Yours faithfully,

Mr and Mrs R Parraman

43, Tudor Drive
Yateley
Hants
GU46 6BY

20 – 11 – 00

Letter in support of Planing Application for Extension of Caravan Storage at Greenacres Farm

To whom it may concern

As soon as we purchased the 'van, a year ago, we made arrangements for it to be stored at Greenacres. Without this facility my family would not have been able to take advantage of having our own touring caravan, as it would be impossible to store the 'van at home. Although we live in a residential area, the road is very busy, as it is used both as a 'cut-through' and for access to the local shops. As we live directly opposite a small parade of shops, it would be very impractical and dangerous to try and manoeuvre a caravan into our driveway. The road is too narrow, at this point, to allow for safe, 'on the road' parking for cars let alone a caravan!
The site at Greenacres provides us with peace of mind, knowing that the 'van is securely stored, yet within easy and convenient reach.

Yours Faithfully,

Sue Smith

John B Sparrow
13 Wordsworth
Great Hollands
Bracknell
Berkshire
RG12 8UB

11 November 2000

Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

To Whom it May Concern

There is a serious shortage of caravan storage space in this area and I, in common with other users of the site, count myself lucky to be able to store my caravan at Greenacres. The location is very convenient, has good access and is very secure.

Many caravanners, like me, have no space to store a caravan at home and even if they do have space, many consider the risks of home storage are too great. It is not possible to provide the same level of security at home and it is a well-known fact that thefts of caravans from private premises are all too common. In addition to this, the fact that a caravan is suddenly absent from a drive or garden is an absolute giveaway that the house is likely to be empty for a while and an invitation to potential housebreakers.

When I bought my caravan in March this year I was only able to find 3 storage spaces within any sort of sensible distance. 1 was in Wiltshire – 1½ hours driving from Bracknell, 1 was in Oxfordshire – a 1-hour drive from Bracknell and the other was at Greenacres – a few minutes from Bracknell. Many people in this area have the same problem and additional storage is needed urgently.

Yours faithfully



M.A.Chandler
31 Rosemary Avenue
Lower Earley
Reading
Berks.

12th.November 2000

TO WHOM IT MAY CONCERN

RE: LETTER IN SUPPORT OF PLANNING APPLICATION FOR EXTENSION OF CARAVAN STORAGE AREA AT GREENACRES

This letter is in support of the proposed extension for caravan storage at Greenacres. In our opinion there is a real need for caravan storage within this local area. There are very limited facilities for people who own their own caravans to park safely and securely.

We are unable to park on own property due to restrictive covenant, also security, lack of space.

Greenacres provides the ideal facility with easy access and excellent security measures and within easy reach of our local address. The owners are always willing to work with the caravanners who park there, and in our opinion this is the ideal location for expansion for storage.

We hope you will look favourably on their application for expansion.

Yours Sincerely

Michael Chandler



'Byways'
Swallowfield Rd
Arborfield
Nr. Reading
Berks
RG2 9JY
13-11-00

'To Whom it May Concern'

'Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm'.

Having had my first caravan stolen in November 1999, from a non-secure site in Arborfield, I was particularly keen to a find a new secure storage area for the replacement caravan which we bought in February this year.

Greenacres, I am pleased to say offers a secure storage, at an affordable rent and only 10 minutes from home. Had we not been able to find space at Greenacres we may not have been able to continue caravanning as I am not able to keep it at home without parking one or more cars on the road. This in turn would cause considerable inconvenience to passing motorists on the busy 'Swallowfield' Road.

Furthermore, keeping a caravan at home offers very little security against theft at night or whilst we are away from the house during daytime. Also going away in a caravan that is normally parked in the driveway advertises when you are away and increases the risk of your home being burgled.

Richard Shipway.

8 TEST CLOSE.
TILEHURST.
READING.
RG30 4DL.

11.11.00.

Letter in support of Planning Application for extension of Caravan storage area at Greenacres Farm.

To Whom it may concern.

I can, without hesitation, endorse the application to extend the caravan storage facility at Greenacres Farm. This is a secure site run in a friendly yet entirely professional manner by Hazel Borton. It is conveniently situated for large population centres, who can access major routes with minimum interference to normal road traffic.

I like many others prefer to use a caravan storage area, although I could park at home. I feel that modern open plan parking areas are not secure and my neighbours would certainly not appreciate the almost constant presence of my caravan in a communal area. Add my vehicle and caravan along with many others to the congestion in Reading and I think you will realise why I feel that such storage areas are vital.

Yours faithfully.

William Howarth.

22 Conygree Close
Lower Earley
Reading
Berks
RG6 4XE

0118 987 5351
Email:- phil@conygree22.screaming.net

16th November 2000

To Whom it May Concern,

Letter in support of Planning Application for Extension of Caravan Storage Area at Greenacres Farm

I am writing in support off of the planning application submitted by Hazel Borton for the extension of the caravan storage area at Greenacres Farm, Nine Mile Ride, Wokingham, Berkshire. RG40 4NE.

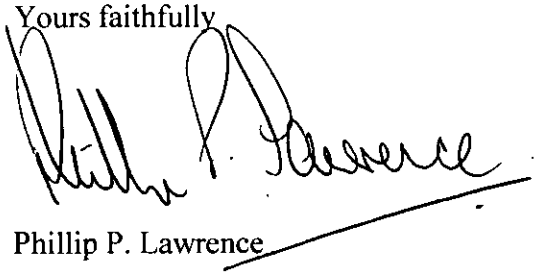
Ms Borton provides a much needed service within the Wokingham District Council area for those people who are the owners of caravans and prevented from keeping them on their properties due to the restrictive covenants applied by Wokingham District Council.

There are restrictive covenants against my property and I am forced to find premises at which I can keep my caravan safe and secure. Greenacres Farm is an ideal location for me which fulfils my needs and those of other such owners in the area.

I have already had to move my caravan from a site within the area to which the Council would not grant the permission to the owner of the land to store them. In my view for reasons which seemed to be more personal rather than with the needs of a section of the ratepayers of W.D.C. in mind.

With the ever increasing popularity of caravan use and the proposed building of new estates within the Wokingham District Council area, the facility provided by Ms Borton is necessary and I hope that on this occasion all support will be given to her in this matter by Wokingham District Council.

Yours faithfully



Phillip P. Lawrence

18 Wyatt Park Road
Streatham Hill
London SW2 3TP

13th November, 2000

Dear Sirs

RE: LETTER IN SUPPORT OF PLANNING APPLICATION FOR EXTENSION OF CARAVAN STORAGE AREA AT GREENACRES FARM.

My name is Cheryl Young and together with my husband Charles we co-ordinate an annual outdoor activities holiday for inner-city young people based at a youth club in Brixton, South London. We use Greenacres Farm to store our caravan which is used solely for the purpose of accommodation on this holiday. Previously we left the caravan en site at the holiday site but fell prey to burgularies, constant vandalism & stress. Greenacres has been a blessing, especially since it is so conveniently located. We would really suffer if this facility was unavailable to us.

Yours faithfully,

Cheryl Young.

Letter in support of planning application for extension of Caravan storage Area at Greenacres farm.

Belton House,
Greensward Lane
Arborfield
Berks.
RG2 9TN
19-11-00

To whom it may concern,

I am writing to support the application for enlarged storage area, put in by Greenacres caravan storage.

We have stored our caravan there for some years, and we feel that the level of security that it offers is very good. We actually had our previous caravan stolen from another local storage area, and were relieved when we managed to get a place at Greenacres. They have a higher level of security, and access is good. It is also very convenient as we live in Arborfield.

We are not allowed to store our caravan at our home, but even if we were we would not choose to. It is an advertisement for burglars, informing them of your absence. We actually drive to and from Greenacres so that the caravan is fully packed off site, as even packing a van at home can inform people of your intention to be away. We are very safety conscious as not only our caravan was stolen, but we also had a robbery at our house, during just10 minutes that I was out of the house. I feel strongly that a secure unit to store your caravan is very essential.

Yours faithfully,

GM Daniell

G.M. Daniell (Mrs)

20 Parkside, Maidenhead, Berkshire, SL6 6JP

Tel: 01628 631453

To Whom it May Concern

Dear Sirs

We have been using Greenacres Caravan Storage facilities for a while now. We are not allowed to park our caravan outside our residence and without safe, secure, convenient facilities such as this, we would have to sell our caravan. This would be very unfortunate as we have 3 children and the caravan is very economical and useful for holidays.

Yours faithfully

D R Hopkins

5Aston Lane,
Remenham Hill
Nr Henley-on-Thames
Berkshire
RG9 3EL

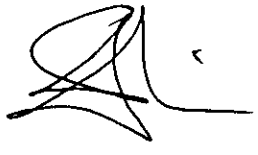
01491 576629

10 November 2000

Letter in Support of Planning Application for Extension of Caravan Storage Area at Green Acres Farm

To Whom it may concern
We fully support the application for several reasons.
We are very new to Caravaning and the house we live in has no driveway or parking to store a Caravan and for us to keep on the road outside the house would be very dangerous and unpopular with my neigbours.
A Caravan represents a fairly large financial outlay and even though is insured the fact that it is being stored in a secure storage area gives great peace of mind, as Caravan theft is a very big business
Green Acres is very convenient for me, it has good access of the main road and storage areas are few and far between.

Yours sincerely



Mr. & Mrs. S.J. Smith

57 Vandyke
Great Hollands,
BRACKNELL
RG12 8UR

22nd November 2000

TO WHOM IT MAY CONCERN

LETTER IN SUPPORT OF PLANNING APPLICATION FOR EXTENSION OF CARAVAN STORAGE AREA AT GREENACRES FARM

We live in a small bungalow where there is no room at all to keep our caravan.

We find Greenacres a convenient and safe site.

We know there are many others who find themselves in the same position and therefore support the application for extension.

Yours faithfully,

P. V. Dodds

P. V. & H. Dodds

Robin Bradbeer Limited

Planning & Development Consultancy

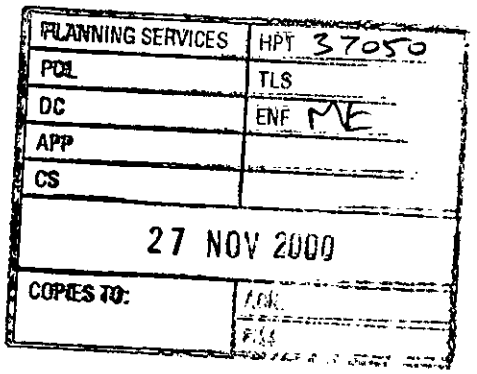
PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR



My Ref. RWB/114
Your Ref. F/2000/2820
24 November 2000

For the attention of Mr Mike Evans
Development Control

Dear Mr Evans

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS (RETROSPECTIVE)

I refer to my letter dated 9 November submitted with the above application in which I referred to a bundle of letters from caravan owners to be provided under separate cover.

Please find that bundle of 15 letters attached. These letters support the application and demonstrate some of the practical difficulties faced by caravan owners and the shortage of secure storage facilities in the area.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

114gfl.252

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	13 NOV 2000
Officer: ME	Application No. F/2000/2820

Map No. 106. Site ..015.....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED CHANGE OF USE OF AGRICULTURAL LAND FOR USE FOR STORAGE OF TOURING-CARAVANS (RETROSPECTIVE)

Location: GREEN ACRES FARM NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
23.11.00

Applicant: GREEN ACRES FARM LTD

Fee Received 190-00 (11) 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	~~[illegible]~~		
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	- is this a field or hard standing? - what planting is existing + what is supplimentary?	23.11.00	
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 : 28.11.00 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

• Ramblers Association. ✓

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

No pre apps .....
.....
Rural area .....

NEIGHBOURS:

S/N + 61→81 + 63A Nine mile Ride (odd) .....
Units 1→8 Nine mile Ride Industrial .....
.....
Wheatlands farm - White horse lane. ✓ .....
.....
fernfield
woodend
macehall
Hightrees
Goodwyn
Allendale
} Warren lane + Duruma Tawney Hallow. ✓

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 Officerresponsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

13.NOV.2000* 2820

1.	APPLICANT'S NAME	GREENACRES FARM LIMITED
	ADDRESS	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
	POST CODE	RG40 4NE PHONE
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.14
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TENANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	114/00/01 114/00/05

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.

STORAGE OF TOURING CARAVANS

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.

EXISITNG SCREEN HEDGING WITH SUPPLEMENTARY PLANTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

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

EXISTING ACCESS ON TO NINE MILE RIDE

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

N/A

	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

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 GREENACRES FARM LIMITED DATE 8 NOVEMBER 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".

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 thespace. 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. N/A
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
(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				

13. NOV. 2000 2020

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

N/A

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	CIRCULATION SPACE	WITHIN THE SITE
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.

NONE PASSIVE STORAGE ONLY

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

N/A

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
			N/A

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".

1789/a

SECTION 66 CERTIFICATE

Application No. 13.NOV.2000* 2820

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 A L BORTON	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE RG40 4NE	8 NOVEMBER 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.

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

the (c) .....

(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).

on (d) .....

1739/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . GREENACRES FARM LIMITED . . . . . .

Date . . . . . 9 NOVEMBER 2000 . . . . . .

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

ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
284/56	F. LAW	IMPLEMENT SHED	8.5.56	APP
R/213/59	F.M. LAW	RETENTION OF EX. TEMP. BUNGALOW	9.2.60	APP
0/203/66	"	O/L. BUNGALOW	24.4.66	R
R 24771	"	"	10.6.85	APP N/A
23771	"	REPL. BUNGALOW	18.7.85	C/A
34165	W/DR. 17.1.90			
34845	W/DR. 19.4.90	GLASSHOUSE & POLYTUNNELS	15.3.90	31.3.97
34952	MR. A. BORTON	GARAGE & CONSERVATORY	18.1.90	C/A
35249	"	STABLES & EQUESTRIAN USE	15.3.90	C/A 6.6.90

DATE OF COMPLETION

MINISTRY DECISION 0/203/66 - APPEAL DISMISSED - 21.3.67

SPECIAL ORDERS TPO 501/89 (CR WHITE HORSE LANE) TPO 510/89 TPO 883/1997 19.12.97

DRAINAGE

091074

② ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
35250	MR. A. BORTON	VAR. OF COND. 4 ON 23771	15.3.90	C/A
35251	"	INSTALL. CHILDRENS PLAY EQUIPMENT	15.3.90	REL.
35252	"	ALL WEATHER SURFACE FOR PARKING & DELIVERIES	15.3.90	REL.
35253	" BLDG. 2	CAR REPAIR WORKSHOPS (RETROSPECTIVE)	12.4.90	REL.
35254	" " 7			
35255	" " 8			
35598	" " 1	"	10.5.90	REL
355999	" " 5	"	10.5.90	REL
35600	"	ENG. WORKSHOP (RETRO)	10.5.90	REL
35611	" " 6	CAR REPAIR WORKSHOP "	10.5.90	REL.
37149	APPEAL "	RELAX COND 4 23771 " " 2 35250 (UNRESTRICTED OCCUPANCY REQUESTED)	13.2.91	REL.

DATE OF COMPLETION

MINISTRY DECISION 1-6

~~SPECIAL ORDERS~~ ENF. APPEALS DISMISSED RE USE OF BLDGS AS MOTOR ~~VAN~~ REPAIR

~~DRAINAGE~~ WORKSHOPS, SERVICING, SALES - 16.6.92 CHILDRENS PLAY EQ. 718 ALL WEATHER SURFACE - W/DR.

091074 ENF. NOTICE ISSUED 8.7.92 RE. BLDGS. D & G - APPEAL

(3) ADDRESS GREENACRES FARM PARISH FINCHAMPST

PLOT No. 66 NINE MILE RIDE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
38468 }	A. BORTON		11.11.91	C/A
38469 }	A. BORTON	RELAX. COND. 4 ON 23771	11.11.91	C/A
		& COND. 2 ON 35250		
8866 ✓	"	4 ST. EXT. (FARM BUNGALOW)	3.2.92	REF
40482 APPEAL	"	REDUNDANT AGR. BLDG (B2)	19.2.93	REF
42540 APPEAL	" (RETRO)	TO B2 USE & B1	16.9.94	REF
43481 ✓				
44283 ✓	"	C/O/USE AGR. BLDG. TO	7.8.95	C/A
95/60372/F		B1C/B2		
44890 APPEAL	DUTTON PROPERTIES LTD.	O/L. 100 MIXED DWELLINGS	4.10.95	REF
95/60981/O	APPEAL	INCL. 20% AFFORDABLE		
		HOUSING & P.O.S.		

DATE OF COMPLETION

MINISTRY DECISION 42540 - APPEAL DISMISSED - 15.3.95 44890 - APPEAL DISMISSED - 29.10.96

SPECIAL ORDERS ENF. NOTICE ISSUED - STORAGE OF TOURING CARAVANS - 16.9.92

DRAINAGE APPEAL AGAINST " ALLOWED/QUASHED - " " " - 6.6.93

091074 40482 - APPEAL ALLOWED - ENF. NOTICE A QUASHED - 1.7.93 BLDG. 'D'

NOTICE B - ENF. APPEAL DISMISSED NOTICE UPHELD - 1.7.93 " 'G'

933

(4) GREENACRES FARM

ADDRESS 66 NINE MILE RIDE PARISH FINCHAMPST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44918 }	MR. A. BORTON	C/O/USE STABLES TO	22.12.95	C/A
95/61009/F }		B1(C)/B2 USE		
45162	MR. A. BORTON	SIGNS	15.12.95	REF
6/63593/A	"	2 SIGNS	19.7.96	C/A
6/63734/O	APPEAL DUTTON PROPERTIES	28 DWELLINGS. POS.	10.6.96	REF
7/65202/V	MR. A. BORTON	VAR. COND. 13 ON	28.4.97	REF
		35249 (VEHICLE PARKING		
		FOR EL. EQUESTRIAN USE		
65670/V	"	VAR. COND 13 ON		
		35249 (PARKING FOR	25.7.97	C/A
		EQ. USE)		
7/663[illegible]/A	"	Erec. of Advertisement Board	28.11.97	C/A
11				

MINISTRY DECISION 96/63734/O - APPEAL DISMISSED - 29.10.96

SPECIAL ORDERS ~~DISCONTINUANCE NOTICES ISSUED - 10.10.96 - ADVERTS~~

96/63593/A - APPEAL AGAINST CONDS. DISMISSED BUT VARIED - CONDS 2 & 3 - 18.7.97

1933

(5) GREENACRES FARM

ADDRESS 66 NINE MILE RIDE PARISH FINCHAMPST

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66312/F	MR. A. BORTON	C/O/USE AGR. TO	8.12.97	C/A
		EQUESTRIAN. EXT. OF		
	(RETRO)	RES. CURTILAGE BUND.		
		PARKING. 4 STABLES		
		BLDG. FOR HORT. USE		
99/70528/F	Greenacres Farm Ltd	Erectn 4 polytunnels for hort. use	10.11.99	C/A
F/1999/0097	" "	Prop Ext to Bund & Retain Fence	28.2.00	REF
F/1999/0096	" "	Erect Rep Dwellings	12.1.00	REF
O/1999/0098	" "	Erect 4 Dwellings	13.4.00	REF
F/2000/1157	" "	Dem existing dwelling, erection	22.5.00	REF
		of replacement dwelling		
CIP/2000/2515				

MINISTRY DECISION 0096 - APPEAL DISMISSED - 17/7/00

SPECIAL ORDERS PD Eng. - Proposed building - Mr Bradbeer - 21.09.00



13.NOV.2000* 2820

SOILS AND AGRICULTURAL LAND CLASSIFICATION

Greenacres Farm, Finchampstead, Berkshire

For

Robin Bradbeer Ltd

Planning and Development Consultancy

20 Lansdown Parade, Cheltenham,
Gloucestershire GL50 2LH

R H Allen BSc Hons Geol (Lond) ARSM EurBiol CBiol MIBiol MIEnvSc MEWI

The Environmental Project Consulting Group

44A Winchester Road Petersfield Hampshire GU32 3PG

Tel. 01730 231019 Fax. 01730 231021

Email. ra@epcg.co.uk www. www.epcg.co.uk

25th May 2000

SOILS AND AGRICULTURAL LAND CLASSIFICATION

Greenacres Farm, Finchampstead, Berkshire

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1.0 INTRODUCTION page 2

2.0 FACTORS AFFECTING ALC GRADE AT FINCHAMPSTEAD page 2

2.1 Climate

Table 1: Climate and altitude data

2.2 Soil wetness

2.3 Drought

2.4 Pattern

3.0 GEOLOGY AND SOILS Page 4

4.0 AGRICULTURAL LAND CLASSIFICATION page 5

4.1 Agricultural Land

4.2 Non-agricultural Land

5.0 REFERENCES page 5

Plan at end of report

SOILS AND AGRICULTURAL LAND CLASSIFICATION

Greenacres Farm, Finchampstead, Berkshire

1.0 INTRODUCTION

This report has been commissioned from The Environmental project Consulting Group by Robin Bradbeer Ltd, Planning and Development Consultancy and the field survey has been undertaken WAD Whitfield. The report sets out the findings of an agricultural land classification (ALC) over approximately 5 hectares of land adjoining Nine Mile Ride on the edge of Finchampstead.

The site is not currently in agricultural use and much of the land is in rough grass. Some of the area has been stripped of topsoil to provide surfaces for light industrial buildings and for "polytunnels". Even within the area of grassland there are patches of stripped ground with subsoil sand at the ground surface.

The site slopes very gently to the northeast and adjoins agricultural land on the southern boundary. To the north the land is under housing.

The land was surveyed in May 2000 and has been graded according to the current MAFF guidelines and criteria (MAFF 1988). Five sites were examined on a 100m by 100m grid and a small pit was excavated to characterise the soil in more detail.

2.0 FACTORS AFFECTING ALC GRADE AT FINCHAMPSTEAD

2.1 Climate

Climate affects the grading of land through the assessment of an overall climatic limitation and also through the interaction with soils.

The key climatic variables for this site are provided by the Met Office (1989) in the published 5km grid climatic datasets. The figures for the nearby 5km grid intersect are given in **Table 1** below.

The climate shows moderate amounts of rainfall and moderately high temperatures. A moisture deficit accumulates in the summer months and there is a relatively high plant-water demand leading to moisture stress during the dry period of summer.

The field capacity period of 135 days is relatively short and reflects the low rainfall amounts. The combination of rainfall and temperature at this site imposes no direct climatic limitation upon land quality.

Table 1: Climate and altitude data

Grid reference	SU 8000 6500
Altitude	67 m AOD
Average annual rainfall	648 mm
Accumulated temperature >0 C (Jan-June)	1448 degree days
Moisture deficit, wheat	112 mm
Moisture deficit, potatoes	106mm
Field capacity period	135 days

2.2 Soil wetness

Soil wetness is a limitation to land quality on part of this ground where profiles show clear evidence of wetness by way of greyish matrix colours and ochreous mottles. These soils are affected by a seasonally fluctuating groundwater table and access to the wettest parts of the site will be restricted in the early spring.

2.3 Drought

The area is one of relatively small rainfall and high summer temperatures and there is a high plant-water demand. As a consequence much of the ground has insufficient water to sustain plant growth and drought is a limitation to land quality.

2.4 Pattern

Some of the ground is covered with mounds of topsoil with areas from which topsoil has been removed. This creates a rapidly changing pattern over the land, which is difficult to manage as a single area, and land is downgraded.

3.0 GEOLOGY AND SOILS

Published geological information is available on the 1:63,360 scale geological map of the Reading district (BGS 1971) and shows Lower Bagshot Beds over the entire site. These comprise mainly sandy materials, but with some silt and clay bands locally present.

Detailed examination shows sand over much of the site but with some clayey materials over the western part of the land. This clay shows some signs of disturbance and some may have been placed on the site following soil stripping. Areas within the general vicinity of these clays have little or no topsoil.

Soil information is available on sheet 6 of the National Soil Map (SSEW 1983) and shows a suite of well-drained sandy soils on Tertiary sands and loams. Within the association are included some profiles which are naturally very acid in reaction and some seasonally wet medium loamy over clayey profiles associated with the clayey bands within the formations.

The detailed examination recognises deep sandy profiles with a clear horizon where iron has accumulated. These profiles are very acid in reaction, and are locally wet. Sandy over clayey soils are recognised in the western part of the site near the bungalow.

4.0 AGRICULTURAL LAND CLASSIFICATION

4.1 Agricultural Land

The detailed survey recognises sub-Grade 3b (Moderate Quality Land) over 3.82 hectares of land which is considered to be potentially of agricultural use.

The land is variable in places with a rapidly changing pattern of very shallow soils with hummocky ground where mounds of topsoil have been left. This area is mainly against the garden of the bungalow over the western end of the site, but shallow stripped areas also occur on the eastern side of the land, but here the substrates are directly on sandy materials.

Wetness is limiting to land quality over some of the land, with groundwater occurring within 30cm of the ground surface over the low ground in the north east of the site. The heavier soils in the west are also wet with a distinct slowly permeable layer at relatively shallow depth.

Drought is the principal limitation to land quality over this site, with soils having moderately severe moisture deficit for the reference crops.

4.2 Non-agricultural Land

Land not in agricultural use covers about 1.88 hectares and includes the bungalow, the surrounding garden and the central part of the land which accommodates light industrial units and a nursery which is located on stripped ground.

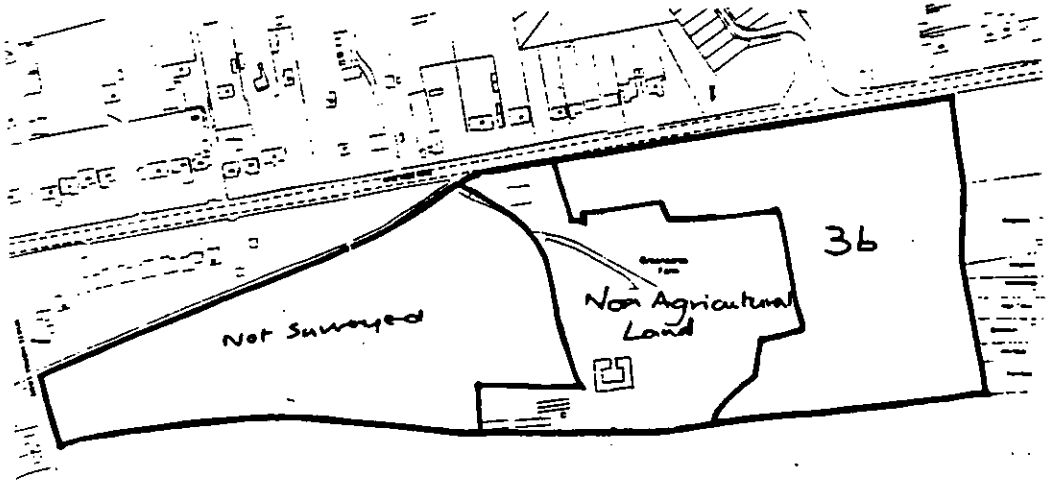
5.0 REFERENCES

B.G.S. (1971). 1:63.360 scale geology map. Sheet 268 – Reading and Windsor.

MAFF (1988). Agricultural Land Classification of England and Wales. Revised guidelines and criteria for grading the quality of agricultural land.

METEOROLOGICAL OFFICE (1989). Climatological data for Agricultural Land Classification.

SSEW (1983). 1:250,000-scale soil map. Sheet 6 National Soil Map - Southeastern England.



Survey Area
Agricultural Land Classification
Greenacres Farm, Finchamstead

The Environmental Project
Consulting Group
May 2000

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

13 NOV 2000 28:20

1.	APPLICANT'S NAME	GREENACRES FARM LIMITED
	ADDRESS	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
	POST CODE	RG40 4NE PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
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	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVAN (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.14
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TENANT
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	114/00/01 114/00/05

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the box(es)

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.
STORAGE OF TOURING CARAVANS

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.
EXISITNG SCREEN HEDGING WITH SUPPLEMENTARY PLANTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SYSTEM

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
EXISTING ACCESS ON TO NINE MILE RIDE

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
N/A

	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

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 GREENACRES FARM LIMITED DATE 8 NOVEMBER 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".

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. N/A
Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
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				

13.NOV.2000* 2820

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	CIRCULATION SPACE	WITHIN THE SITE
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.
NONE PASSIVE STORAGE ONLY

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

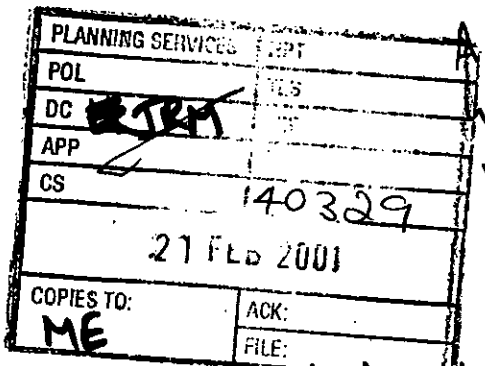
29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
			N/A

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".

LM00247
amplifier book?



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21 FEB 2001	
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Allendale
Warren Lane
Finchampstead
RG40 4HR

18.2.01

Applications F/2000/2820
F/2000/2821
F/2000/2825

Location:- Green Acres Farm, Nine Mile Ride, Finchampstead

Dear Mr Mitchell.

Thank you for sending me the decisions concerning retrospective applications at Green Acres Farm.

It is very encouraging that the Planning Committee are prepared to take tough decisions against development that is carried out without going through the appropriate process.

I realise this may not be the last we hear of these applications, but please accept my sincere congratulations for the stand you are making on every-ones behalf in difficult circumstances.

Yours sincerely

K W Dickinson

Mr. John Mitchell
Development Control Manager
Wokingham District Council

Received by Wokingham District Council

Application No: F/2000/2820

Proposal:
Proposed change of use of agricultural land for use for storage of touring caravans (retrospective).

Location:
Greenacres Farm, Nine Mile Ride, 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 Mike Evans P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2000. 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

23 November 2000

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. F/2000/2820 (Planaps) / F/2000/2821 (Ludhouse) Date Rec. 04.01.01.

Location: Greenacres Farm, Nine Mile Ride

Parish FINCHAMPSTEAD

Applicant:

Description of attached plans visibility splays

Drawing No's: 2015 REV A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1. NK (Landscape & Trees) ☐
2. NK (Env. Design) ☐
3. XA (Highways) ☑
4. NF (Building Control) ☐
5. BC/DC Liaison ☐

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 17.01.01 ~~15.1.01~~

FURTHER ACTION

Re-advertise App. Y / (N) (Delete as required)

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER ME

Consultations Sent by Admin. on 10.01.PS

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

PLANNING SERVICES	HPT	
POL	TLS	
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04 JAN 2001		
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ADDITIONAL PLAN

2820

2821

My Ref. RWB/114
Your Ref. F/2000/2820-2821
3 January 2001

For the attention of Mr Mike Evans
Development Control

Dear Mr Evans

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE) EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS (RETROSPECTIVE)

I refer to your email of 7 December .

You will recall that the site access was improved some years ago in accordance with a specification laid down by Berkshire County Council as Highway Authority. Drawing no. 201/5A refers (copy attached). It is material to note that the speed limit along this section of Nine Mile Ride has since been reduced from 60 mph to 50 mph. I would also point out that in considering application F/1999/0097, which F/2000/2821 is a resubmission, the Highway Authority neither required further information nor raised any objection (copy memo 13/12/99 attached).

I hope this information will assist. However, if you need to discuss the matter further please give me a call.

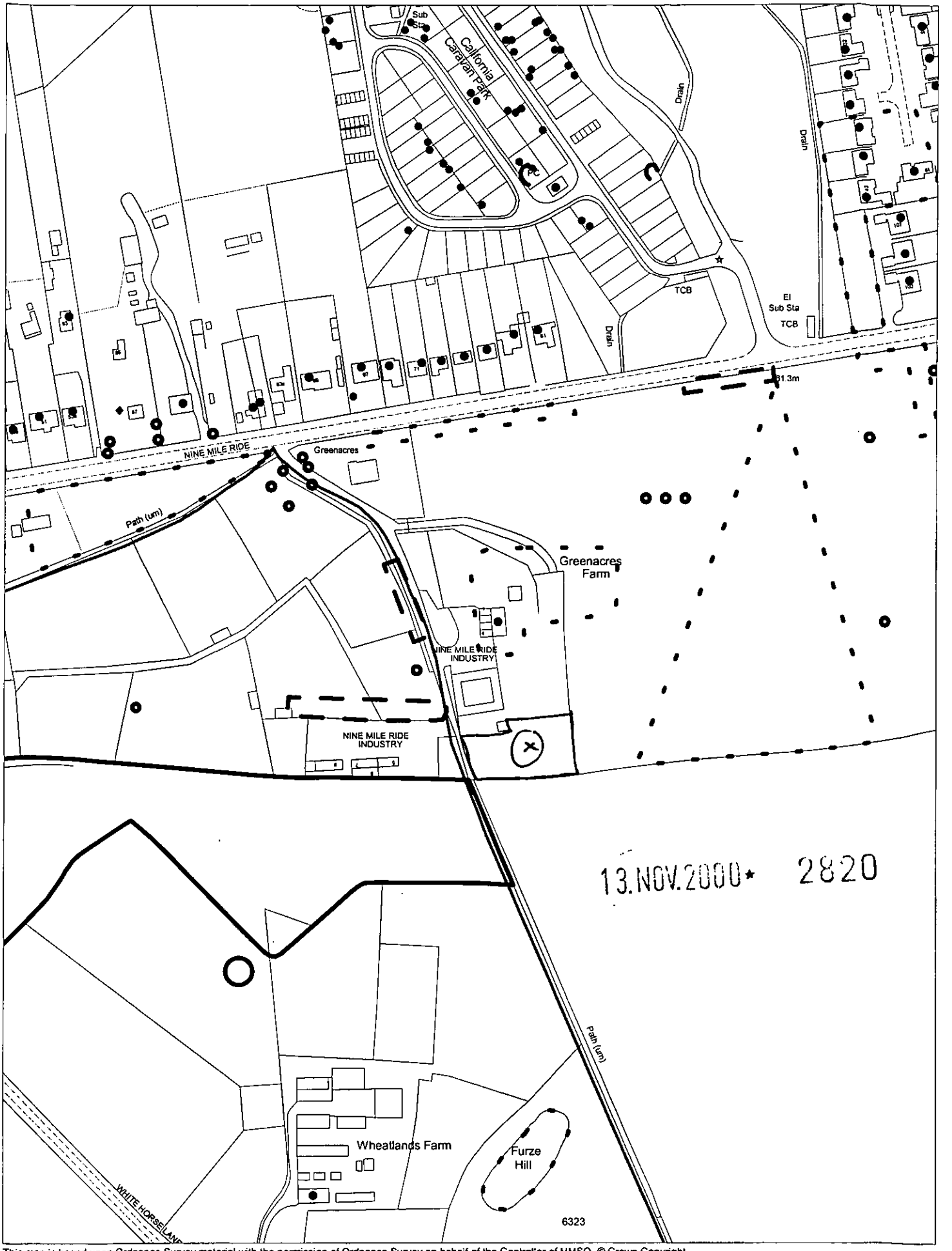
Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr A Borton

D



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Development Control Section, Environmental Services, Wokingham District Council.

16 November 2000 Scale: 1 : 2500

N W E S

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E-Mail
planning@bradbeer.co.uk

Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

13.NOV.2000* 2820

My Ref. RWB/114
9 November 2000

For the attention of Mr J Mitchell
Development Control

Dear Mr Mitchell

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : EXTENSION TO AUTHORISED AREA FOR STORAGE OF TOURING CARAVANS (RETROSPECTIVE)

I attach a completed application for the above development which comprises the following documentation;

1. Certificate of ownership and Agricultural Holdings Certificate.
2. Six copies of the Part 1 and Part 2 application form.
3. Six copies of drawing no. 114/00/01 and 114/00/05.
4. Cheque no. 100157 in the sum of £190 in payment of the statutory application fee.
5. Agricultural Land Classification Report 25/05/00 prepared by The Environmental Project Consulting Group.
6. Bundle of letters from caravan owners (to follow under separate cover).

This application has been submitted in accordance with the timetable agreed with Mr Wratten, Senior Planning Enforcement Officer.

Registered in England Number: 3372202

13.NOV.2000* 2820

The facts surrounding this proposal are as follows. Planning permission was granted in 1993, following an appeal against an Enforcement Notice issued by the Council, for the use of an area of approximately 0.15 ha. for storage of touring caravans. In considering the merits of the appeal (Council ref. 00133/E) the Inspector considered the crucial issue to be the impact of stored caravans upon the rural character and appearance of the area (paragraph 6). On this issue the Inspector noted that fencing in place at the time concealed all but the tops of the caravans. The Inspector was mindful of the difficulty of caravan enthusiasts in finding storage sites and he concluded

> ...."*the character and the visual appearance of the site and area would be better preserved by accepting the caravan storage use within the new compound subject to natural screening around it"* (paragraph 12).

Planning permission was granted subject to conditions which included the planting of evergreen hedging.

In the face of increasing demand from members of the public the applicant expanded the authorised storage area southwards within an area largely contained by evergreen hedging. This expansion first occurred approximately 5 years ago.

The planing case for this proposal is that, in common with the area approved on appeal in 1993, the stored caravans are contained by evergreen hedging. This additional area has no significant impact upon the character and appearance of the area having regard to the extent of the authorised existing storage area and adjacent industrial uses. This application does not raise any loss of agricultural land issue since an ALC survey carried out earlier in the year showed this area within part of an area of "non-agricultural land".

The need for the facility and the storage problems facing many caravan owners due to legal restrictions placed upon housing developments is a material consideration in favour of the proposal. This need will be demonstrated by the correspondence from caravan owners which will follow under separate cover.

Finally, it is material to note that the Council, in evidence presented to the recent Local Plan Inquiry, upon another site elsewhere in the district claimed that use for caravan storage in the countryside, where caravans are simply stored on the land, is low key and has a rural appearance (evidence of Mr Conrad Moore WDC 0945(A)/DOC1).

> *"The existing buildings and uses have a rural appearance and are low key".....*
> *"The caravans are simply stored on the land. They are therefore always empty and there is very little associated activity either within or around these stored caravans. They are not residential in use"*
> (paragraph 5.08 of Mr Moore's evidence).

13.NOV.2000* 2820

The Council's case before the Inquiry was that caravan storage use is *"...a use of nature that is not normally associated with urban areas"*. (Comments in closing submissions for the LPA to respondent 0945, paragraph 8).

Should you wish to discuss any aspect of this application please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner Enc.