43376

EX SYSTEMS LTC

APPLICATION NO:
F/2000/2825

LOCATION:
Greenacres Farm Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Greenacres Farm Ltd C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed siting of 2 storage containers (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/2000/2825

Parish: **FINCHAMPSTEAD**

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

Proposal: **Proposed siting of 2 storage containers (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 inappropriate in a rural location and would also consolidate and intensify existing inappropriate development to the detriment of the rural character of the locality. As such the proposal is contrary to policy C2 of the Berkshire Structure Plan, policy STV2 of the South-East Area Local Plan and to policy WCC1 of the Draft Deposit Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy C2.

South East Area Local Plan Policy STV2.

Deposit Draft Wokingham District Local Plan Policy WCC1.

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

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/2825	P S Kenyon Goodwyn Warren Lane Finchampstead RG40 4HR
F/2000/2825	J Bainbridge 81 Nine Mile Ride Finchampstead RG 4ND
F/2000/2825	K W Dickinson Allendale Warren Lane Finchampstead 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.

236. APPLICATION NO: 2000/2825, RETROSPECTIVE SITING OF TWO STORAGE CONTAINERS, GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD, FOR GREENACRES FARM LIMITED

The Committee considered a report on this application as set out on Agenda pages 2260 to 2263.

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

Application No. F/2000/2825 **Received 13.11.00** **Finchampstead**

Applicant: **Greenacres Farm Limited**
Location : **Greenacres Farm, Nine Mile Ride, Finchampstead**
Proposal : **Retrospective siting of 2 storage containers**

1. **Planning History** – The application site is contained within Greenacres Farm where there are a number of existing permitted uses. These include B1 (Business Use), B2 (General Industrial) uses and the storage of touring caravans.

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

2. **Proposal** – Is a retrospective application for the siting of two storage containers. It is stated that the storage is for passive purposes only.

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 :*** No objections.
   - ***Environment Agency :*** No objections.
   - ***Environmental Health :*** No objections.
   - ***Landscape :*** Collectively with other existing uses and proposals has a detrimental impact.
   - ***Ramblers Association :*** Object as use is unsuitable in this area.
   - ***Right of Way Officer :*** No objection.
   - ***Public Consultation :*** 3 letters received from members of the public making the following comments:
     - Contrary to Council's policies.
     - Harm to rural character.
     - Contrary to Policy STV2 of the South East Area Local Plan.
     - Concerned development inappropriate in this location.
     - Object to retrospective development.
     - Containers should be screened and not used to store toxic substances.
     - Would like to see a negotiated tidy up in exchange for consents.

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

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

   B. Concern of Parish Council and members of public.

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

There is no reason why storage containers cannot be accommodated in urban areas. There is, therefore, a basic conflict with rural area policies. The proposed use would also consolidate the existing scatter of development at Greenacres Farm. This would detract from the rural character of the area by inappropriately intensifying development in a rural location.

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

For the reasons given, it is considered that the proposal is contrary to the Council's rural area policies and would harm the rural character of the area. For these reasons it is not considered that a negotiated solution would be appropriate or that any significant benefits could be achieved.

The fact that an application is retrospective can have no bearing on the planning merits of any proposal. Even if the containers were completely screened this would not overcome the policy objection as much of the existing development at this site is screened but nevertheless constitutes an inappropriate consolidation of development in a rural location. The proposal is not to store toxic substances which in any case would be subject to separate controls.

5. **Conclusion** – The proposal would consolidate and intensify existing development in a rural location, and detract from the rural character of the area. The proposal does not fall within any of the exceptions identified in policies in the District Local Plan, the Structure Plan or the South-East Area Local Plan.

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

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

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

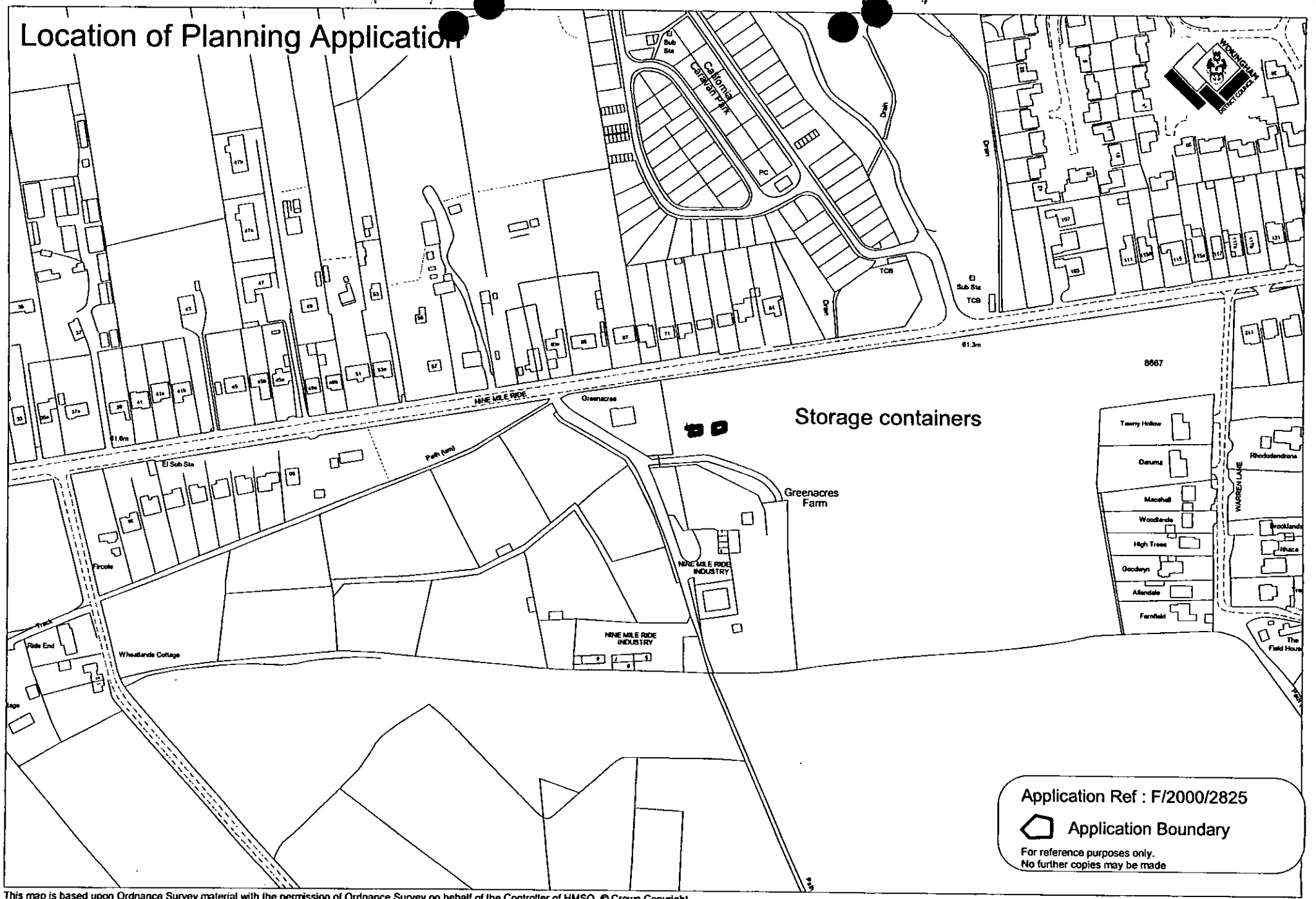
Berkshire Structure Plan Policy C2.

South-East Area Local Plan Policy STV2.

Deposit Draft Wokingham District Local Plan Policy WCC1.

Mike Evans
31.01.01

Location of Planning Application



2962

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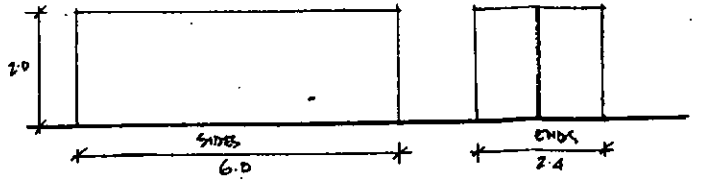
Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001

N W E S

Scale: 1 : 3015



13.NOV.2000* 2825

2263

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

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Licence No: AL8264

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
2 NO. STORAGE CONTAINERS
SITE PLAN - ELEVATIONS

Scale 1:500 1:100

Date | Drawn by

Drg. No 114/00/04 Rev -

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\002817\001
Your ref: F/2000/2825

Date: 11th December 2000

ENVIRONMENT AGENCY

37866

DC
APP
CS
13 DEC 2000
COPIES TO: ACK: FILE:

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

Attention: Mike Evans

Dear Sir,

PROPOSED SITING OF 2 STORAGE CONTAINERS (RETROSPECTIVE) AT GREENACRES FARM, NINE MILE RIDE, FINCHAMPSTED

Thank you for your letter dated 23rd November 2000 which was received on 4th 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 provided that the following conditions are imposed on any planning permission granted:

PLANNING CONDITIONS

CONDITION: The construction of storage facilities for oils, fuels or chemicals shall be carried out in accordance with details submitted to and approved in writing by the Local Planning Authority before development is commenced.
REASON: To prevent pollution of the water environment.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Nick Weddell on 01276 454 405 for further details.*

ADVICE TO APPLICANT

Cont/d..

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

ENVIRONMENTAL PROTECTION : CONTACT NICK WEDDELL ON 01276 455 405

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

Underground or overground pipelines should be adequately protected against leakage particularly by corrosion.

Underground chemical, oil or fuel storage tanks should be constructed of material resistant to attack by the substance stored therein and protected against corrosion. The tank vent pipe should be taken to a sufficient height to prevent an overflow taking place in the event of the tank being overfilled. This type of tank should be filled from the delivery tanker by gravity only.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc. Robin Bradbeer Ltd. PO Box 168, Cheltenham, Glos. GL53 0XX

FROM: Mike Evans

24 NOV 2000

DELEGATED

DATE: 23 November 2000

37.889

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/2825

Proposal: Proposed siting of 2 storage containers (retrospective).

COPIES TO:

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.Ch 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 siting of 2 storage containers (retrospective)
Application Number:	F/2000/2825

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/2000/2825

Proposal: Proposed siting of 2 storage containers (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.

ONS

Your Ref F/2000/2825

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

Allendale
Warren lane
Finchampstead
Berks RG40 4HR

2.12.2000

Dear Sir Proposed siting of 2 storage containers.

Unless the intended contents for storage are specific and no toxic materials or substances are permitted I am opposed to this application.

The containers should be screened to reduce the visual impact on the surrounding area, and subsequent removal to another area within the site should not be permitted prior to future application.

The size of the containers should not be changed if application is granted, to prevent further massive intrusion on the local visual amenity.

Yours faithfully

K W Dickinson

K W DICKINSON

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

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

From: John Mullaney
Environmental Health

My Ref:

To: Mike Evans
Planning

Your Ref: F/2000/2825

Date. December 5, 2000

PROPOSED: PROPOSED SITING OF 2 STORAGE CONTAINERS

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

My Ref. RWB/114
9 November 2000

13.NOV.2000* 2825

For the attention of Mr J Mitchell
Development Control

Dear Mr Mitchell

SITE : GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
PROPOSAL : SITING 2 NO. STORAGE CONTAINERS (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 114/00/04.
4. Cheque no. 100158 in the sum of £95.00 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 application are as follows. The containers have been in place for approximately 2 years and are located within the area authorised for parking of cars and horseboxes under 97/6632/F.

The case in favour of granting planning permission places reliance upon the fact that the containers are effectively screened by the adjacent bund and fencing Furthermore the containers are lower in height than the horseboxes which are authorised to be parked in this area. Accordingly the siting of these

Registered in England Number: 3372202

containers causes no harm to the character and appearance of this area of the countryside. Since the containers are used for passive storage only a minimal level of activity is involved.

It is relevant to note that the containers could be re-sited within the residential curtilage of the dwelling house, in a position without the benefit of the screening bund, and used for incidental purposes without the need for planning permission.

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

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

13.NOV.2000* 2825

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 13 NOV 2000	
Officer: ME	Application No. F/2000/2825

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

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

Description:
(F) PROPOSED SITING of 2 STORAGE CONTAINERS (RETROSPECTIVE)

Location: GREENACRES FARM NINE MILE RIDE

Parish: FINCHAMPSTEAD Ward: FINCHAMPSTEAD SOUTH
23.11.00

Applicant: GREENACRES FARM LTD

Fee Received 95-00 (10) 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	~~OUTLINED~~		
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	Doors - elevations + plan.	23.11.00	
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 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 assoc.

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 Nine mile Ride (odd)
Units 1 → 8 " " " bowstrial
Wheatlands farm - white horse lane
Tawney hollow
fernfield
woodend
macehall
hoodwayn
Allendale
Duruma
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 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 2825

1.	APPLICANT'S NAME	GREENACRES FARM LIMITED
	ADDRESS	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD BERKSHIRE
	POST CODE	RG40 4NE PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED Planning & Development Consultancy
	ADDRESS	PO BOX 168 CHELTENHAM
	POST CODE	GL53 0XX PHONE 01242 577151
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	GREENACRES FARM NINE MILE RIDE FINCHAMPSTEAD
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		SITING OF 2 NO STORAGE CONTAINERS (RETROSPECTIVE)
5. Give the area in hectares or part of a hectare	AREA OF SITE	30m²
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	TENANT
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	114/00/01 114/00/04

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	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐
		SITING	☐

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.

SITING OF STORAGE CONTAINERS

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.

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 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	/ *	/ *	/ *

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.

£95

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			30	
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL			30	

13 NOV 2000* 2825

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

N/A

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.

NONE PASSIVE STORAGE ONLY

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

NOT KNOWN

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

Existing Staff	Transferred Staff	New Staff	Total
			N/A

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

NO

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

1789/a

SECTION 66 CERTIFICATE

Application No. 13.NOV.2000* 2825

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.

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.

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.

+ See Note (a) to Certificate A

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

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

the (c) .....

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

on (d) .....

1739/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . . GREENACRES FARM LIMITED

Date . . . . . 8 NOVEMBER 2000

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

ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

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

BUILDER

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

DATE OF COMPLETION

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

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

DRAINAGE

091074

② ADDRESS GREENACRES FARM PARISH FINCHAMPSTEAD

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

BUILDER

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

DATE OF COMPLETION

MINISTRY DECISION 2-6

~~SPECIAL ORDERS~~ ENF. APPEALS DISMISSED RE USE OF BLDGS AS MOTOR ~~VEH~~ REPAIR WORKSHOPS, SERVICING, SALES - 16.6.92 - 718 CHILDRENS PLAY & ALL WEATHER SURFACE - W/DR.

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

091074

3 ADDRESS Greenacres Farm PARISH Lunchampst

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 & cond 2 on 35250	11.11.91	C/A
38866 ✓	"	4S. Lt. (Farm Business)	3.2.92	Ref
40482 Appeal	"	Redundant agr. bldg (B2) to B2 use & B1	19.2.93	Ref
42540 Appeal	" (Retro)		16.9.94	Ref
43481 ✓				
44283 ✓	"	C/u/use agr. bldg to B1c/B2	7.8.95	C/A
35/60372/X				
44890 Appeal	Quinton Properties Ltd.	O/L. 100 mixed dwellings incl. 20% affordable housing & P.O.S.	4.10.95	Ref
25/60981/O	Appeal			

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 Lunchampst

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44918 }	Mr. A. Borton	C/u/use stables to B1(c)/B2 use	22.12.95	C/A
35/61009/E }				
45162	Mr. A. Borton	Signs	15.12.95	Ref
96/63593/A	" "	2 signs	19.7.96	C/A
96/63734/O	Appeal Quinton Properties	28 dwellings. P.O.S.	10.6.96	Ref
97/65202/V	Mr. A. Borton	Var. cond. 13 on 35249 (vehicle parking for H. Loubstrian use)	28.4.97	Ref
65670/V	"	Var. cond 13 on 35249 (parking for LA use)	25.7.97	C/A
97/63593/A	"	Erec. of Advertisement Boards	28.11.97	C/A
11				

MINISTRY DECISION 96/63734/O - Appeal dismissed - 29.10.96

SPECIAL ORDERS ~~Discontinuance Notices issued - 10.10.96 = Appeals~~

96/63593/A - Appeal against cons. dismissed but varied - cons 2 & 3 - 18.7.97

1933

(5) GREENACRES FARM

ADDRESS 66 NINE MILE RIDE PARISH FINCHAMPSTEAD

PLOT No. ORD. SHEET No.

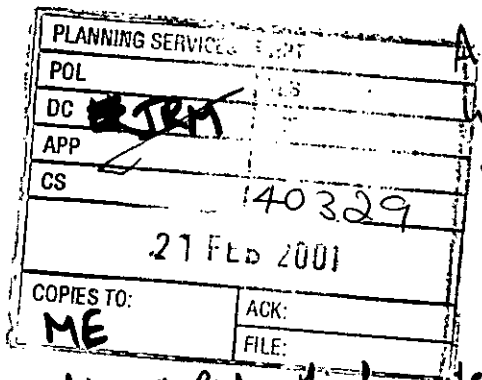
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
97/66312/E	MR. A. BOSTON	C/U/USE AGR. TO EQUESTRIAN. ERECT OF RBS. CURTILAGE BUND. PARKING & STABLES BLDG. FOR HORS. USE	8.12.97	C/A
	(RETD)			
99/70528/F	Greenacres Farm Ltd	Erect 4 polytunnels for hort. use	10.11.99	C/A
F/1999/0094	" "	Prop Ext to Retain Fence & Bund	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 of replacement dwelling	22.5.00	REF
CIP/2000/2515				

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

SPECIAL ORDERS PD Enq. - Proposed building - Mr Bradbear - 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 retrospective applications at Green Acres Farm.

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

I realise this may not be the last we hear of these applications, but please accept my sincere congratulations for the stand you are making on 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/2000/2825

Proposal:
Proposed siting of 2 storage containers (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.

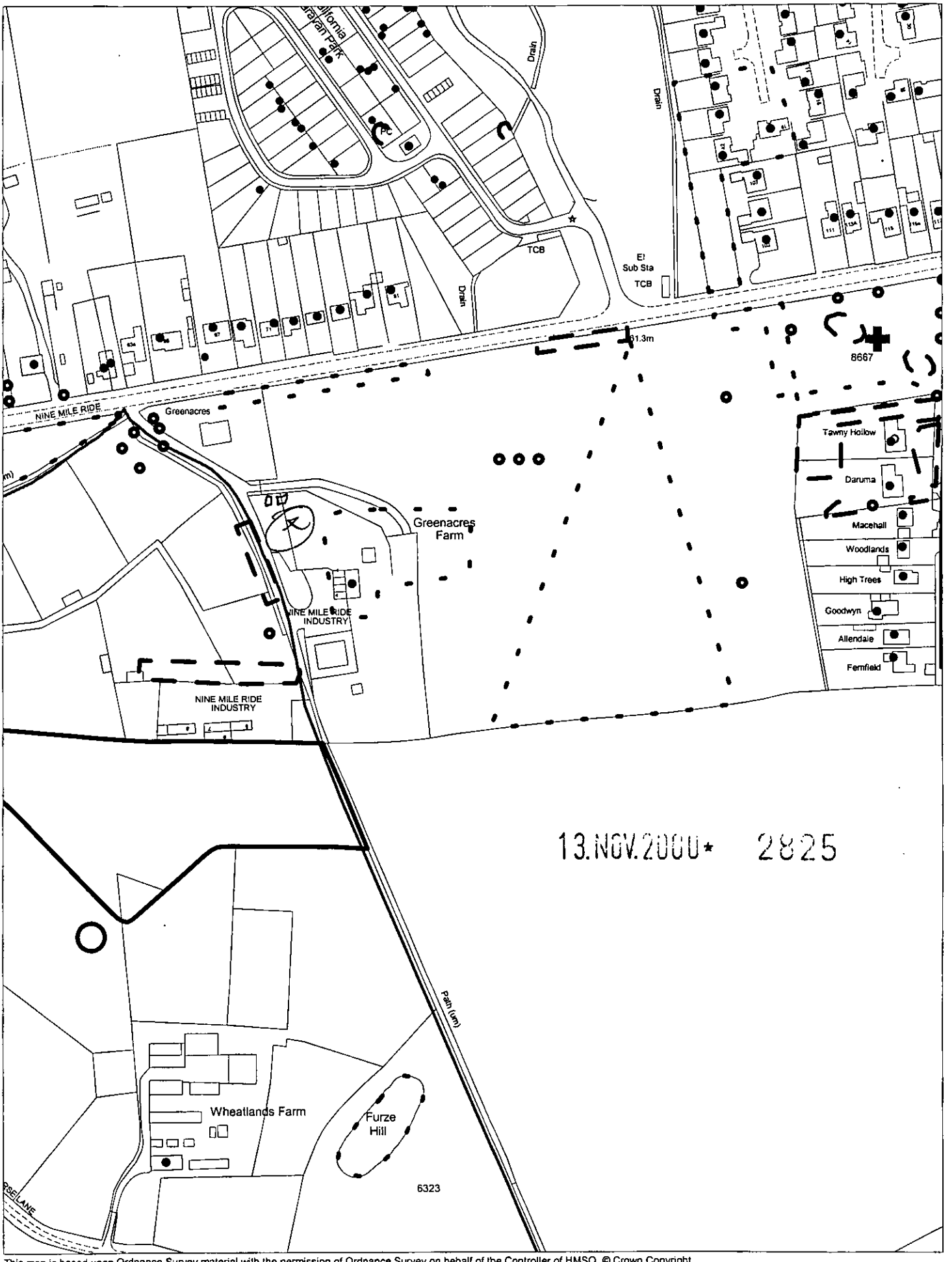
Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mike Evans P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/12/2000. Written comments submitted will become available for public inspection.

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

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