4337

EX SYSTEMS LTD

APPLICATION NO:
**F/2000/2822**

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

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

PROPOSAL:
**Proposed erection of general agricultural building (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/2000/2822**

**Parish:** **FINCHAMPSTEAD**

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

**Proposal:** **Proposed erection of general agricultural building (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. There is insufficient justification for an additional agricultural building having regard to the existing use of the land and the presence of other buildings. The proposal consolidates and intensifies existing development to the detriment of the countryside. As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, policies STV2 and SC15 of the South East Area Local Plan and to policies WCC1 and WCC4 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 Policies STV2 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC4.

John Mitchell
Development Control Manager
Date: 13/03/2001

Notice checked by: _____

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

**WORK SHEET FOR :** Mike Evans

**Application Number :** F/2000/2822

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

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

**Proposal :** Proposed erection of general agricultural building (retrospective).

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | | | 6.12.00 |

**Date of Neighbour Notifications :** .....

**Date of Site Visit :** 6.12.00

**Date Registered : 13/11/2000**

**Earliest Date for Decision : 17/12/2000**

**Latest Consultation Date/Site Notice Expiry Date : 17/12/2000**

**This application will have expired on: 08/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.**

**Consultation Responses :**

Envmt Health - no objection
Envmt Agency - " "
Landscape Architect - concerned about cumulative impact of development on rural character.
Parish Council - concerned about long term activity on site.
3 letters of objection - would like negotiated tidy up
concerned by no Le use only for agr
purposes
acceptable to use for agr but no for other purposes.

**Planning Issues :**

Impact on rural character of area. Commercial

**Application Number: F/2000/2822**

**Appraisal :**

Applicants agent states building necessary for storage of machinery. However building approved under 97/6630/F has a height of 4.6m. Agent claims that door height of this is only 2.7m - plus floor 3.7m. Agent claims need door height of 4m. There appear to be no reason why approved building could not be adapted to this height.

Agricultural use on the site is debatable - no evidence has been supplied to justify this.

Building adds to clutter of development on the site and is therefore harmful to character and appearance of the area.

Policy C2 of LDP permits buildings required for agriculture. No evidence of agricultural need supplied to justify - see above. Also, cumulative impact of building, together with other buildings to rural character of area by creating a cluster of development.

Policies SC15 and WCC6 refer to the possibility of the need for any building being met by existing buildings - therefore proposal is contrary to these policies.

**Recomendation : Approval:** ☐ **Refusal:** ☑
(tick appropriate box)

**Application Number F/2000/2822**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | There is insufficient justification for an additional agricultural building having regard to the existing use of the land and the presence of other buildings. The proposal 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 and SC15 of the South East Area Local Plan and policies WCC1 and WCC4 of the Draft Deposit Wokingham District Local Plan. |

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES:

SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SC15

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC4

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2

MINERALS LOCAL PLAN POLICIES:

RETURN FILE TO MIKE EVANS

**LISTING FORM**

Case officer: **Mike Evans** Application Number: **F/2000/2822**

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

**Proposed erection of general agricultural building (retrospective).**

Transfer: Yes ☐ No ☒

Reason for Transfer:

Signed: _____ Date: 8.2.01.

Councillor M Long

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

Recd 11.00AM 8.3.01

Tel: 0118 974 6454

Date:

My ref: F/2000/2822

**CONFIDENTIAL**

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY


Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Councillor

**Application Number: F/2000/2822**
**Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.**
**Proposed erection of general agricultural building (retrospective).**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Mike Evans** on **0118 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12th March 2001

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Mike Evans** Application Number: **F/2000/2822**
**Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.**
**Proposed erection of general agricultural building (retrospective).**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

Tel: 0118 974 6454

Date:

My ref: F/2000/2822

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

**CONFIDENTIAL**

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

**Application Number: F/2000/2822**
**Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.**
**Proposed erection of general agricultural building (retrospective).**

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Mike Evans** on **0118 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 12th March 2001

Yours faithfully

John Mitchell
Development Control Manager

---

**LISTING FORM**

Case officer: **Mike Evans** Application Number: **F/2000/2822**
**Greenacres Farm, Nine Mile Ride, Finchampstead, Wokingham.**
**Proposed erection of general agricultural building (retrospective).**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

| Applicationo | Name & Address |
|---|---|
| F/2000/2822 | P S Kenyon<br>Goodwyn<br>Warren lane<br>Finchampstead<br>RG40 4HR |
| F/2000/2822 | J Bainbridge<br>81 Nine Mile Ride<br>Finchampstead<br>RG40 4ND |
| F/2000/2822 | K W Dickinson<br>Allendale<br>Warren Lane<br>Finchampstead<br>RG40 4HR |
| F/2000/2822 | P greenwood<br>Wheatlands Farm<br>Whitehorse Lane<br>Finchampstead<br>RG40 4LZ |

App. F/2000/2822
Letters sent
14-03-01

**Received by Wokingham District Council**

# Application No: F/2000/2822

**Proposal:**
Proposed erection of general agricultural building (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.**

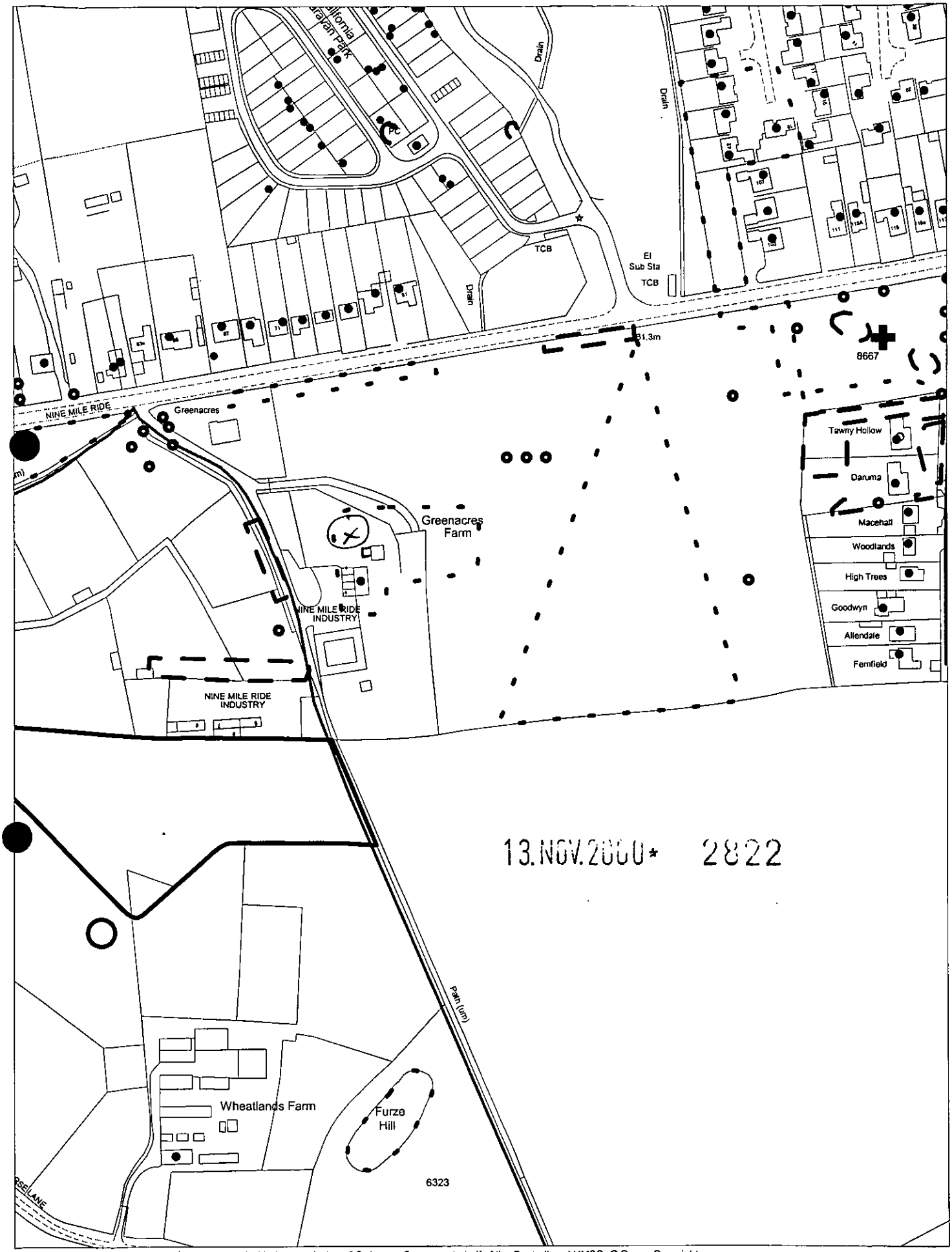
**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mike Evans P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2000. Written comments submitted will become available for public inspection.**

**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.

17 November 2000 Scale: 1 : 2500

N W E S

By hand 28/2/01

# 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

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My Ref. RWB/114
Your Ref. F/2000/2822
27 February 2001

**For the attention of Mr Mike Evans**
**Development Control**

Dear Mr Evans

**SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD**

Thank you for your letter of 8 February.

It is an undisputed fact that Greenacres Farm, as a unit, does not meet standard agricultural viability criteria in terms of its capability of providing a competent person with a living. This was demonstrated by AJ Marshall, Agricultural Consultants, in the report of August 1991 (paragraph 5.1) and accepted by the Council in releasing the agricultural tie on the dwelling (38468/9).

Pursuant to numerous change of use permissions granted over the years the remaining agricultural use area is reduced to that shown on the plan supplied with my letter of 29 January. Within that area the applicant has been operating a conifer growing business for several years. This is well known to the Council through various related planning permissions (e.g. 97/66312/F, 99/70528/F). Whereas the conifer growing business is not sufficiently profitable to provide a living it is an agricultural business which contributes to the applicants livelihood.

Since the agricultural use area is less than 5ha the building will require permission which is why this application has been submitted.

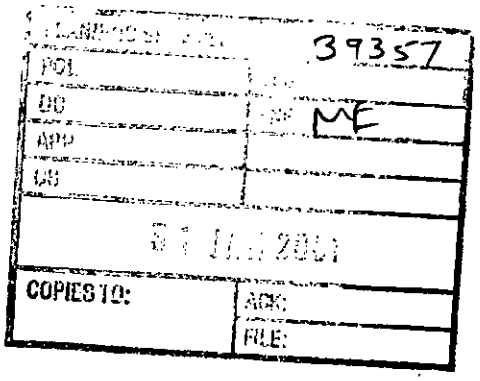
I hope this information clarifies the position adequately. Should you have any further queries please do not hesitate to contact me directly.

Yours sincerely

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

c.c. Mr A Borton

# Robin Bradbeer Limited
Planning & Development Consultancy




PO Box 168
Cheltenham
GL53 0XX

**Telephone**
01242 577151

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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/2001/2825 (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

Tel: (0118) 9746454 (Direct Line)
Fax: (0118) 974 6484
Email: Mike.Evans@wokingham.gov.uk
Date: 8.2.2001
My ref: 2822

Robin Bradbeer
PO Box 168
Cheltenham
GL53 0XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

RETROSPECTIVE APPLICATION FOR AGRICULTURAL BUILDING, GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD: APPLICATION NO F/2000/2822

Dear Mr Bradbeer

Further to my letter of the 9th January and your reply of the 29th January could you please clarify the following point. I assume you are not seeking to justify this building in terms of a viable agricultural business existing on this site. This is especially relevant bearing in mind that at several appeals in the last decade it was stated that Greenacres farm was redundant for agricultural purposes. What has changed since these appeals? Clearly if there is not a viable agricultural business and the land is redundant for agricultural purposes then the possibility of the building being agricultural permitted development cannot arise. If you are claiming a viable agricultural use on the site or that the building is permitted development I will need details of the agricultural business(what is it, how long has it been carried out and evidence that it is a genuine business) to justify this.

Yours sincerely

ME

Mike Evans

Team Leader Enforcement

File: 140201
Bradbeer -
GREENACRES

FROM: Mike Evans

24 NOV 2000 DELEGATED

DATE: 23 November 2000

## FINCHAMPSTEAD PARISH CONSULTATION SHEET

**Application Number:** F/2000/2822

**Proposal:** Proposed erection of general agricultural building (retrospective).

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

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

| COPIES TO: | ACK: |
|---|---|
| | FILE: |

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.C. 15-12-00 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 erection of general agricultural building (retrospective) |
| Application Number: | F/2000/2822 |

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

**HIGHWAYS CONSULTATION SHEET**

**From:** Mike Evans **Date:** 23 November 2000

**Application Number:** F/2000/2822

**Proposal:** Proposed erection of general agricultural building (retrospective).

**Parish:** FINCHAMPSTEAD PARISH

**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 within **7 days** of the above date.

✓ below as applicable;

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

**Signed:** _____ **Print name:** Adam Coggins 30/11/00

Mr Mike Evans
Planning.
Shute End.
Wokingham.

| PLANNING SERVICES | HPT |
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| 01 DEC 2000 | |
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| | FILE: |

8 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 containers 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 originally 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

***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?

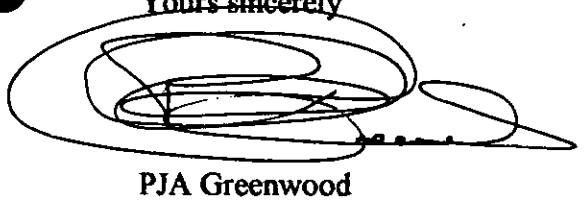
It seems to me that this owner is struggling to survive on what can never be a viable agricultural holding by generating income from every and any means that he can regardless of planning laws. In the process what he is doing is to turn agricultural land into brown land with the sole intent of gaining 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

Your Ref F/2000/2822

SDS Allendale
Warren Lane
Finchampstead
Berks RG40 4HR
2.12.2000

| PLANNING SERVICES | HPT |
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| 06 DEC 2000 | |
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Dear Sir Proposed erection of a general agricultural building

I would be against any plans to use the building as a workshop or sales premises.

The use of a building to store plants, foodstuffs and basic cultivating equipment is acceptable.

I would suggest that the use of this building be limited and that no change of use will be acceptable for 20 years minimum.

Yours faithfully

K W Dickinson

K W Dickinson

Tel. (0118) 974 6454 (Direct Line)
Fax. (0118) 974 6484
Email. Mike.Evans@wokingham.gov.uk
Date January 9, 2001
My ref. ME/TAB/F/2000/2822
Your ref.

Robin Bradbeer Ltd
Planning and Development Consultancy
PO Box 168
CHELTENHAM
GL53 0XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Sirs

**PROPOSED ERECTION OF GENERAL AGRICULTURAL BUILDING GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD APPLICATION NO. F/2000/2822 AND 2825**

F/2000/2822

I am writing to you regarding the above application to seek further clarification.

I note in the agricultural land report that 'the site is currently not in agricultural use'. Can you please confirm whether or not this is the case for the whole of Greenacres Farm.

I also note that a main reason for requiring this building is its height. Yet the building permitted under Application 97/66312/F has a height of 4.6m according to the approved plan. The building you propose has a height of 4 metres.

F/2000/2825

I need to know what the container will be used to store?

Thank you for your help with these matters.

Yours faithfully

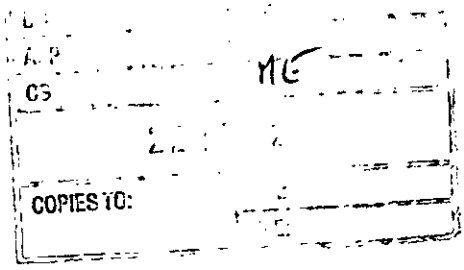
ME

MIKE EVANS
Principal Planning Enforcement Officer

**Our ref:** SP\2000\002818\001
**Your ref:** F/2000/2822

**Date:** 20th December 2000

ENVIRONMENT AGENCY 38135




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 ERECTION OF GENERAL AGRICULTURAL BUILDING (RETROSPECTIVE)**
**GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTEAD**

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 to this proposal.

**PLANNING INFORMATIVES**

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

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, prior authorisation of the Environment Agency is required for the construction of relevant storage installations as defined by the regulations. *Contact Ian Doyle on 01276 45 4365 for further details.*

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

**ADVICE TO APPLICANT**

**Environment Protection: Contact Nick Weddell on 01276 454405**

Cont/d..

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

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

**DECISION NOTICE**

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

Yours faithfully

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

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

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

# WOKINGHAM DISTRICT COUNCIL

## MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Mike Evans
Planning

Your Ref: F/2000/2822

Date. December 5, 2000

---

**PROPOSED: PROPOSED ERECTION OF GENERAL AGRICULTURAL BUILDINGS**

**LOCATION: GREENACRES FARM, 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**

# 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

13.NOV.2000* 2822

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 : ERECTION OF GENERAL PURPOSE AGRICULTURAL BUILDING (RETROSPECTIVE)**

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

1. Certificate of ownership and Agricultural Holding Certificate.
2. Six copies of the Part 1 and Part 2 application form.
3. Six copies of drawing no. 114/00/01 and 114/00/03.
4. Cheque no. 100159 in the sum of £35 in payment of the statutory application fee.

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

The facts surrounding this proposal are as follows. The building was erected approximately 2 years ago as a general purpose agricultural building to accommodate the applicant's extractor which is used to maintain the ditches and accessways on the site and for other agricultural operations. Due to an oversight the applicant omitted to seek "prior notification" consent beforehand under The Town and Country Planning General Development Order, Schedule 2, part 6. The purpose of this application is to seek permission retrospectively for the development. The building is of course located within the part of the site which remains in agricultural use and upon which there are various other agricultural



Registered in England Number: 3372202

buildings (permissions 99/70528/F and 97/66312/F refer). None of these existing agricultural buildings is of sufficient height to accommodate the extractor.

The planning case in favour of this development is that the building is reasonably required to accommodate this expensive piece of equipment. Storage in the open will promote mechanical deterioration and cause a potential eyesore according to where it is parked. This building is appropriately sited adjacent to an existing authorised agricultural building and screened behind the authorised bund.

It is relevant to note that the building is of a scale such that it could be re-sited within the residential curtilage of the dwellinghouse, in a position without the benefit of the screening bund, and used for incidental purposes as a garage without the need for planning permission.

I am instructed to advise you that the applicant would be prepared to accept a condition attached to a grant of planning permission requiring the external repainting of the building in a suitable colour to be agreed (such as dark green).

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

Yours sincerely

13.NOV.2000* 2822

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

## WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: | 13 NOV 2000 |
| Officer: MLE | Application No. F/2000/2822 |

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

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

Description:
(F) PROPOSED ERECTION OF GENERAL AGRICULTURAL BUILDING (RETROSPECTIVE)

Location: GREEN ACRES FARM NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
23.11.00

Applicant: GREEN ACRES FARM LTD

**Fee** Received 35-00 (9) 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 | ~~BLEAD~~ | | |
| 2 | 1:500 block plan showing existing & proposed dev. + adj. Properties | | | |
| 3 | Forms unsigned | | | |
| 4 | Correct S 66 certificate | | | |
| 5 | Elevation plans | [illegible] | | |
| 6 | Floor plans | Show location of doors. ON Plan + elevations. | 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 : 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 + 61→81 + 63A NINE MILE RIDE (odd)
Units 1→8 " " " Industrial
Wheatlands farm - White Horse lane
Tawney Hollow
Fernfield
Woodend
Nafehall
Goodwyn
Allendale
Durana
} Warren lane

1769a

# 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* 2822

| | | |
|---|---|---|
| 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 | AGENT'S NAME | ROBIN BRADBEER LIMITED Planning & Development Consultancy |
| | ADDRESS | PO BOX 168<br>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. | | ERECTION OF GENERAL PURPOSE AGRICULUTRAL BUILDING<br>(RETROSPECTIVE) |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 37m² |
| 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 | 114/00/01 114/00/03 |

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<br>Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number<br>Conditions to be relaxed |

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

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

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

AGRICULTURAL BUILDING

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.

ROOF : STEEL SHEETING
WALLS : STEEL SHEETING

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

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 | / * | / * | / * |

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — * STATE No. OF HABITABLE ROOMS — 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.

£35

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. 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 AGRICULTURE | | | 37 | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | 37 | |

13 NOV 2000* 2822

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 | | |
| Proposed | N/A | |

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 AGRICULTURAL PLANT/MACHINERY

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

THE OWNER

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?

NO

If so, state this material, the quantity and method of storage.

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* 2822

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

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

**OR**

+ See Note (a) to Certificate A

**OR**

(b) Insert description of steps taken.

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

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

## CERTIFICATE A

I certify that:

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

## CERTIFICATE B

I certify that:

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

| Owner's(a) name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| MR A L BORTON | GREENACRES FARM<br>NINE MILE RIDE<br>FINCHAMPSTEAD BERKSHIRE RG40 4NE | 8 NOVEMBER 2000 |

## CERTIFICATE C

I certify that

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

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

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

## CERTIFICATE D

I certify that

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

OR

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

(b) .....

.....

(b) Insert description of steps taken

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

on (d) .....

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

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

## ALL APPLICANTS MUST COMPLETE THIS SECTION

### Agricultural Holdings Certificate

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

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

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

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

OR

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

| Tenant's name | Address at which notice was served | Date on which notice was served |
|---|---|---|
| NONE. | | |

Signed .....

On behalf of ..... GREENACRES FARM LIMITED

Date ..... 8 NOVEMBER 2000

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

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

ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD E

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

BUILDER

| Plan No. | Applicant | Description of Development | Date of Decision | Decision |
|---|---|---|---|---|
| 284/86 | F. LAW | IMPLEMENT SHED | 8.5.86 | APP |
| R/213/59 | E.M. LAW | RETENTION OF CARAVAN | 9.2.60 | APP |
| 0/203/66 | " | O/L. BUNGALOW | 24.9.66 | R |
| R 24771 | " | " | 10.6.85 | APP N/A |
| 23771 | " | REPL. BUNGALOW | 16.7.85 | C/A |
| 34/65 | W/DR. 17.1.90 | | | |
| 34845 | W/DR. 19.4.90 | GLASSHOUSE & POLYTUNNELS | 15.3.90 | 31.3.91 |
| 34952 | MR. A. BORTON | GARAGE & CONSERVATORY | 15.1.90 | 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 501/84 (CAR WHITE HOUSE 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 | C/A |
| 35251 | " | INSTALL. CHILDRENS PLAY EQUIPMENT | 15.3.90 | Ref. |
| 35252 | " | ALL WEATHER SURFACE FOR PARKING & ALLEYWAYS | 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 " | REPLACEMENT COND 4 23771 " " 2 35250 | | |

DATE OF COMPLETION (UNRESTRICTED OCCUPANCY 13.2.91 REQUESTED) Ref.

MINISTRY DECISION 6

SPECIAL ~~ORDERS~~ ENF. APPEALS DISMISSED RE USE OF BLOCK AS MOTOR VEHICLE REPAIR

DRAINAGE WORKSHOP, SERVICING, SALES - 16.6.92 - CHILDRENS PLAY EQ. TARMAC SURFACE - W/DR.

091074 ENF. NOTICE ISSUED 8.7.92 RE. BLOCKS. 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 ✓ | " | 4ST. 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/X | | 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/X } | | 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



13.NOV.2000* 2820

# SOILS AND AGRICULTURAL LAND CLASSIFICATION

## Greenacres Farm, Finchampstead, Berkshire

For

**Robin Bradbeer Ltd**

**Planning and Development Consultancy**

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**25th May 2000**

# SOILS AND AGRICULTURAL LAND CLASSIFICATION

## Greenacres Farm, Finchampstead, Berkshire

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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.

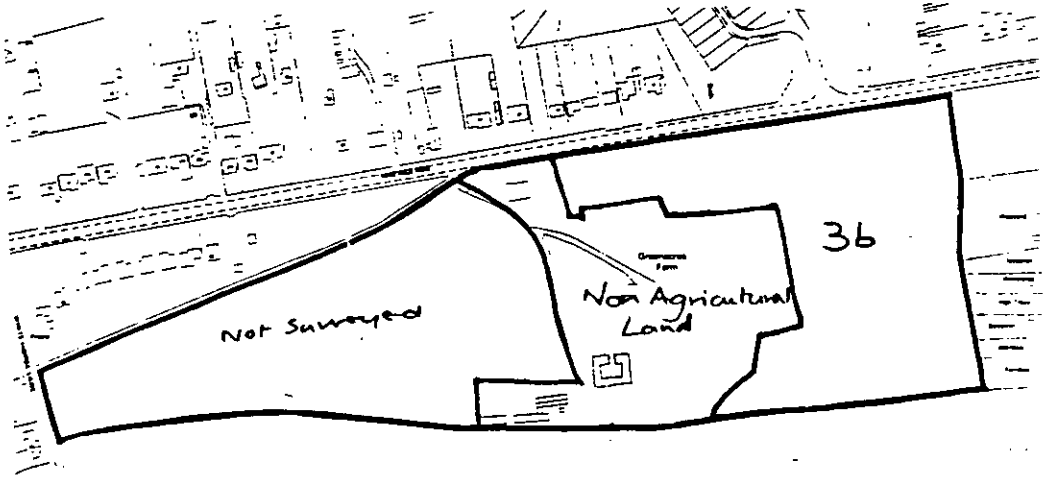
# 5.0 REFERENCES

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