[redacted]

EX SYSTEMS LTD

APPLICATION NO:
**F/2000/2821**

LOCATION:
**Greenacres Farm Nine Mile Ride, Finchampstead Wokingham.**

APPLICANT:
**Greenacres Farm Ltd C/O Robin Bradbeer Ltd**

PROPOSAL:
**Proposed use of fenced compounds for storage of motor vehicles (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/2000/2821**

| | |
|---|---|
| **Parish:** | **FINCHAMPSTEAD** |
| **Location:** | **Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.** |
| **Proposal:** | **Proposed use of fenced compounds for storage of motor vehicles (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 of land in the countryside and would consolidate and intensify existing development, to the detriment of the countryside. 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/2000/2821 | P S Kenyon<br>Goodwyn<br>Warren Lane<br>Finchampstead<br>RG40 4HR |
| F/2000/2821 | J Bainbridge<br>81 Nine Mile Ride<br>Finchampstead<br>RG0 4ND |
| F/2000/2821 | K W Dickerson<br>Allendale<br>Warren Lane<br>Finchampstead<br>RG40 4HR |
| F/2000/2821 | P Greenwood<br>Wheatlands farm<br>Whitehorse Lane<br>Finchampstead<br>RG40 4LZ |
| F/2000/2821 | D Poskett<br>Daruna<br>Warren lane<br>Finchampstead<br>RG40 4HR |

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.

**235. APPLICATION NO: 2000/2821, USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE), GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD, FOR GREENACRES FARM LIMITED**

The Committee considered a report on this application as set out on Agenda pages 2256 to 2259.

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

**RESOLVED:** That Application No: 2000/2821 be refused for the reasons set out on Agenda page 2257.

**Application No. F/2000/2821** **Received 13.11.00** **Finchampstead**

**Applicant:** **Greenacres Farm Limited**
**Location :** **Greenacres Farm, Nine Mile Ride, Finchampstead**
**Proposal :** **Use of Fenced Compounds for Storage of Motor Vehicles (Retrospective)**

1. **Planning History** – The application is a resubmission following refusal of Application F/1999/0097 for the same use.

2. **Proposal** – Is for the use of an area of land of 0.09 hectares for the storage of motor vehicles. These are stored on behalf of Leasedrive Limited of Crowthorne. There are daily movements of 2 or 3 vehicles and no transporters are involved. They are screened in view from Nine Mile Ride.

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.
   - ***Landscape :*** Collectively with other existing uses and proposals has a detrimental impact.
   - ***Environmental Health :*** No objections.
   - ***Ramblers Association :*** Object as use is unsuitable in this area.
   - ***Public Consultation :*** 4 letters of objection have been received in relation to this proposal and they can be summarised as:
     - Number of vehicles unknown and may lead to other activity.
     - Visual impact and lack of maintenance of fencing is a concern.
     - Wooden fencing and cars are a fire risk.

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

   A. Whether the proposal is contrary to rural area policies and harms the character of the locality (Structure Plan Policy C2, South East Area Local Plan Policy STV2 and Draft Deposit Wokingham District Local Plan Policy WCC1).

   B. Comments of Parish Council and members of public.

A. The storage of motor vehicles would only be acceptable in terms of rural area policies if it could be justified as a use for which a rural location is essential. It is considered that the parking of motor vehicles is inherently urban in nature and normally found in an urban location. Therefore the proposal is contrary in principle to policies in the Structure Plan, South East Area Local Plan and Draft Deposit Wokingham District Local Plan.

The applicant's agent argues that the site is well screened and there is no unacceptable visual impact and the use generates minimal activity.

Despite the site being relatively well screened and a low level activity, the use is not appropriate in this location. The proposal would consolidate and intensify the uses in the locality including the storage of caravans and re-use of existing buildings for industrial uses, to the detriment of the countryside.

PPG7 makes it clear that the countryside should be protected for its own sake and the absence of public viewpoints does not make such a use acceptable.

The applicant has offered to accept a condition making permission personal to Leasedrive Ltd. However this would not overcome the planning objection and the circumstances are not sufficiently exceptional to justify such a condition.

B. The application is a resubmission following a previous refusal in February 2000. The applicant claims the use has been in operation for about 3 years.

The number of vehicles proposed would be limited by the site area and any other activity would require a new application if it was not within the permitted use. The parking of cars in close proximity to wooden fencing is not an unusual relationship.

5. **Conclusion** – The use does not qualify as a use appropriate in a rural location and is therefore contrary to rural area policies. The use would be detrimental to the rural character of the area and intensify and consolidate existing development.

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

1. The proposal is an inappropriate use of land in the countryside and would consolidate and intensify existing development, to the detriment of the countryside. As such the proposal is contrary to Policy C2 of the Berkshire Structure Plan, Policy STV2 of the South East Area Local Plan and Policy WCC1 of the Draft Deposit Wokingham District Local Plan.

**Informative**

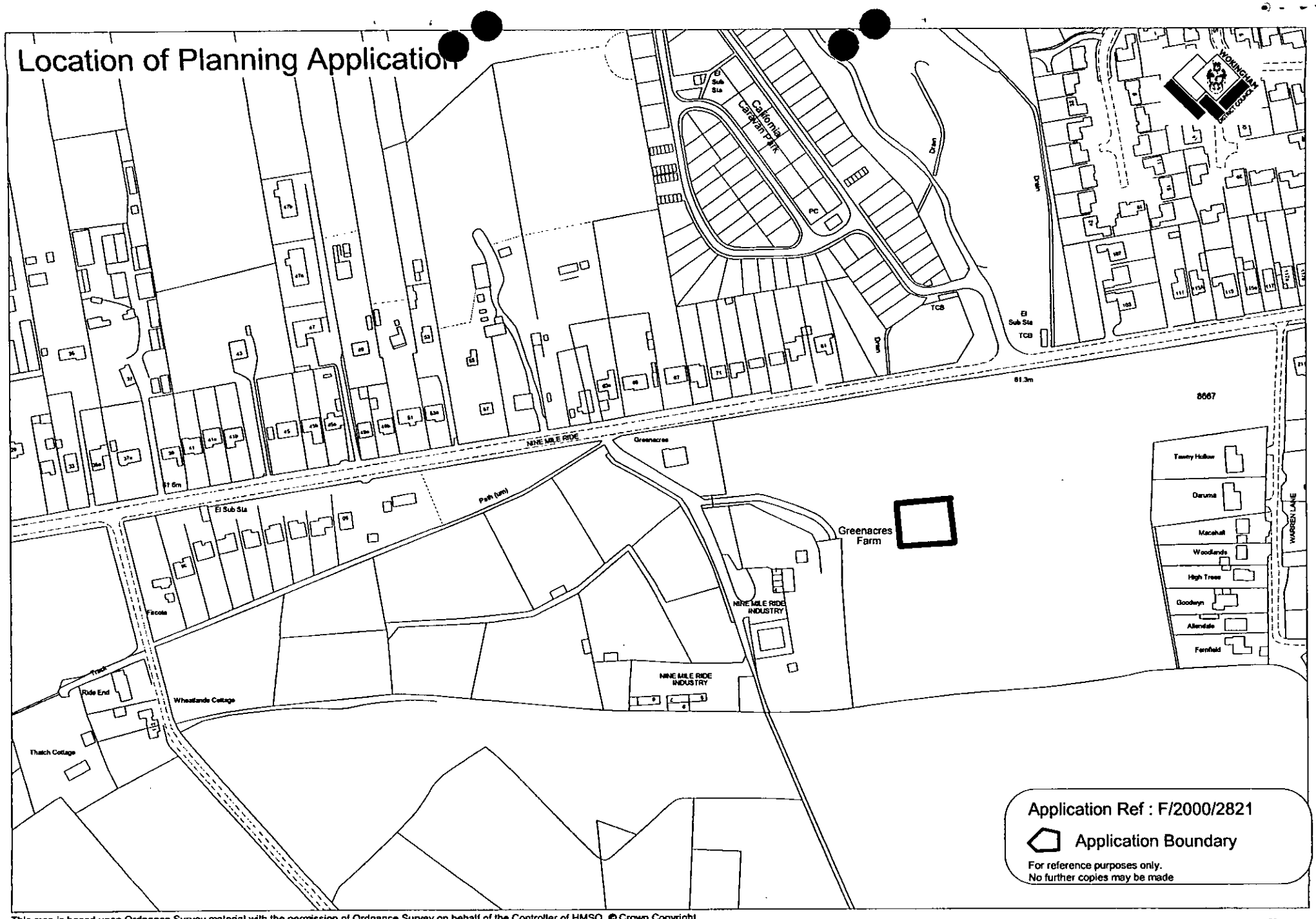
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:

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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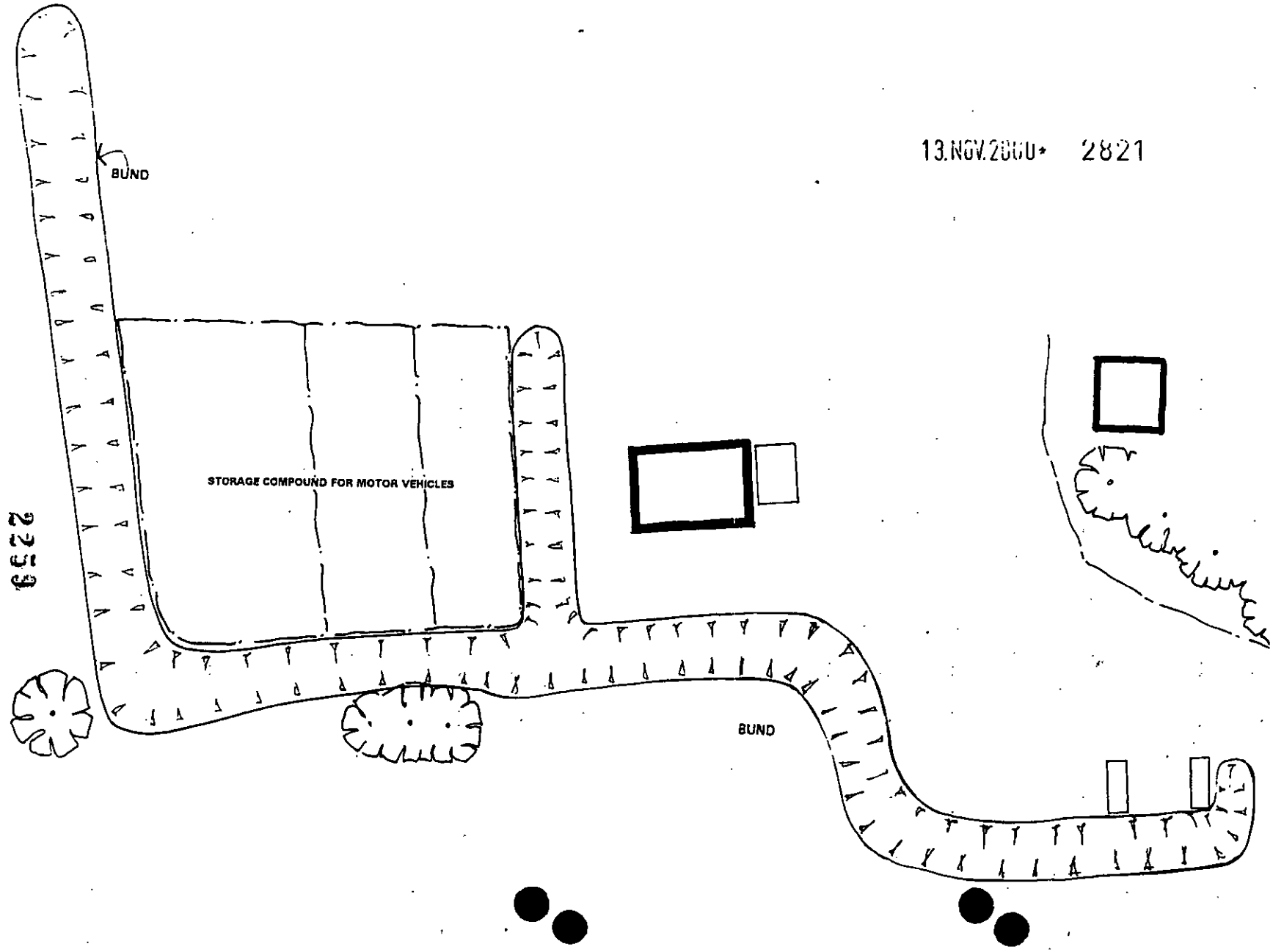
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

Scale: 1 : 3015

N W E S

2258




13.NOV.2000* 2821

2259

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

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ROBIN BRADBEER LIMITED
Licence No AL[illegible]

| No | Date | Revisions |
|---|---|---|
| A | | |

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**Robin Bradbeer Limited**
Planning & Development Consultancy

Client
GREENACRES FARM LIMITED

Job Title
GREENACRES FARM
NINE MILE RIDE
FINCHAMPSTEAD

Drawing Title
STORAGE COMPOUND FOR MOTOR VEHICLES

SITE PLAN

Scale 1:500

Date | Drawn by

Drg No 114/00/02 | Rev

*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/2000/2821

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

Proposal: Proposed use of fenced compounds for storage of motor vehicles (retrospective)

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

Case Officer: Mike Evans

---

The new plans show the following: Visibility splays. Drawing no F/2000/2821.

---

**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.**

Comments as per app no. 2820.

Adam Coggins.
15/01/01

FROM: Mike Evans

DATE: 23 November 2000

POL
DC
APP
CS

# FINCHAMPSTEAD PARISH CONSULTATION SHEET

COPIES TO:

**Application Number:** F/2000/2821

**Proposal:** Proposed use of fenced compounds for storage of motor vehicles (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. Clk 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 use of fenced compounds for storage of motor vehicles (retrospective) |
| Application Number: | F/2000/2821 |

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.

Application F/1999/0097 relates to the erection of the bund, which in itself is visually intrusive by its size and shape and therefore unacceptable in its present form. Plans were submitted showing the re-grading of the bunds so that they form an integrated part of the site rather than alien to it, with planting to be part of the scheme. The bund was also to be repositioned away from the centre of the 3 Scots Pines which are protected by a TPO, to a minimum distance of 3m. Unfortunately it looks as if no work in relation to the previous application has been undertaken and therefore should not be used as screening until the above has been implemented.

Catherine Brimble

Catherine Brimble
Landscape Architect

Allendale
Warren Lane
Finchampstead
Berks RG40 4HR
2.12.2000

Your Ref F/2000/2821

OMS

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

Dear Sir Proposed use of fenced compounds for storage of motor vehicles.

I am not sure if this is an application to store motor vehicles or the building of fences to screen vehicles.

I do not support this application because number of vehicles is unknown and it is my considered opinion that this may well lead to site activity other than simply storing vehicles.

There will be a visual impact on the surrounding area and inevitable lack of maintenance to fencing will create even further degradation.

Wooden fencing and motor vehicles are both fire risks and proof of adequate insurance of such a compound if granted is a must.

Yours faithfully

K.W. Dickinson

K. W. DICKINSON

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

PLANNING SERVICES | HPT
TOL | TLS
DC | ENF
APP |
CS |
06 2000
JRM
COPIES TO: | ACK:
FILE:

From: John Mullaney
Environmental Health

My Ref:

To: Mike Evans
Planning

Your Ref: F/2000/2821

Date. December 5, 2000

---

**PROPOSED: PROPOSED USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES**

**LOCATION: GREENACRES FARM, FINCHAMPSTEAD**

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

John Mullaney

**JOHN MULLANEY**
**ENVIRONMENTAL HEALTH OFFICER**
**ENVIRONMENTAL PROTECTION AND HOUSING**

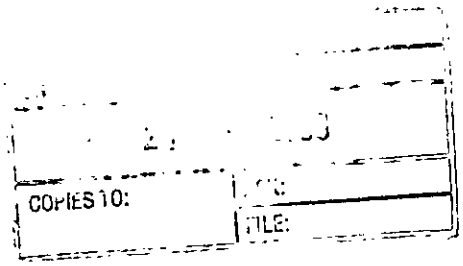
**Our ref:** SP\2000\002816\001
**Your ref:** F/2000/2821

**Date:** 20th December 2000

ENVIRONMENT AGENCY

36164.

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




For the attention of: Mike Evans

Dear Sir

**PROPOSED USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE)**
**GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTED**

Thank you for your letter dated 23 November 2000 which was received on 4 December 2000. You are asked to quote the following reference in any correspondence: SU76SE/24/2.

The Environment Agency has no objection, in principle, to the proposed development, but would advise as follows:

**Waste Licensing: Contact John Naylor on 01276 45 4368**

If the motor vehicles to be stored on site are for scrap, this activity will require a waste management license or exemption under the Waste Management Licensing Regulations 1994, Schedule 3. The applicant is advised to contact the Environment Agency to discuss this matter further.

A copy of this letter has been sent to the agent.

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

Yours faithfully

S Paxman

**Sarah Paxman**
**Development Planning Officer**

cc: Robin Bradbeer Ltd, PO Box 168, Cheltenham, GL53 0XX

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

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 13 NOV 2000 | Map No. 106 Site 0.03 |
| Officer: ME | Application No. F/2000/2821 |
| | Easting: ..... Flood Pln ..... |
| | Northing: ..... Mineral ..... |

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

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

Description:
(F) PROPOSED USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE)

Location: GREENACRES FARM NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
23.11.00

Applicant: GREENACRES FARM LTD

fee paid on 1999/0097 – refused.

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

Enforcement Section to be notified ☑ tick if required

---

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 | 1:2500 OS location plan showing property edged in blue/red | ~~include access~~ | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | elevations of enclosure? | 23.11.00 | |
| 6 | Floor plans | Hard standing material? | | |
| 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 : 23.11.00 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 + ~~[illegible]~~ 61 → 81 + 63A. Nine mile Ride (odd)

Units 1-8 Nine mile Ride Industrial

Wheatlands farm - white horse lane.

fernfield
woodend
macehall
High trees
Goodwyn
Allendale

Warren lane + Duruma Tawney Hollow.

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* 2821

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | GREENACRES FARM LIMITED |
| | ADDRESS | GREENACRES FARM NINE MILE RIDE<br>FINCHAMPSTEAD BERKSHIRE |
| | POST CODE | RG40 4NE PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENTS NAME | ROBIN BRADBEER LIMITED Planning & Development Consultancy |
| | ADDRESS | PO BOX 168<br>CHELTENHAM |
| | POSTCODE | 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. | | USE OF FENCED COUMPOUNDS FOR STORAGE OF MOTOR VEHICLES (RETROSPECTIVE) |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.09 |
| 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 | 114/00/01 114/00/02 |

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 ?

| | | | |
|---|---|---|---|
| EXTERNAL APPEARANCE | ☐ | SITING | ☐ |
| MEANS OF ACCESS | ☐ | DESIGN | ☐ |
| | | 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 MOTOR VEHICLES

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.

EXISTING BUND AND FENCING

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.

NONE THIS APPLICATION IS SUBMITTED WITHIN 12 MONTHS OF REFUSAL F/2000/0097 DATED 28/02/00

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

SIGNED [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 2821

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 | N/A | |
| 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.

STORAGE OF MOTOR VEHICLES

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

LEASEDRIVE LTD CROWTHORNE

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 |
|---|---|---|---|
| | | | NONE ON THE SITE |

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.NOV2000* 2821

**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<br>NINE MILE RIDE<br>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.

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

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

the (c) .....

on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

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

on (d) ..... ●

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

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

## ALL APPLICANTS MUST COMPLETE THIS SECTION

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 LINCHAMPSTEAD E

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 CARAVAN | 9.2.60 | APP |
| | | BUNGALOW | | |
| 0/203/66 | " | O/L. BUNGALOW | 24.4.66 | R |
| A 24771 | " | " | 10.6.85 | APP N/A |
| 23771 | " | REPL. BUNGALOW | 15.7.85 | CA |
| 34/65 | W/DR. 17.1.90 | | | |
| 34865 W/DR. 19.4.90 | | GLASSHOUSE & POLYTUNNELS | 15.3.90 | 3.3.91 |
| 34952 | MR.A.BORTON | GARAGE & CONSERVATORY | 15.1.90 | CA |
| 35249 " | " | STABLES & EQUESTRIAN USE | 15.3.90 | CA 6.6.90 |

DATE OF COMPLETION

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

SPECIAL ORDERS TPO 501/84 (GR WHITE HORSE LANE) TPO 510/89 TPO883/1997 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 | CA |
| 35251 | " | INSTALL. CHILDRENS PLAY EQUIPMENT | 15.3.90 | Ref. |
| 35252 | " | ALL WEATHER SURFACE FOR RIDING & ALLIED | 15.3.90 | Ref. |
| 35253 | " BLDG. 2 | CAR REPAIR WORKSHOPS (RETROSPECTIVE) | 12.6.90 | Ref. |
| 35254 | " " 7 | | | |
| 35255 | " " 8 | | | |
| 35598 | " " 1 | " | 10.5.90 | Ref |
| 35599 | " " 5 | " | 10.5.90 | Ref. |
| 35600 | " | ENG. WORKSHOP (RETRO) | 10.5.90 | Ref. |
| 35611 | " " 6 | CAR REPAIR WORKSHOP " | 10.5.90 | Ref. |
| 37147 APPEAL | " | REPLACE COND 4 23771 | | |
| | | " " 2 35250 | | |
| DATE OF COMPLETION | | (UNRESTRICTED OCCUPANCY REGULATED) | 13.2.91 | Ref. |

MINISTRY DECISION 6

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

DRAINAGE WORKSHOPS, SERVICING, SALES - 16.6.92 - CHILDRENS PLAY & 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.**

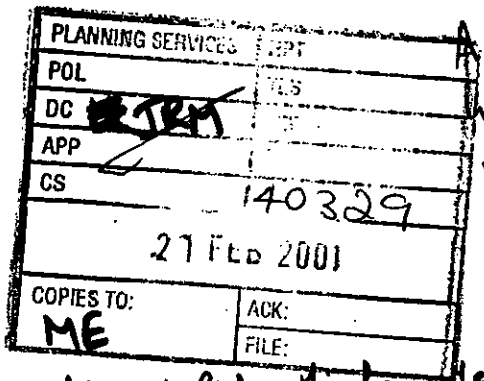
**BUILDER**

| 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

LM00247
Compliments Book?




Allendale
Warren Lane
Finchampstead
RG40 4HR

18.2.01

Applications F/2000/2820
F/2000/2824
F/2000/2825

Location - Green Acres Farm, Nine Mile Ride, Finchampstead

Dear Mr Mitchell.

Thank you for sending me the decisions concerning retospective 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 everyone's 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/2000/2821

**Proposal:**
Proposed use of fenced compounds for storage of motor vehicles (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.**

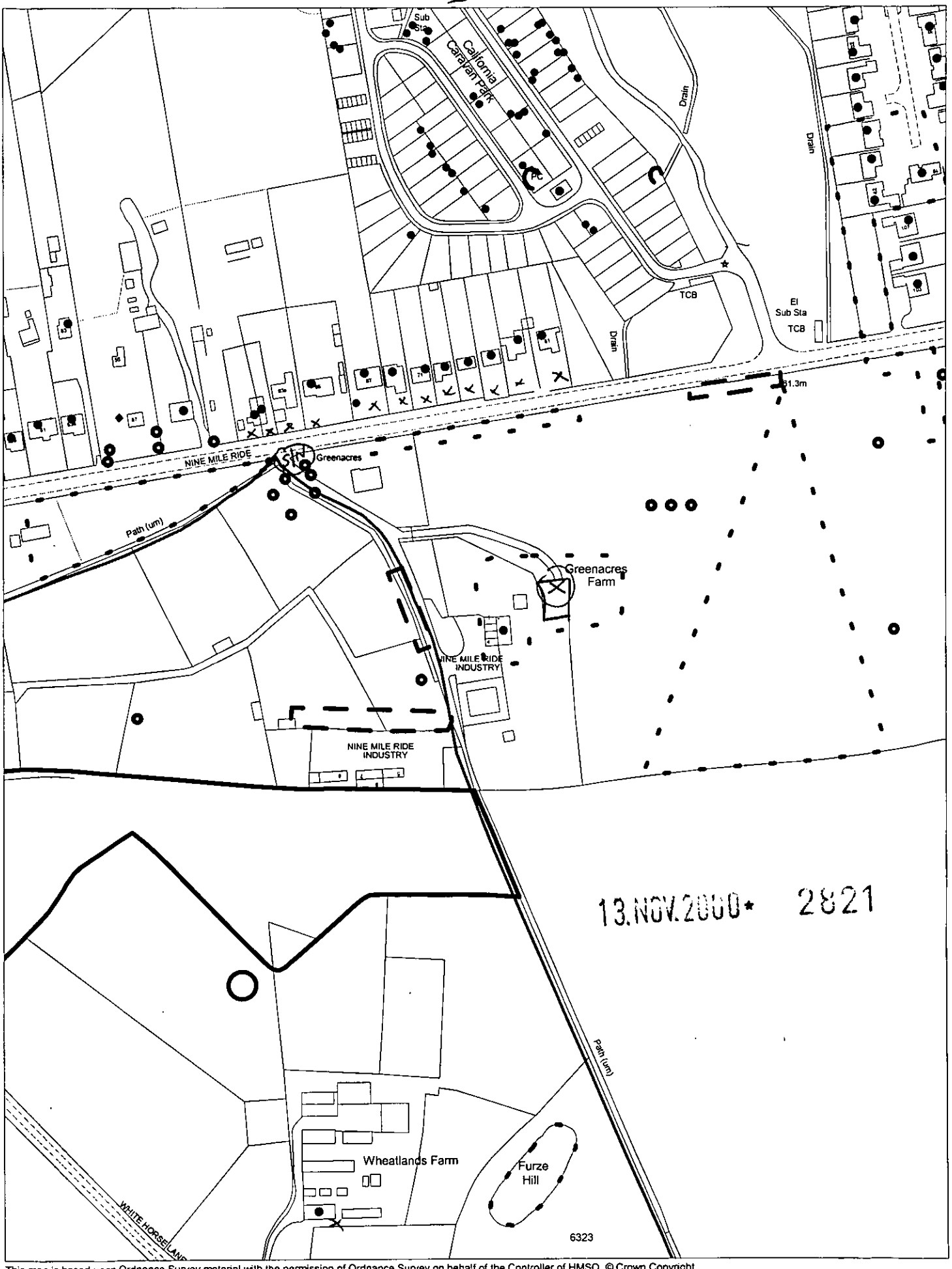
**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mike Evans P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2000. Written comments submitted will become available for public inspection.**

**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**

D

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Development Control Section, Environmental Services, Wokingham District Council.
16 November 2000 Scale: 1 : 2500

N
W E
S

# 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
9 November 2000

13.NOV.2000* 2821

**For the attention of Mr J Mitchell**
**Development Control**

Dear Mr Mitchell

**SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD**
**PROPOSAL : USE OF FENCED COMPOUNDS FOR STORAGE OF MOTOR VEHICLES (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 114/00/02.

Exemption from a statutory application fee is claimed in this case since this application is submitted within 12 months of refusal F/1999/0097 dated 28/02/00 for similar development.

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

This further application provides opportunity for the applicant to amplify the case in favour of granting retrospective planning permission, subject to safeguarding conditions as may be considered necessary, and opportunity for the Council to reconsider the case.

114gl.245

The facts surrounding this application are as follows. The stored vehicles are all registered, taxed and insured. Therefore the vehicles arrive and depart from the site individually. No transporters are involved. The stored vehicles consist of the excess lease stock held by Leasedrive Limited of Crowthorne. Average daily vehicle movements associated with the use amount to 2 -3 vehicles daily arriving/departing from the compound on a one-for-one exchange basis. This is a minimal level of activity in the context of the authorised industrial uses elsewhere on the site. It is to be noted that the Highway Authority raised no objection to application F/1999/0097.

The planning case for this proposal is that it generates minimal activity and has no unacceptable visual impact upon this area of the countryside. The presence of stored vehicles is screened by the surrounding bund, fencing and nearby structures. The absence of harm is indicated by the fact that the use has been operating for 3 years approximately without complaint. It is to be noted that Finchampstead Parish Council raised no objection to application F/1999/0097. The potential for open storage to be an acceptable use in this area of the countryside, subject to natural screening, was demonstrated in the appeal decision which permitted caravan storage on this site (LPA reference 00133/E).

I am instructed to invite the Council to consider a condition which limits the benefit of the permission personally to Leasedrive Limited Crowthorne in recognition of the low key nature of their vehicle storage use as a means of controlling the use.

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

Yours sincerely

13.NOV.2000* 2821

**ROBIN BRADBEER** BA (Hons) MRTPI Chartered Town Planner

Enc.