APPLICATION NO:
CLE/2000/1920

LOCATION:
Park Farm Stables Carters Hill Lane, Arborfield Reading.

APPLICANT:
Mr P Harding

PROPOSAL:
Application for certificate of existing lawful use of building as residential.

EARLIEST DATE FOR DECISION: **05/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
31/08/2000

CASE OFFICER: ~~Simon Lewis~~
Angela Odell.

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

Application No : CLE/2000/1920

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191 AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 6 July 2000 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use commenced more than 4 years ago and there has been no other use during the last 4 years.

John Mitchell

John Mitchell
Development Control Manager

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire, RG40 1WH

Date: 2 November 2000

FIRST SCHEDULE

Use of building for residential use.

SECOND SCHEDULE

Groom's accommodation, Park Farm Stables, Carters Hill, Arborfield

Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

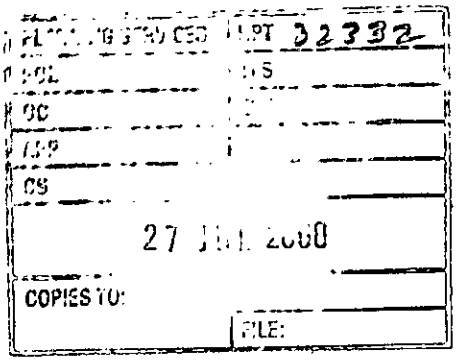
3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Our ref: SP\2000\002084\001
Your ref: CLE/2000/1920

Date: 25th July 2000

ENVIRONMENT AGENCY



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

For the attention of: Simon Lewis

Dear Sir/Madam

CERTIFICATE OF LAWFUL USE OF EXISTING BUILDING
PARK FARM STABLES, CARTERS HILL, ABORFIELD

Thank you for your letter dated 12 July 2000 which was received on 17 July 2000. You are asked to quote the following reference in any correspondence: SU76NE/17/1. The Environment Agency has the following comments:

I have checked Environment Agency records, and can find no evidence indicating the past use of the building in question.

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

Yours faithfully

Sarah Paxman
Development Planning Officer

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

Memo to: Electoral Registration **18.9.00**

From: Angela Odell **ext.6445**

PLANNING APPLICATION CLE/2000/1920
APPLICATION FOR CERTIFICATE OF EXISTING LAWFUL USE OF BUILDING FOR RESIDENTIAL USE.

Please see attached application. The accommodation in question is part of the barn shown on the attached plan. Please could you advise me whether the applicant Mr. P Harding has been registered on the electoral list at this property for at least the last 4 years.

Memo to: Community Charge, Treasurers **18.9.00**

From: Angela Odell **ext.6445**

PLANNING APPLICATION CLE/2000/1920
APPLICATION FOR CERTIFICATE OF EXISTING LAWFUL USE OF BUILDING FOR RESIDENTIAL USE.

Please see attached application. The accommodation in question is part of the barn shown on the attached plan. Please could you advise me whether the applicant Mr. P Harding has being paying community charge on it for at least the last 4 years.

185

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 June, 1999
My ref. AO/Arb.pre-app.
Your ref. JWF/LR/J/1706WOK1

Sharps Commercial
26/28 Southampton Street
READING
RG1 2QL

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) 977 8909
DX: 33506 – Wokingham

Dear Mr Fincham

PARK FARM STABLES, CARTERS HILL, ARBORFIELD

Thank you for your letter of 17 June. Whilst I appreciate that there are existing buildings on the site, we consider the proposal is unlikely to be acceptable as it would be contrary to the Council's policies.

Yours sincerely

Ao-

MRS A ODELL
Senior Planner

Tel: (0118) 974 6479 (Direct Line)

Date: 6 May, 1999

My ref: ND/Aborfield/PreApp

Your ref:

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

Mr Derek Cann
13 Manor Road
Wokingham
Berkshire
RG41 4AH

97

Dear Mr Cann,

RE: PROPOSED ALTERATIONS AT PARK FARM STUD, CARTERS HILL, ABORFIELD.

Thank you for your letter of the 10th March. A Planning Officer visited the site and I would comment as follows.

The proposed demolition and re-building of the outbuildings is likely to be acceptable if they are on the same site and of the same volume. It would have to be demonstrated that any new build that increased the volume was necessary for the intended use. The proposal should also be acceptable in massing and scale so as not to have an adverse impact upon the rural area. I also note that in the Inspectors letter (application no. 96/63275/TEM) that Condition 1 is very restrictive on the use of the barn; it was previously used as stables.

Returning the house to residential accommodation is likely to be acceptable, however I would draw your attention to Condition 12 of application no. 24892 which limits the occupation of the building. The relocation of the existing cottage within the main block elsewhere in the grounds is unacceptable as it would further impinge on the open and rural character of the area.

I hope this information is of assistance to you, however this is given without prejudice to the position of the council in its determination of any application which may be submitted.

Yours sincerely

MLT

M. L. THORP
Principal Development Control Officer

15101

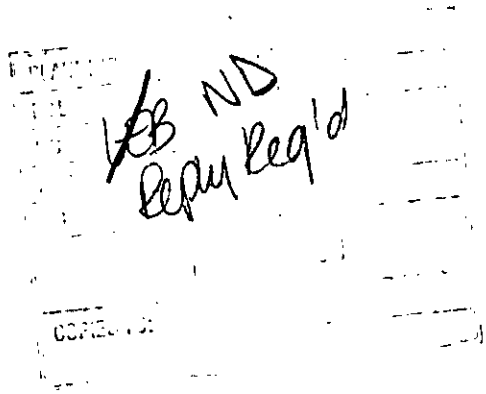
Designated countryside

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. 13 Manor Road Wokingham Berkshire RG41 4AH Telephone (0118) 978 6895

Wokingham District Council
Environmental Services Dept.
Planning Services
P.O. Box 157
Shute End
Wokingham
Berks.
RG40 1WR

Aborfield



10th March 99

House-GF office F/F residential

Dear Sir

Park Farm Stables
Carter's Hill. Parkcorner Lane Sindlesham.

My clients are considering the purchase of 'Park Lane Stables' and would like to rationalise the existing accommodation into new purpose built buildings namely: -

To demolish the outbuildings and rebuild in a sympathetic style to provide:- –

2 storey?

a) Consolidated office / light assembly accommodation to total the area of the ground floor of the house and existing ~~offices~~. light assembly - in same area poss.

Cond 1 of Inf's letter

b) Return the house to full residential use. -OK

Refer to cond limiting occup.

c) Relocate existing residential cottage (within main block) as a detached 2 bed cottage. (or alternatively contain within new development.)
with grounds NO keep within the block (2) -OK.

d) Keep stables and store or include in redevelopment. -OK.

Your comments would be appreciated prior to a planning application being made.
I would be pleased to attend your offices to discuss the above if required.

Yours sincerely

96/63275/TEM c/u redundant barn to B(c) Ground floor of dwelling to office approved at 1997.

0/24892 House LA/CA. 1986
Details/26081 House

Derek Cann

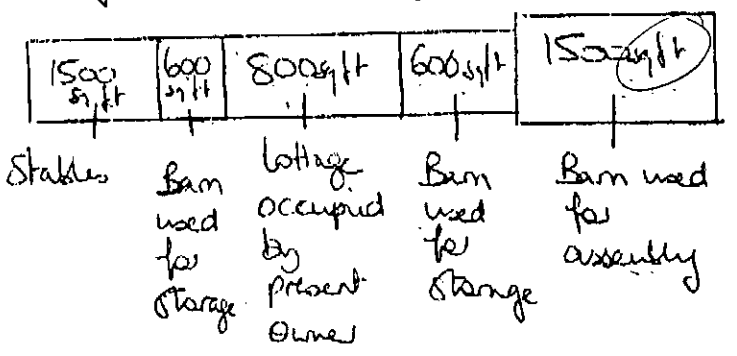
s/s outbuildings s/- concrete blocks with corrugated roof.
s/s cottage
~~Stds~~ House paddocks beyond.
House - new (modern)
gravel driveway in front of outbuildings to house

DEREK CANN ARCHITECT

Derek Cann R.I.B.A. 13 Manor Road Wokingham Berkshire RG41 4AH Telephone (0118) 978 6895

PARK FARM STABLES.

Current Use of existing buildings:





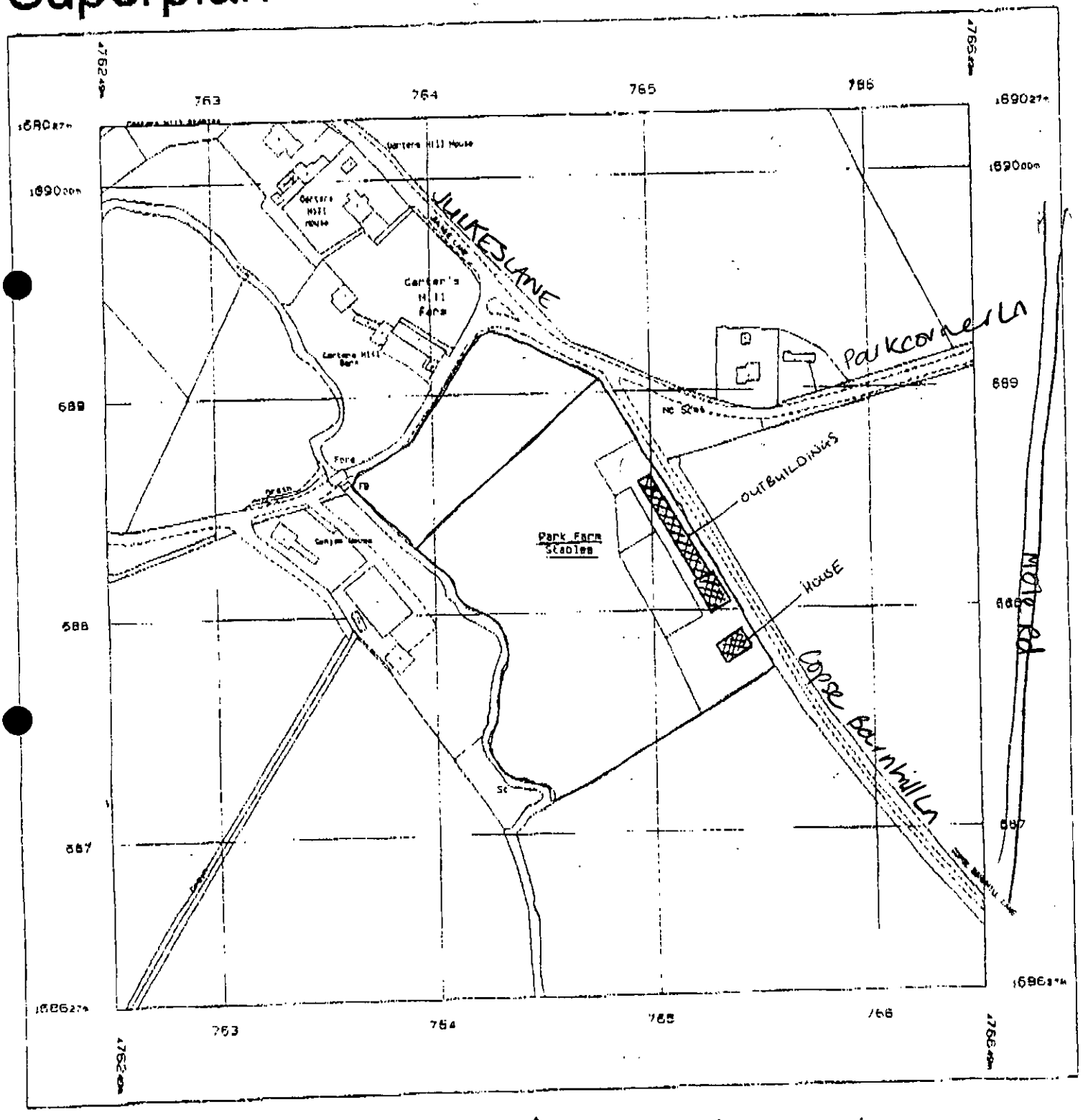
Main house used as part Offices.

Ordnance Survey®

Superplan

Planning Extract - 2

Site-centred



Anne + Nick Koutsabelouis
0181 481 3810 (Anne @ work)
0181 286 6807 (at home)

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National Grid sheet reference at centre of this Superplan: SU7668

Scale 1:2500

WOKINGHAM DISTRICT COUNCIL — ROYAL COUNTY OF BERKSHIRE

Application for permission to carry out Development – Town and Country Planning Acts

Please read the accompanying notes before completing this Form and submit six copies of the Form and plans

Note 2

For office use only
Application or Plan No. 26081
Date Received 7 JUN 1986
Trunk Road ☐

17698

PART I

1. Applicant (block letters)
Name P.D. HARDING
Address PARK FARM, PARK CORNER LANE
CAREERS HILL, ARBORFIELD, BERKS
Postcode Tel. No. 760341

Agent (if any)
Name ANDESIGN
Address 9 PERKINS WAY
WOKINGHAM, BERKS
Postcode Tel. No. 784165

2. (a) State the full address or location of the land to which this application relates. (Outline the site in red on the accompanying plans, which must be based on an Ordnance Survey Map)
AS ABOVE

Note 8/9

(b) Ordnance Survey — Edition/Sheet Number
Parcel Number

(c) Area of the site — Hectares
or, Acres
0.17 ACRES (TOTAL SITE 5 ACRES)

Note 8

3. (a) State the applicant's interest in the land which is the subject of the application.
OWNER

(b) Does the applicant, or owner of the land, own or control any adjoining land ?
(If YES shade this in blue on the site plans.)
~~YES~~ / NO *(Delete whichever does not apply)*

Note 10

4. List all plans and drawings submitted with the application.
AH/H/76A
AH/S/127A

5. (a) Give brief particulars of the proposed development including the purpose(s) for which the land/buildings will be used.
DETACHE DWELLING HOUSE TO REPLACE EXISTING CARAVAN

(b) Does the proposal involve any of the following ?
1 New building — ~~YES~~ / NO
2 Alteration or extension — ~~YES~~ / NO
3 Change of use — ~~YES~~ / NO
4 Redevelopment — ~~YES~~ / NO
5 Demolition — ~~YES~~ / NO

Note 6

6. (a) Which one of the following is the application for ?
1 Outline planning permission — ~~YES~~ / NO
2 Full planning permission — ~~YES~~ / NO
3 Approval of reserved matters — YES / ~~NO~~
4 Temporary permission or renewal of temporary permission — ~~YES~~ / NO
5 Relaxation of conditions of previous consent — ~~YES~~ / NO

(b) For the relevant previous planning decision state the Application Number and Date.
24892 submitted 28.11.85. (APPROVED)
25613 submitted 7.4.86. (REFUSED)

(c) If the answer to 6 (a) 1 is YES tick the box for any matter which the applicant requires not to be reserved for subsequent approval.
Siting ☐ Design ☐ External Appearance ☐
Means of Access ☐ Landscaping ☐

(d) If the answer to 6 (a) 3 or 5 is YES, state the particular conditions to which this application relates.
ALL CONDITIONS

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR P D HARDING
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.(O) 24892

Proposal:
DETACHED DWELLING HOUSE TO REPLACE EXISTING CARAVAN
PARK FARM PARK CORNER LANE CARTERS HILL ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 Approval of the details of the siting, design and external appearance of the buildings, the means of access thereto and the landscaping of the site (hereinafter called "the reserved matters") shall be obtained in writing from the District Planning Authority before any development the subject of this permission shall commence and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(2)

1 REASON The application is in outline only and not accompanied by detailed plans.(1R)

2 Application for the approval of the reserved matters shall be made to the District Planning Authority before the expiration of three years from the date of this permission.(3)

2 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

3 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission,or before the expiration of two years from the date of approval of the last of the reserved matters to be approved,whichever is the later.(4)

3 REASON This condition is deemed to be attached by virtue of Section 42(2) of the Town and Country Planning Act, 1971.(2R)

4 A detailed schedule and also samples of all the materials to be used in the elevations of the proposed development shall be submitted to and approved in writing by the District Planning Authority before building work commences, and this condition shall apply notwithstanding any indications as to these matters which have been given in the current application.(18)

4 REASON To ensure the use of appropriate materials and the submission of adequate details in this respect.(11R)

5 A separate garden curtilage shall be provided for the proposed dwelling, the size and position of which shall be as may be approved in writing by the District Planning Authority.(107)

5 REASON In the interests of amenity.(90R)

6 The proposal shall be in replacement of the caravan which exists on the site. The existing caravan shall be completely removed from the site prior to the erection of the new dwelling hereby approved.(7120)

6 REASON In the interest of amenity and because the site is within an area where new dwellings are not normally permitted.(98R)

7 Details of the siting, design and external appearance of any garage to be erected on the site and the means of access thereto shall be submitted to and approved in writing by the District Planning Authority prior to the erection thereof. Any garage erected on the site shall be used as a domestic garage only and shall not be used for business purposes nor for any other purpose without the prior written permission of the District Planning Authority.(73)

7 REASON In the interests of good layout, design and amenity and to ensure that any garage is retained in accordance with the District Planning Authority's parking standards.(67R)

8 Provision shall be made for services to be placed underground. No overhead wire or cables or other form of overhead servicing shall be placed over or used in the development of the application site.(130)

8 REASON In the interests of visual amenity.(13R)

9 The development hereby permitted shall be landscaped and planted in accordance with a fully detailed scheme which shall be submitted as part of the details of the proposed development as required by Condition No. 1 above. (198)

The scheme shall show full details of all the existing and proposed planting and site levels; means of enclosure and ground surface treatment. (201)

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(203)

All the landscaping and planting to be carried out in respect of the development hereby approved shall comply with the recommendations set out in B.S. 4428 1969 'General Landscaping Operations' and B.S. 3936 Pt.1 1965 'Nursery Stock'. (205)

9 REASON In the interests of amenity and to help achieve a satisfactory standard of landscaping and planting.(194R)

Continued / .....

10 The site shall only be developed by the erection of a dwelling with no more than three bedrooms and a floor area of no more than 250 square metres.(7121)

10 REASON The site is in an area wherein building development is severely restricted and the development is justified only to meet a specific need.(86R)

11 Vehicle parking shall be provided in accordance with the District Planning Authority's Parking Standards before the proposed dwelling is occupied.(602)

11 REASON In the interests of road safety.(550R)

12 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed in connection with the working and management of the equestrian centre as defined on the submitted plan including a dependant of such a person residing with him or her or a widow or widower of such a person.(7284)

12 REASON The site is within an area where building development is severely restricted and the development is justified only to meet a specific need.(7285)

INFORMATIVES:-

The Thames Water Authority or their Agents have requested the following informatives be attached to this permission and the Developer or Agent is requested to contact the Council's Engineer accordingly.(669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

The developer is required to obtain the consent of the Thames Water Authority (Pollution Controller, Scientist, Nugent House, Reading) for the installation and use of a septic tank or other form of treatment plant for the disposal of sewage.(682)

Date.....

.....
District Secretary

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

APPROVAL OF
RESERVED MATTERS

P
RJT

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To MR P D HARDING
C/O ANDESIGN
9 PERKINS WAY
WOKINGHAM
BERKS

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM BERKS RG11 1BN

Application No.(RM) 26081

Proposal:
ERECTION OF ONE DETACHED DWELLING HOUSE TO REPLACE
EXISTING CARAVAN
K FARM, PARK CORNER LANE, CAVERS HILL ARBORFIELD

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Approval of Reserved Matters (Outline permission 24892) in respect of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

1 Nothing herein contained shall be deemed to affect or vary the conditions imposed by Outline Planning Permission No 24892 dated 23/07/86 which conditions shall continue in full force and effect save insofar as they are expressly altered or varied by this permission (8)

1 REASON The conditions of the outline planning permission remain in force.(5R)

Date 20 AUG 1986

Acting District Secretary

N.B A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1971 only. Approval may also be required under the Building Regulations.

Tel. 0118 9746429 (Direct Line)

06. JUL. 2000* 19[illegible]9

Date 17-5-00

Your ref.

My ref.

. Mr P Harding
Park Farm Stables
Carters Hill
Ashampstead Cross
Berks RG8 9JJ

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

Dear

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

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

Supporting evidence required to prove that the building has been used as residential for more than 4 years. ie: sworn affidavits if nothing else available, preferably from more than one person.

P.T.O. →

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED

06.JUL.2000* 1920

Cont.

Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. 190 additional £95-00 required ☑

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1943

06.JUL.2000* 1920

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

Change of use to domestic.

---

2. Applicant (in block capitals)

Name: PATRICK DAVID HARDING

Address: PARK FARM STABLES CANNONS HILL, ARBORFIELD CROSS, BERKS

Post Code: RG2 9JJ

Tel. No: 01189760341

---

3. Agent (if any)

Name: .....

Address: .....

.....

Post Code: .....

Tel. No: .....

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. OWNER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

PARK FARM STABLES CARTERS HILL, ARBORFIELD CROSS BERKS RG2 9JJ.

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. This application is for:

*an existing use;

06.JUL.2000* 1920

*an existing operation:

✓ *an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

---

8. When was the use or activity begun, or the operation substantially completed?

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) ~~The use began more than ten years before the date of~~ this application; or

(2) ~~The use, operation or activity in breach of condition~~ began more than ten years before the date of this application; or

(3) ~~The use began within the last ten years, as a result~~ of a change of use not requiring planning permission in the last ten years; or

(4) ~~The operations were substantially completed more than~~ four years before the date of this application; or

(5) The use as a single dwellinghouse began more than four years before the date of this application.

(6) ~~Other - specify (this might include claims that~~ the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

---

11. Give any additional information you consider necessary to substantiate your claim.

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

Signed: ..... Date: 02-05-00

On behalf of: .....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS |
31 MAR 2000
COPIES TO: | ACK:
FILE:
2000* 1929

K & P Burt
Julkes House
Carters Hill
Arborfield Cross
Berkshire
RG2 9JJ

29th March 2000

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

With regards to the groom's accommodation at Park Farm Stables. We confirm that David Harding has resided in this property for the past four and half years.

Yours faithfully,

4 Worlds End
Beedon
Newbury
RG20 8SE

Telephone: 01635 248643

P Wratten

PLANNING SERVICES | HPT 27836
POL | TLS
DC | ENF PLW
APP |
31 MAR 2000
ACK: 06.JUL.

22/3/00

To whom it May concern.

I can state that I have kept my pony at Park Farm Stables, Arborfield, Reading since 1986. At that time the outbuildings were occupied and Mr Harding lived in the main house. Approximately 4-5 years ago the occupant of the outbuildings moved out and Mr Harding immediately moved in. I can catergorically say that since 1986 there has always been somebody living in the barn accomodation area.

L.S. YORK.

31 MAR 2000
COPIES TO:
ACK:
FILE:

J Defazio
The Ford
Carters Hill
Arborfield Cross
Berkshire
RG2 9JJ

06.JUL.2000* 1929

29th March 2000

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Wratten,

I can confirm that Mr Harding has been living in the groom's accommodation at Park Farm Stables since September 1995.

Yours sincerely,

Joe Defazio

ICALIS DATA SYSTEMS

PLAN	
PC	TLS
DC	ENF
APP	
CS	
CCP	ENG

06.JUL.2000* 1928

28th March 2000

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Wratten,

Ref: Park Farm Stables – Groom's accommodation

We can confirm that Mr Harding was living in the old groom's accommodation when we moved into the main house in September 1995 and is still in residence.

Yours sincerely,

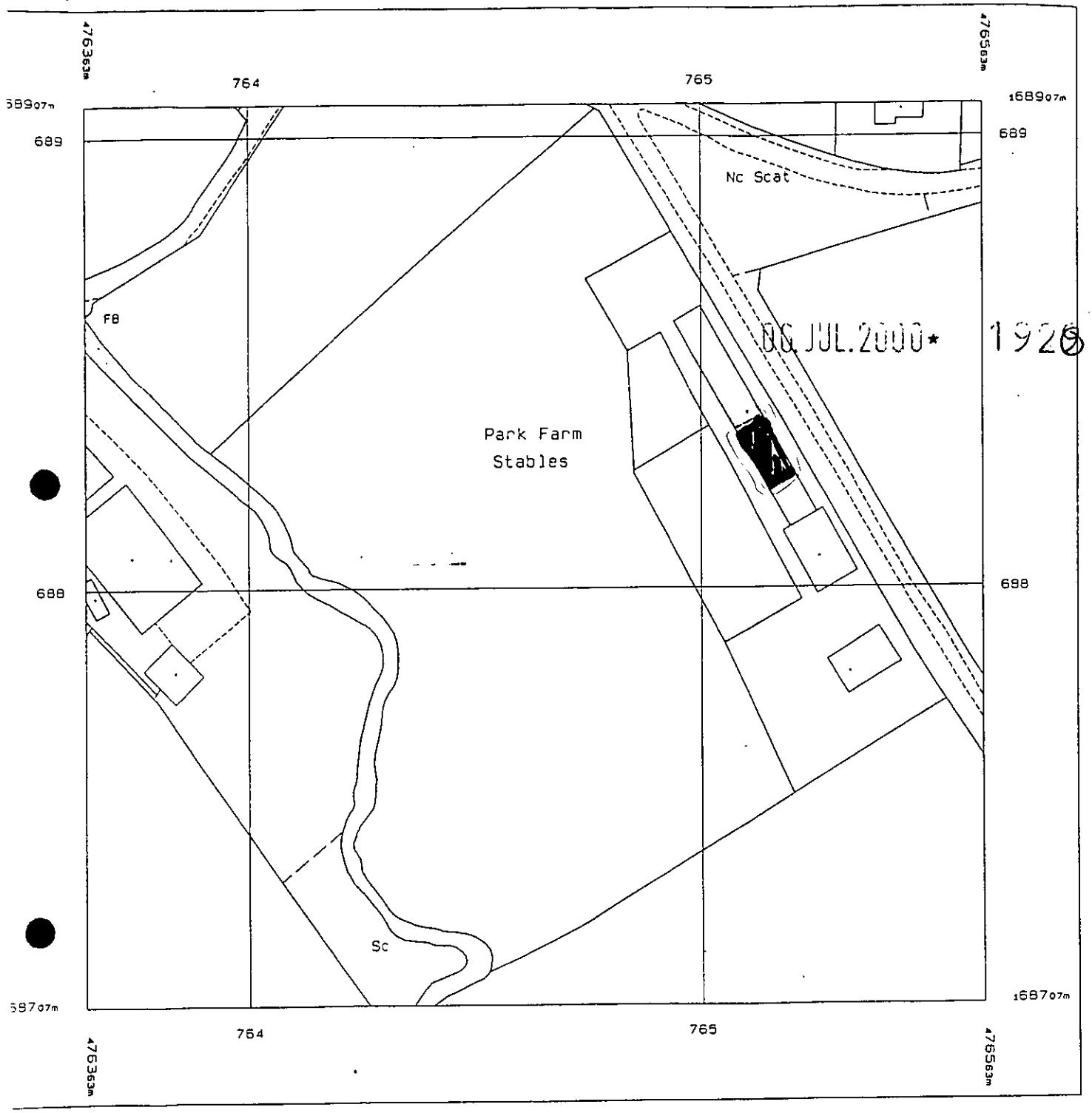
Keith Wilkinson

K A & G A Wilkinson t/a Icalis Data Systems
Park Farm Stables, Carters Hill, Arborfield Cross, Berkshire, RG2 9JJ, U.K.
Tel: +44 (0)118 976 2245 - Fax: +44 (0)118 976 2246

Ordnance Survey®
Superplan

Planning Extract - 1

Site-centred



06 JUL 2000* 1926

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Scale 1: 1250

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National Grid sheet reference at centre of this Superplan: SU7668

The representation of a road, track or path is no evidence of a right of way.

is Superplan product does not contain
l recorded map information.

Centre Coordinates: 476463 168807

Supplied by: Blackwell's Reading

06.JUL.2000* 1929

*an existing operation:

✓ *an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

---

8. When was the use or activity begun, or the operation substantially completed?

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) ~~The use began more than ten years before the date of~~ this application; or

(2) ~~The use, operation or activity in breach of condition~~ began more than ten years before the date of this application; or

(3) ~~The use began within the last ten years, as a result~~ of a change of use not requiring planning permission in the last ten years; or

(4) ~~The operations were substantially completed more than~~ four years before the date of this application; or

(5) The use as a single dwellinghouse began more than four years before the date of this application.

(6) ~~Other - specify (this might include claims that~~ the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

06.JUL.2000* 1920

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

---

11. Give any additional information you consider necessary to substantiate your claim.

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

Signed: ..... Date: 02-05-00.

On behalf of: .....

(Insert name of applicant if signed by an Agent).

WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

Memo to: Business Rates, Treasurers **22.9.00**

From: Angela Odell, Planning **ext. 6445**

PARK FARM STABLES, CARTERS HILL, ARBORFIELD

Please could you advise me whether 'Icalis' have been paying business rates on Park Farm Stables Farmhouse, and if so whether they have done so since approx. September 1995

Thanks

PLANNING SERVICES | HPT 34443
PCL
DC Do

Memo to: Electoral Registration **18.9.00**

From: Angela Odell

COPIES ext.6445 | ACK: | FILE:

PLANNING APPLICATION CLE/2000/1920
APPLICATION FOR CERTIFICATE OF EXISTING LAWFUL USE OF BUILDING FOR RESIDENTIAL USE. at Park Farm Stables, Carters Hill Lane, Arborfield

Please see attached application. The accommodation in question is part of the barn shown on the attached plan. Please could you advise me whether the applicant Mr. P Harding has been registered on the electoral list at this property for at least the last 4 years.

Angela

18/9/00.
Angela,

The attached plan doesn't help us at all. However, a Mr P. Harding has been on the Electoral Register at Park Farm House, Carters Hill, Arborfield for the last four years. I haven't had time to check back any further

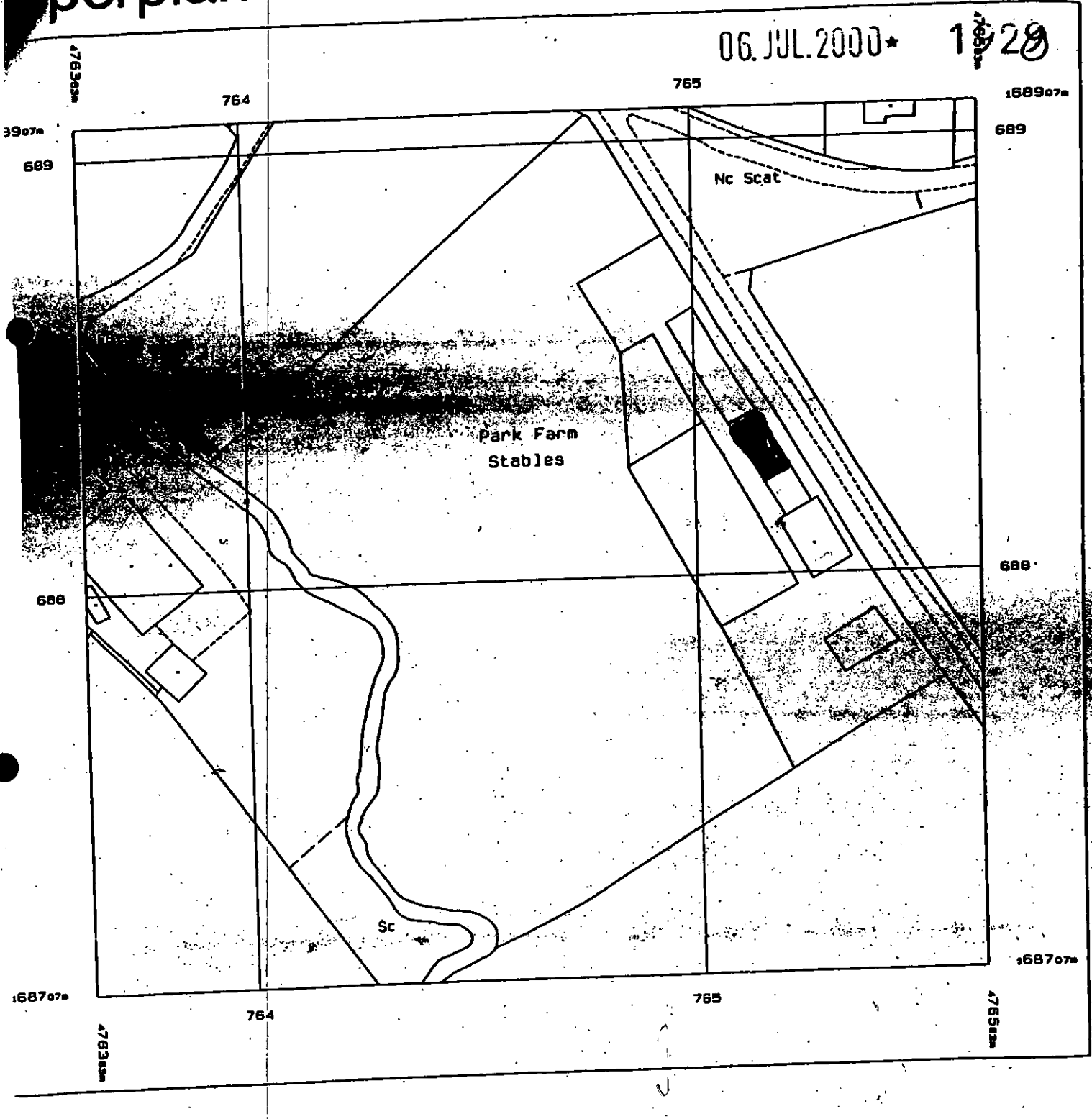
Debby Eldridge.

Ordnance Survey®

Superplan

Planning Extract - 1
Site-centred

06.JUL.2000* 1128



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Scale 1:1250

National Grid sheet reference at centre of this Superplan: SU7668

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This Superplan product does not contain all recorded map information.

Centre Coordinates: 476463 168807

Angela Odell

From: Kim Irvine
Sent: 21 September 2000 09:56
To: Angela Odell
Subject: PLANNING APPLICATION CLE/2000/1920

I can confirm we **intend** to charge Mr. Harding Council Tax for the address known as bungalow at Park Farm Stables w.e.f 9.5.96. However because we only discovered this property this year and consequently only reported it to the District Valuer this year,as yet the District Valuer has not given it a Council Tax band. (It usually takes 3- 4 months to get a band from the District Valuer) .Therefore Mr. Harding has not yet received a bill for this address.

Angela Odell

From: K Hannington
Sent: 25 September 2000 14:18
To: Angela Odell
Subject: PARK FARM STABLES CARTERS HILL ARBORFIELD

Park Farm Stud, Carters Hill offices and premises was new assessment from 9 May 1996 , Icalis Data Systems Ltd,
have been the ratepayers from this date.

regards kim

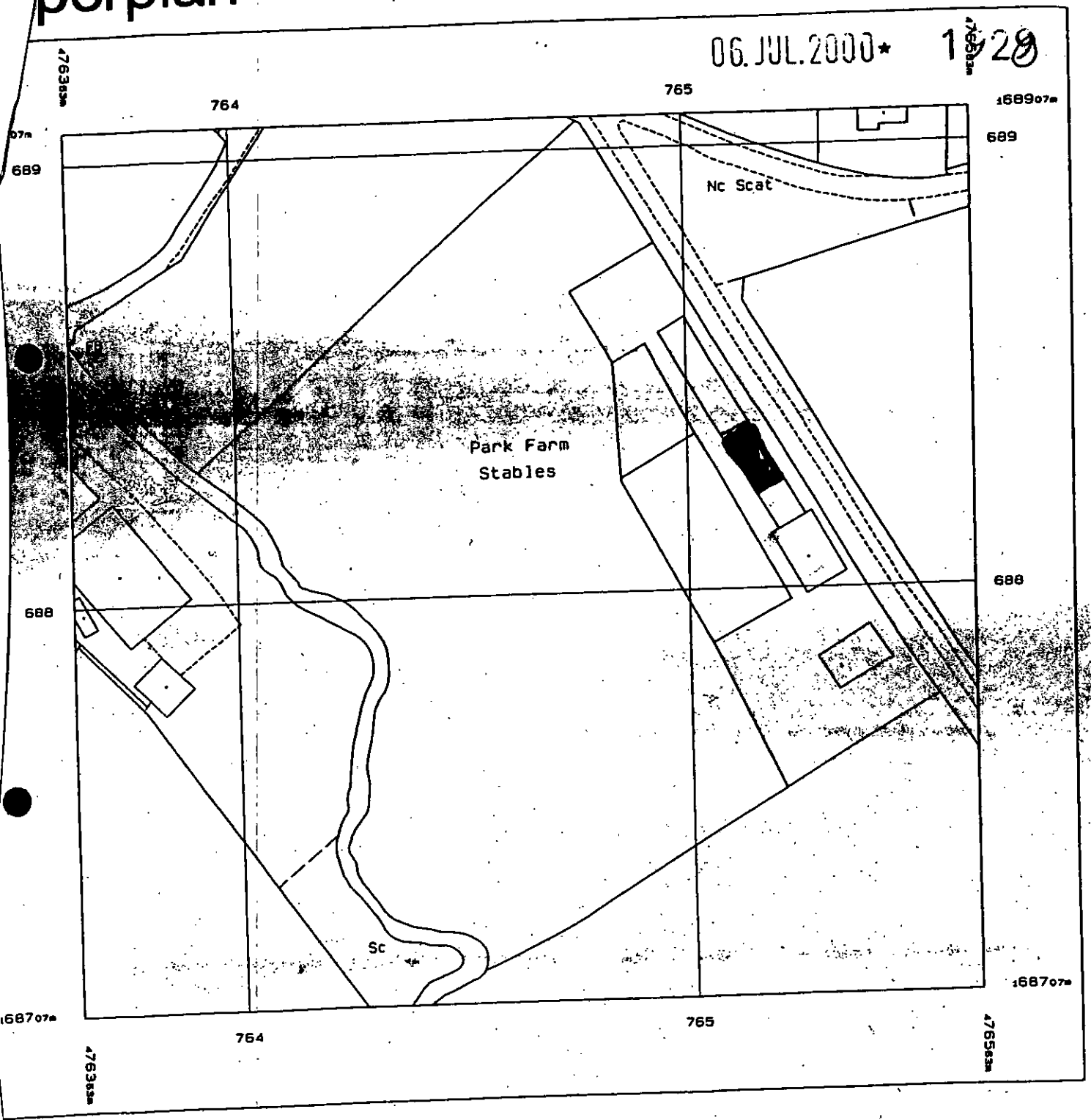
Ordnance Survey®

perplan

Planning Extract - 1

Site-centred

06.JUL.2000* 1/28



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National Grid sheet reference at centre of this Superplan: SU7668

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Superplan product does not contain recorded map information.

Centre Coordinates: 476463 168807

SV in 1995 by Freeman Wrightson — letter from FW. letter to Freeman Co. from FW.

~~say~~ said wanted it [illegible].



See Phil. W.

letter used at the Appeal

paid since May 1st 1996

Council Tax as residential unit.

but not banded.

40038140 Council Tax No.

Ton electoral roll

SNup previous

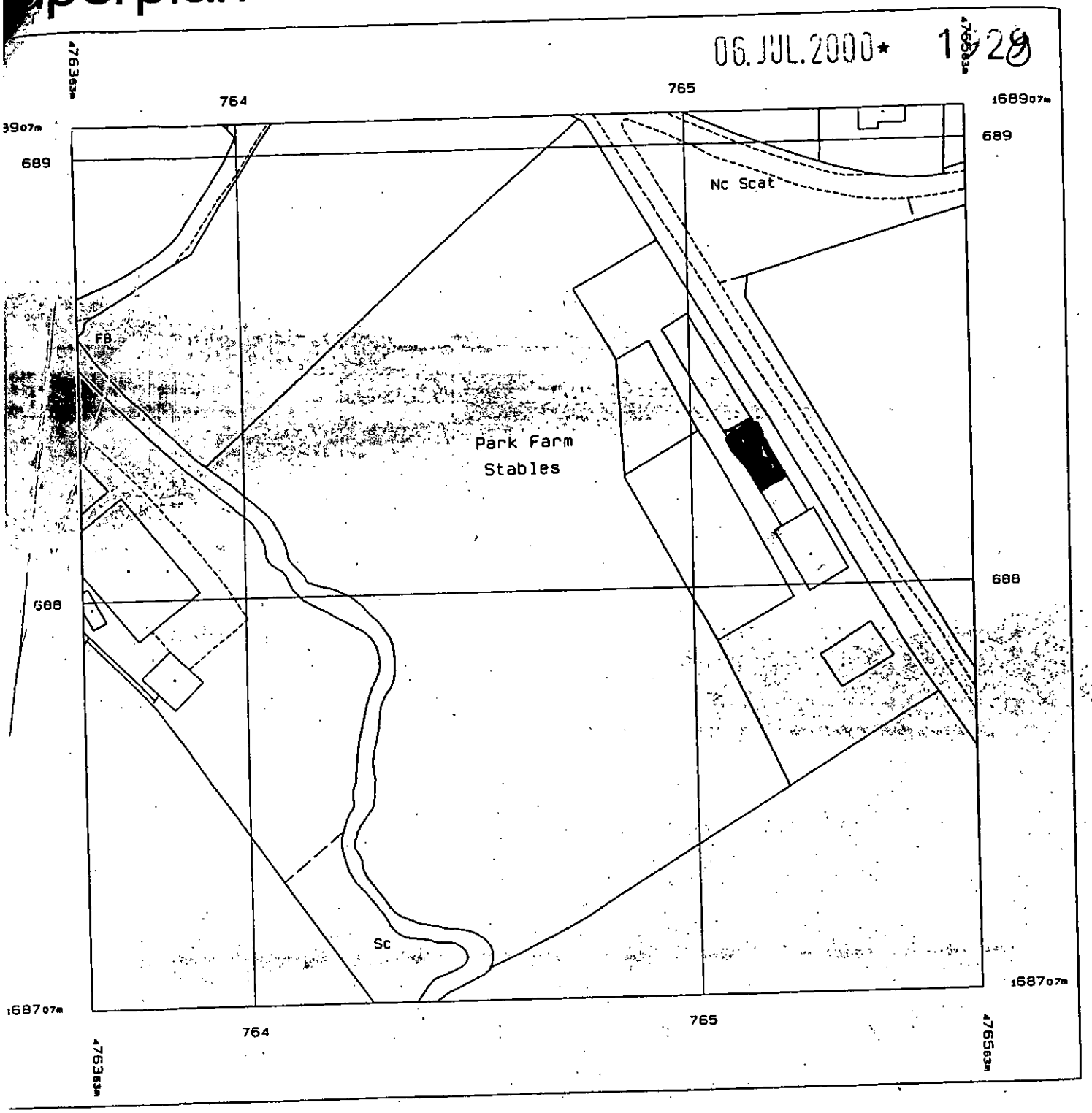
Ordnance Survey®

Superplan

Planning Extract - 1

Site-centred

06.JUL.2000* 1129



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his Superplan product does not contain
ll recorded map information.

Centre Coordinates: 476463 168807

Supplied by: Blackwell's Reading

Received by Wokingham District Council

Application No: CLE/2000/1920

Proposal:
Application for certificate of existing lawful use of building as residential.

Location:
Park Farm Stables, Carters Hill Lane, Arborfield, Reading.

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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/08/2000. 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

12 July 2000

Tel: (0118) 974 6454

Date:

My ref: CLE/2000/1920

CONFIDENTIAL

Councillor G Cowan
Birch House
Eversley Road
Arborfield Cross
Reading
RG2 9PG

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: CLE/2000/1920
Park Farm Stables, Carters Hill Lane, Arborfield, Reading.
Application for certificate of existing lawful use of building as residential.

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 **Simon Lewis** on **(0118) 974 6454**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Simon Lewis** Application Number: **CLE/2000/1920**
Park Farm Stables, Carters Hill Lane, Arborfield, Reading.
Application for certificate of existing lawful use of building as residential.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____
_____

Signed: _____ Date: _____

Councillor G Cowan

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

WORK SHEET FOR : ~~Simon Lewis~~ Angela Dell.

Application Number : CLE/2000/1920

Applicant : Mr P Harding .

Location : Park Farm Stables, Carters Hill Lane, Arborfield, Reading.

Proposal : Application for certificate of existing lawful use of building as residential.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : 14.9.00

Date Registered : 06/07/2000

Earliest Date for Decision : 05/08/2000

Latest Consultation Date/Site Notice Expiry Date : 05/08/2000

This application will have expired on: 31/08/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: CLE/2000/1920

Appraisal :

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

Application Number CLE/2000/1920
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Park Farm Stables
Carters Hill Lane Arborfield Reading.

APPLICATION NUMBER:
CLE/2000/1920

OFFICER: Simon Lewis

DATE OF SITE VISIT: 14.9.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Countryside – sporadic dwt. off unmade road

3. DESCRIPTION OF SITE/BUILDING Part of block + corrugated metal roof building. Comprises living room, bedroom, k. + bath. + 2 junk rooms adjoining in RHS, but these in too poor condition to live in ~~other~~ appears to be only used for domestic storage.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected 'dwelling' at end currently entirely used as offices

5. SITE CONSTRAINTS

TREES —

ACCESS/PARKING at end of bayon.

LEVELS flat

BOUNDARY TREATMENT —

OTHERS

PLANNING SERVICES | HF
PSL | TLS
DC | JF
AP
CS
COPIES TO

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Simon Lewis
Planning Department

Date: 19/07/00

PARK FARM STABLES, CARTERS HILL, ARBORFIELD

I have no objections to the above property obtaining a certificate of lawful use.

J Mullaney

John Mullaney
Environmental Health Officer

HIGHWAYS CONSULTATION SHEET

SMH

From: Simon Lewis **Date:** 12 July 2000

Application Number: CLE/2000/1920

Proposal: Application for certificate of existing lawful use of building as residential.

Parish: ARBORFIELD PARISH

Site Address:
Park Farm Stables, Carters Hill Lane, Arborfield, Reading.

Applicant:
Mr P Harding .

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

✓ below as applicable;

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

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

27.7.00

WOKINGHAM D.C. DEVELOPMENT CONTROL

(*) PRE-APPS (*) ATTACHED

Valid 67/74 006

Start date: ~~23 MAY 2000~~ 06 JUL 2000	Map No. ..... Site ~~2-06~~
Officer: JL	Application No. CLE/2000/1920
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☑ Incorrect Fee ☑ Invalid ☐ PD

Description:
CLU(E) APPLICATION FOR CERTIFICATE OF EXISTING LAWFUL USE OF BUILDING AS RESIDENTIAL

Location: PARK FARM STABLES CARTERS HILL

Parish: ARBORFIELD Ward: Arborfield 12.7.2000 ✓ 13/7

Applicant: MR P HARDING

Fee Received 95-00 Required 190-00 ✓ Additional 95-00 requested 18/5 Refund .....

Enforcement Section to be notified (11) ☑ tick if required PW received 6/7/00

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	only 1.	18/5	✓
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned	Q10 – condition breached? only 1 form	18/5	✓
4	Correct S 66 certificate	supporting evidence required.	18/5	✓
5	Elevation plans	Proove it's been used for		
6	Floor plans	more than 4 years		
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 : 12.7.2000 ✓13/7

Parish Council Informed - YES / NO ✓13/7

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health ✓13/7	NA: ✓
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways ✓13/7	XA: ✓

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS: Rural Area

.....

.....

..... 2 x pre-apps attached.

NEIGHBOURS:

..... ✓13/7 S/N + "Spring Copse", Carters Hill, Ansfield Cross

..... "Swallowbrook", Carters Hill,

..... "Tudor House" } ✓

..... "Jukes" } Carters Hill

..... "The Ford" }

..... Carters Hill Barn, Carters Hill Lane

..... Sanjee House, Carters Hill Lane

..... Carters Hill Farm, Carters Hill Lane

.....

1943

06. JUL. 2000* 1928

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

Change of use to domestic.

---

2. Applicant (in block capitals)

Name: PATRICK DAVID HARDING

Address: PARK FARM STABLES, CARTERS HILL, ARBORFIELD CROSS, BERKS

Post Code: RG2 9JJ

Tel. No: 01189760341

---

3. Agent (if any)

Name: .....

Address: .....

.....

Post Code: .....

Tel. No: .....

(1) ADDRESS PARK FARM STUD CARTERS HILL PARISH ARBORFIELD

PLOT No. ORD. SHEET No. 74

BUILDER ~~0/293/66~~ ~~0/110/67 CIA~~

Plan No.	Applicant	Description of Development	Date of Decision	Decision
04672 -	Mr J Hughes	Mobile Home	8.7.76	N/A REF
04808 -	MR. S. STEVENS	O/APP DWELLING & GARAGE	8.7.76	N/A REF
07792 -	MR. S. HUGHES	MOBILE HOME	16.3.78	N/A RE
08980 -	"	O/APP. DWELLING	31.8.78	N/A RE
08981 -	"	MOBILE HOME	31.8.78	N/A RE
10381 -	"	O/APP. FARM BLDGS. TO DWELLING	5.9.79	N/A RE
10522 -	"	MOBILE HOME	5.7.79	N/A REF
10523 -	"	DEM. OF SOME FARM BLDGS, REMOVE HARDSTANDING & CARAVAN - ERECT BUNGALOW	5.7.79	N/A REF
14382 -	"	Siting mobile home	20.11.80	N/A Ref
17207 -	MISS R. HARDING	USE OF PREMISES AS STUD FARM & SCHOOLING FARM 1 CARAVAN	8.4.82	N/A CIA TP
17208 -	"	SITE LICENCE	8.4.82	N/A TP

DATE OF COMPLETION

MINISTRY DECISION 04672 - APPEAL DISMISSED - 27.9.77

SPECIAL ORDERS 08981 - CARAVAN SITE LICENCE - REFUSED

DRAINAGE

091074

(2) ADDRESS PARK FARM STUD CARTERS HILL PARISH ARBORFIELD

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
22058 RTP -	Mr. P.S. Harding	Ren. T.P. 1 Mobile home	23.8.84	N/A 31.8
22059 RSL -	"	site license "	23.8.84	N/A
23696 -	" O/L	DET. HOUSE - PART STATE ACC	20.6.85	R
		- " BUSINESS PREMISES		
24892 -	" O/L	" TO REPLACE CARAVAN	30.1.86	CI
25613 -	"	DET. DWELLING "	12.6.86	R
BRA653	"	DET. HOUSE	14.5.86	APP N/A
26081 -	"	"	7.8.86	CIA
33492 -	"	TIPPING TO RAISE LEVEL OF PADDOCK	10.8.89	CI
40081	"	BARN TO CATTERY WITH ALTS.	20.11.92	CI
41184	"	RELAX. COND. 3 ON 33492 (CONTINUE INFILLING)	7.6.94	30.9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(3) ADDRESS HAWK FARM STUD COPTERS HILL PARISH NIDDERDALE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
96/63275/REM	CALLS DATA SYSTEMS	90/USE REMAINDER	9.5.96	RE
	APPEAL	BARN TO WORKSHOP		
		B1(c) GROUND FLOOR		
		DWELLING TO OFFICES	B(6)	
Var/2000/1140				

DATE OF COMPLETION

MINISTRY DECISION 63275 - APPEAL ALLOWED - 22.7.97

SPECIAL ORDERS

DRAINAGE

091074

Arborfield & Newland Parish Council

25 Melrose Gardens
Arborfield Cross
Berkshire
RG2 9PY
Tel 01189 760680
Fax 01189 760680
E-mail parishclerk@arborfield.org.uk

PLANNING SERVICES
POL
DC
APP
CS
15 AU
COPIES TO:
LS 33037
ACK:
FILE:

10 August 2000

Mr S Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham
Berkshire
RG41 1WH

Dear Mr Lewis

Application CLE/2000/1920

Planning Application 96/63275/TEM this was for a change of use of a redundant barn for a workshop and use of the ground floor of the house for associated offices. This was refused but was then granted at Appeal about the 1st July 1997 for five years temporary permission.
The house was built by Mr Harding to replace the unsatisfactory living conditions of the barn; we dispute that Mr Harding was living in the barn in September 1995 as permission was only granted to Icalis at about July 1997.
Some of the witnesses have a vested interest in the outcome of this application therefore they cannot be considered reliable.
We have spoken to some residents in the vicinity and they cannot recall Mr Harding living in the barn for four years.
There has been a deliberate attempt to deceive the Council, as there has been no mention of living accommodation being required in the barn, as suitable accommodation had already been built.
Has Mr Harding paid residential Council Tax for living in the barn in the last 4-5 years?
Have Icalis paid commercial rates for the whole house in the last 4-5 five years?
We strongly object, as we do not believe that Mr Harding has lived in the barn for the last 4-5 years.

If permission is granted will the residential permission be attached to agricultural use?

Yours sincerely

Miss Zoe Cowan
Clerk to the Council

Tel. 0118 9746429 (Direct Line)

Date 17-5-00

Your ref.

My ref.

Mr P Harding
Park Farm Stables
Carters Hill
Ashenfield Cross
Berks RG2 9JJ

PART 1 REGI
06. JUL. 2000* 1
DELEGATED

WOKINGHAM DISTRICT COUNCIL

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

Dear

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

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

Supporting evidence required to prove that the building has been used as residential for more than 4 years. ie: Sworn affidavits if nothing else available, preferably from more than one person.

P.T.O. →

INVESTORS IN PEOPLE UK
RECYCLED PAPER
NAPM APPROVED RECYCLED

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: PART 1 REGISTER ☐

9) The Section 66 Certificate is missing/unsigned/not deleted. ☐

10) No fee has been submitted OR the fee submitted is incorrect and should be £. 190 additional £95-00 required ☑

11) The following floor plans are required: ☐

12) The following elevational plans are required: ☐

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst.

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1943

06.JUL.2000* 1920

For the Council's use only:

Application No: .....

Date received: .....

WOKINGHAM DISTRICT COUNCIL

Town and Country Planning Act 1990, Section 191, as amended by Section 10 of the Planning and Compensation Act 1991.

Town and Country Planning General Development (Amendment) Order, 1992.

APPLICATION FOR A CERTIFICATE OF LAWFULNESS FOR AN *EXISTING* USE OR OPERATION OR ACTIVITY IN BREACH OF A PLANNING CONDITION.

---

1. Description of existing use or operation or activity applied for:

Change of use to domestic.

---

2. Applicant (in block capitals)

Name: PATRICK DAVID HARDING

Address: PARK FARM STABLES, CARTERS HILL, ARBORFIELD CROSS, BERKS

Post Code: RG2 9JJ

Tel. No: 01189760341

---

3. Agent (if any)

Name: .....

Address: .....

.....

Post Code: .....

Tel. No: .....

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. OWNER

PART 1 REGISTER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

PARK FARM STABLES CARTERS HILL, ARBORFIELD CROSS
BERKS RG2 9JJ.

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. This application is for:

*an existing use;

06.JUL.2000* 1929

*an existing operation:

✓ *an existing use, operation or activity in breach of a condition;

being a use, operation or activity subsisting on the date of this application.

(*Tick whichever is applicable).

---

7. If there is more than one subsisting use of, or operation or activity on the land at the date of this application, describe fully each of them and, where appropriate, show to which part of the land each use, operation or activity relates.

---

8. When was the use or activity begun, or the operation substantially completed?

---

9. Under what grounds is the certificate sought?

(Delete those which are not applicable)

(1) ~~The use began more than ten years before the date of~~ this application; or

(2) ~~The use, operation or activity in breach of condition~~ began more than ten years before the date of this application; or

(3) ~~The use began within the last ten years, as a result~~ of a change of use not requiring planning permission in the last ten years; or

(4) ~~The operations were substantially completed more than~~ four years before the date of this application; or

(5) The use as a single dwellinghouse began more than four years before the date of this application.

(6) ~~Other - specify (this might include claims that~~ the change of use or operation was not development, or that it benefited from planning permission granted under the Act or by the General Development Order).

PART 1 REGISTER

10. If the certificate is sought for a use, operation or activity in breach of a condition or limitation, specify the condition or limitation which has not been complied with, and attach a copy of the relevant planning permission.

---

11. Give any additional information you consider necessary to substantiate your claim.

(Continue on a separate sheet if necessary)

---

12. List here all the documents, drawings or plans which accompany this application.

I/We hereby apply for a lawful use or development certificate under Section 191 of the 1990 Act in respect of the existing use, operations or activity described in this application and the documents, drawings and plans which accompany it. I/We enclose the appropriate fee of £.....

Signed: ..... Date: 02-05-00

On behalf of: .....

(Insert name of applicant if signed by an Agent).

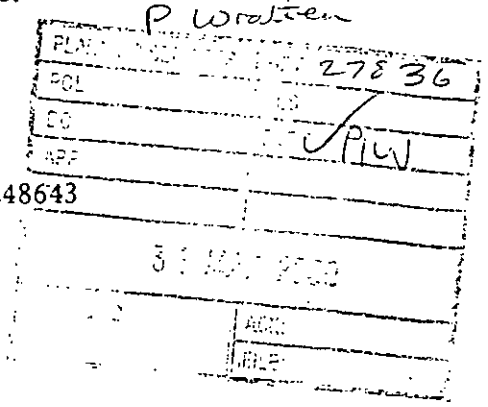
WARNING: The amended Section 194 of the 1990 Act provides that it is an offence to furnish false or misleading information or to withhold material information with intent to deceive. Section 193(7) enables the Council to revoke, at any time, a certificate they may have issued as a result of such false or misleading information.

06.JUL.2000* 1929

P Written

4 Worlds End
Beedon
Newbury
RG20 8SE

Telephone: 01635 248643

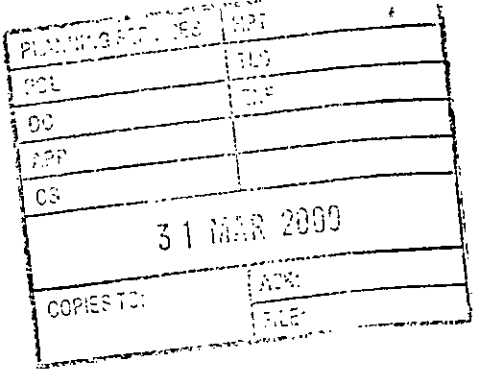


22/3/00

To whom it May concern.

I can state that I have kept my pony at Park Farm Stables, Arborfield, Reading since 1986. At that time the outbuildings were occupied and Mr Harding lived in the main house. Approximately 4-5 years ago the occupant of the outbuildings moved out and Mr Harding immediately moved in. I can categorically say that since 1986 there has always been somebody living in the barn accomodation area.

L.S. YORK.



06.JUL.2000* 1929

K & P Burt
Julkes House
Carters Hill
Arborfield Cross
Berkshire
RG2 9JJ

29th March 2000

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Sir,

With regards to the groom's accommodation at Park Farm Stables. We confirm that David Harding has resided in this property for the past four and half years.

Yours faithfully,

06. JUL. 2000* 1929

J Defazio
The Ford
Carters Hill
Arborfield Cross
Berkshire
RG2 9JJ

29th March 2000

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Wratten,

I can confirm that Mr Harding has been living in the groom's accommodation at Park Farm Stables since September 1995.

Yours sincerely,

Joe Defazio

ICALIS
DATA
SYSTEMS

28th March 2000

06.JUL.2000* 1920

Mr P Wratten
Planning Enforcement Officer
Wokingham District Council
Environmental Services Department
PO Box 157, Shute End
Wokingham
Berkshire
RG40 1WR

Dear Mr Wratten,

Ref: Park Farm Stables – Groom's accommodation

We can confirm that Mr Harding was living in the old groom's accommodation when we moved into the main house in September 1995 and is still in residence.

Yours sincerely,

Keith Wilkinson

K A & G A Wilkinson t/a Icalis Data Systems
Park Farm Stables, Carters Hill, Arborfield Cross, Berkshire, RG2 9JJ, U.K.
Tel: +44 (0)118 976 2245 - Fax: +44 (0)118 976 2246

06.JUL.2000* 1928

4. (1) Nature of applicant's interest in the land, e.g. owner, lessee, occupier. OWNER

(2) If you do not have an interest:

(a) give name(s) and address(es) of anyone you know who has an interest in the land.

(b) state the nature of their interest (if known).

(c) state whether they have been informed about this application.

YES/NO

---

5. Address or exact location of the land to which this application relates:

PARK FARM STABLES CARTERS HILL ARBORFIELD CROSS
BERKS RG2 9JJ.

Describe here and enclose ( ) copies of an OS-based plan showing the boundary of the land edged in red.

---

6. This application is for:

*an existing use;

APPLICATION No: CLE/2000/1920

CASE OFFICER: Simon Lewis

Applicant : Mr P Harding .

Location : Park Farm Stables, Carters Hill Lane, Arborfield, Reading.

Proposal : Application for certificate of existing lawful use of building as residential.

Date Registered : 06/07/2000
Earliest Date for Decision : 05/08/2000
Latest Consultation Date/Site Notice Expiry Date : 05/08/2000
Application Expiry Date: 31/08/2000

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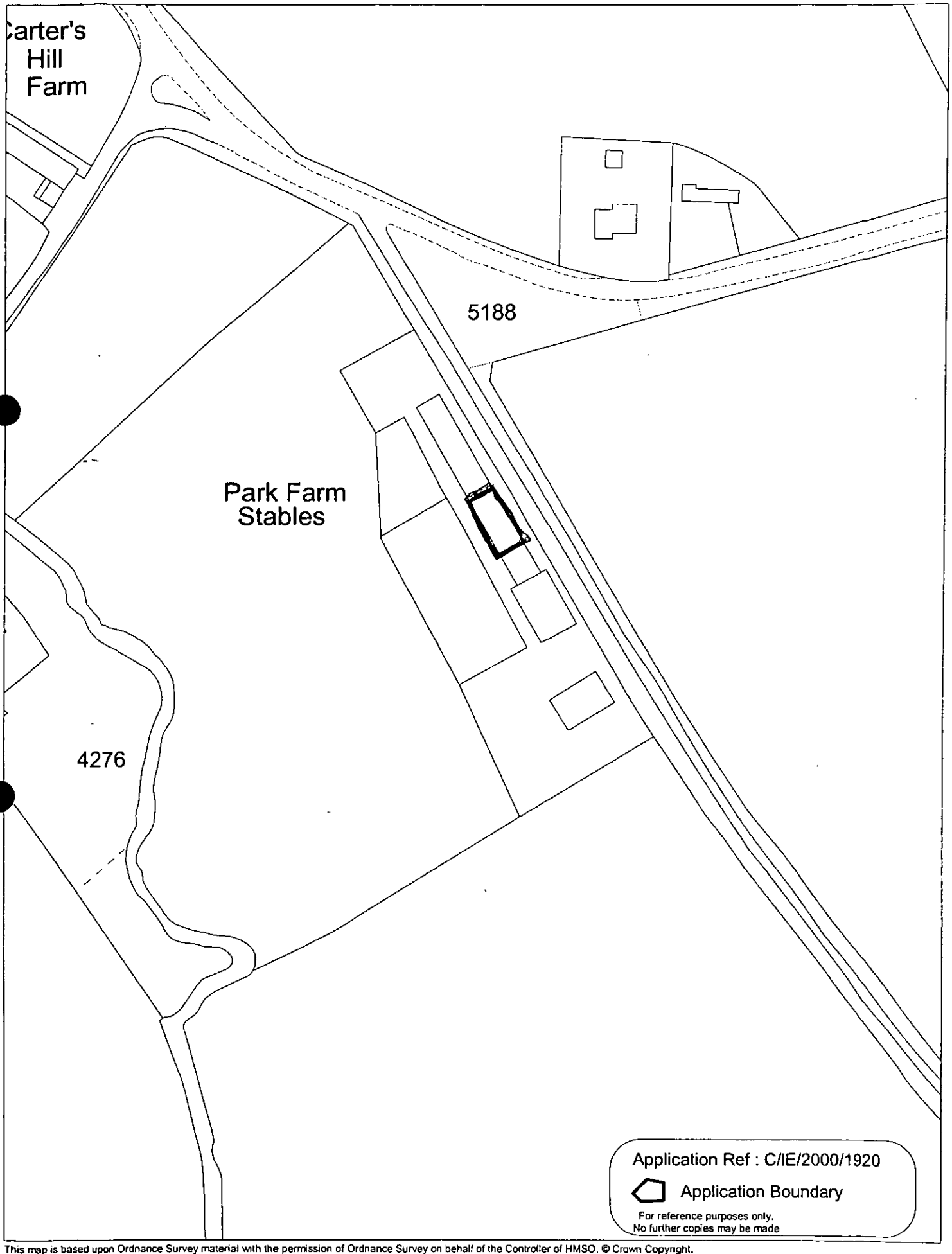

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Development Control Section, Environmental Services, Wokingham District Council.
2 November 2000 Scale: 1 : 1250

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APPLICATION CLE/2000/1920
APPLICATION FOR A CERTIFICATE OF EXISTING LAWFUL USE OF BUILDING AS RESIDENTIAL USE AT PARK FARM STABLES, CARTERS HILL LANE, ARBORFIELD
APPLICANT: DAVID HARDING

Information provided by the applicant
On the application form states he has lived in the building for at least 4 years. He also submitted letters from:

Letters from:
1. K & P Burt of Julkes House, Carters Hill dated 29.3.00: States that David Harding has resided in the groom's accommodation for the past 4 and a half years.
2. L.S.York of 4, Worlds End, Beedon, Newbury dated 22.3.00: States that they kept their pony at Park Farm Sables since 1986. At that time the outbuildings were occupied and Mr. Harding lived in the main house. About 4-5 years ago the occupant of the outbuildings moved out and Mr. Harding immediately moved in. States there has always been somebody living in the barn accommodation area.
3. J Defazio, The Ford, Carters Hill dated 29.3.00: Confirms that Mr. Harding has been living in the groom's accommodation at Park Farm Sables since September 1995.
4. Icalis of Park Farm Stables, Carters Hill dated 28.3.00: Confirms that Mr. Harding was living in the groom's accommodation when they moved into the main house in September 1995 and is still in residence.

Arborfield & Newland Parish Council
Disputes that Mr. Harding was living in the barn in September 1995 as permission was only granted to Icalis at about July 1997 (to part occupy the house as offices). Some witnesses have a vested interest in the outcome and therefore not reliable. Have spoken to some residents and they cannot recall Mr. Harding living in the barn for 4 years. Object.

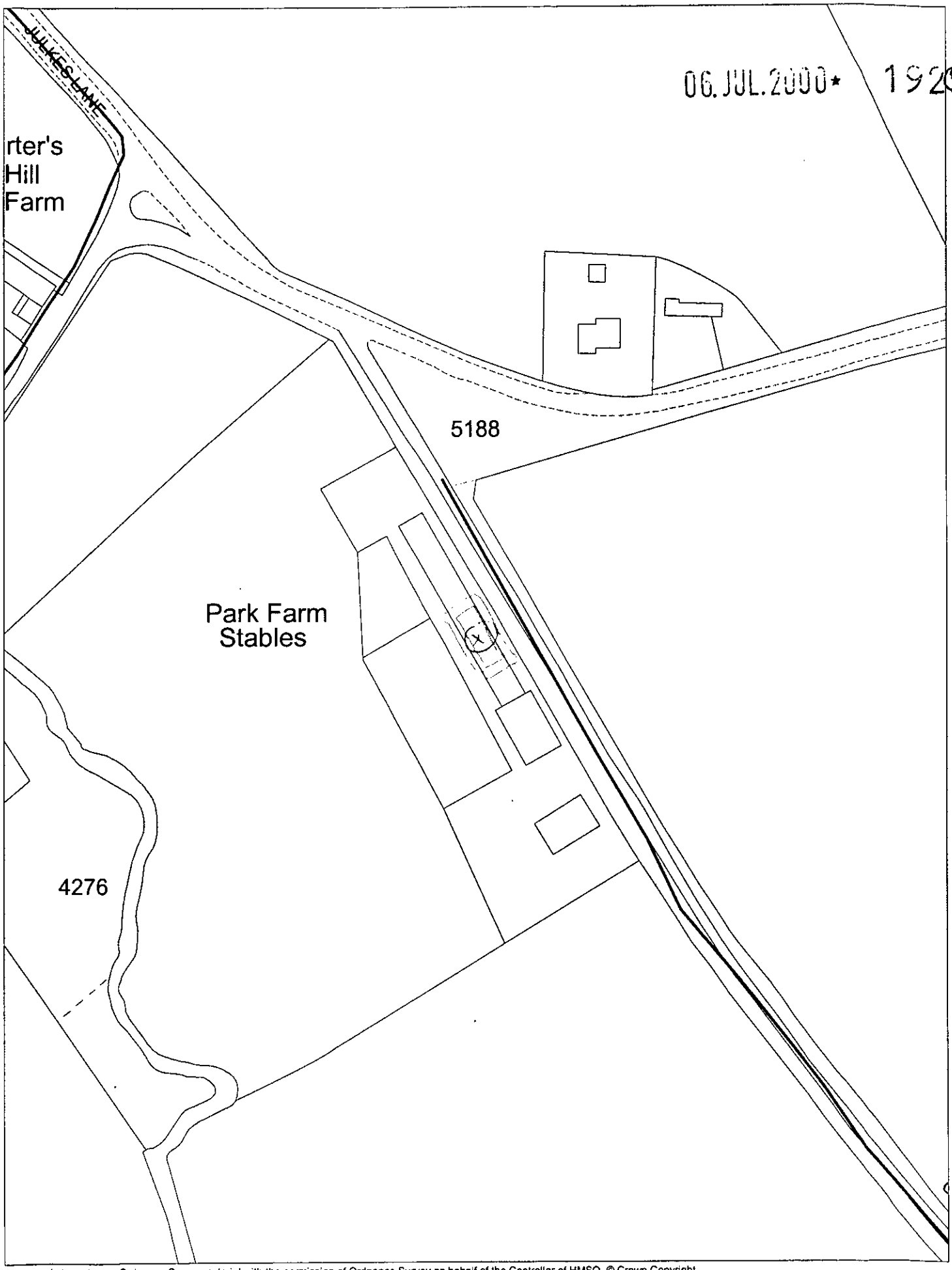
Information provided by the planning dept.
Planning History
Application 26081 for erection of detached house allowed 7.8.86.
Application 96/63275/TEM for Icalis data Systems for change of use of barn to workshops and use of ground floor of house for associated offices was refused permission on 9.5.96 but allowed on appeal on 22.7.97. Then Application VAR/2000/1140 to retrospectively also allow change of use of first floor temporarily to offices was refused on 18/9/00.
Enforcement
Nothing on the file that gives any indication either way. However, Mr. Harding has said that Feargus Wright visited the property and saw it in residential use at least 4 years ago. However, there are no notes from Feargus about this.

Information provided by the Rates Dept.
State that Park Farm Stud, Carters Hill offices and premises was new assessment from 9 May 1996, and Icalis Data Systems Ltd. Have been the ratepayers from this date.
Council Tax – Community Charge
Confirm they *intend* to charge Mr. Harding Council tax for the address known as the bungalow at park Farm Stables w.e.f. 9.5.96. However, because they only discovered this property this year it is being assessed for its banding, so no bill has yet been sent to Mr. Harding.

Information provided by Electoral Registration
States that Mr Harding has been on the Electoral register at Park Farm for the last 4 years. (hasn't had time to check back any further)

APPRAISAL
There appears to be sufficient evidence to show that Mr. Harding has been living at park farm Stables for the last 4 years. The question is as to whether he has been living in 'the barn' for all these 4 years, or whether he was living for some part of this time in the first floor of the house (with the ground floor being occupied for offices). The only evidence against the application is put forward by the Parish Council. They refer to the appeal decision being issued in 1997. However, it is clear that this was at least in part retrospective in relation to Icalis's occupation of at least part of the house as offices. The Parish Council state that they have spoken to some residents in the vicinity who cannot recall Mr. Harding living in the barn for 4 years. However, no letters have been received from any local residents to this effect.

RECOMMENDATION
On the balance of probability consider should grant certificate.



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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2000

Scale: 1 : 1250

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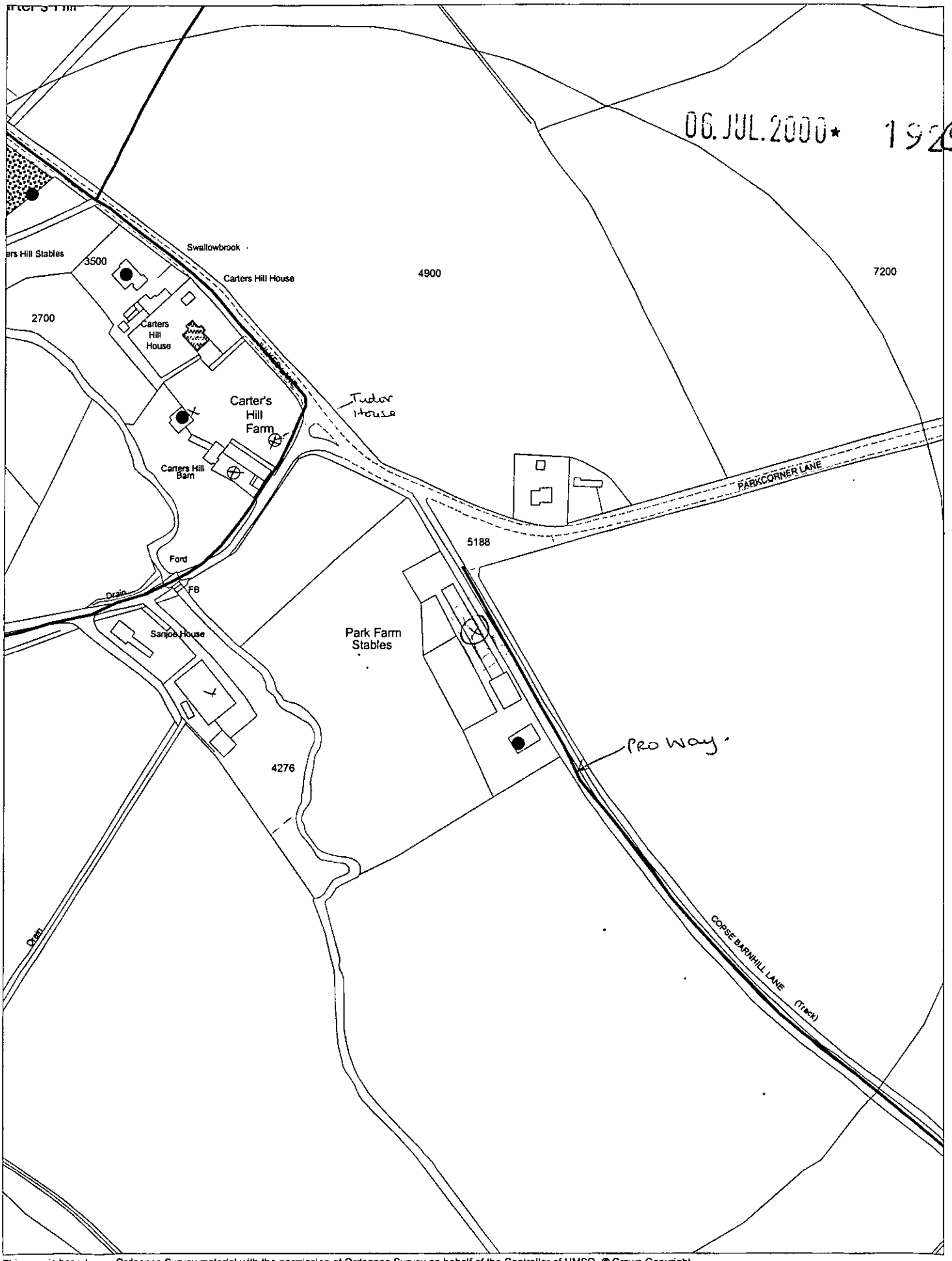

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Development Control Section, Environmental Services, Wokingham District Council.

11 July 2000 Scale: 1 : 2500

N W E S

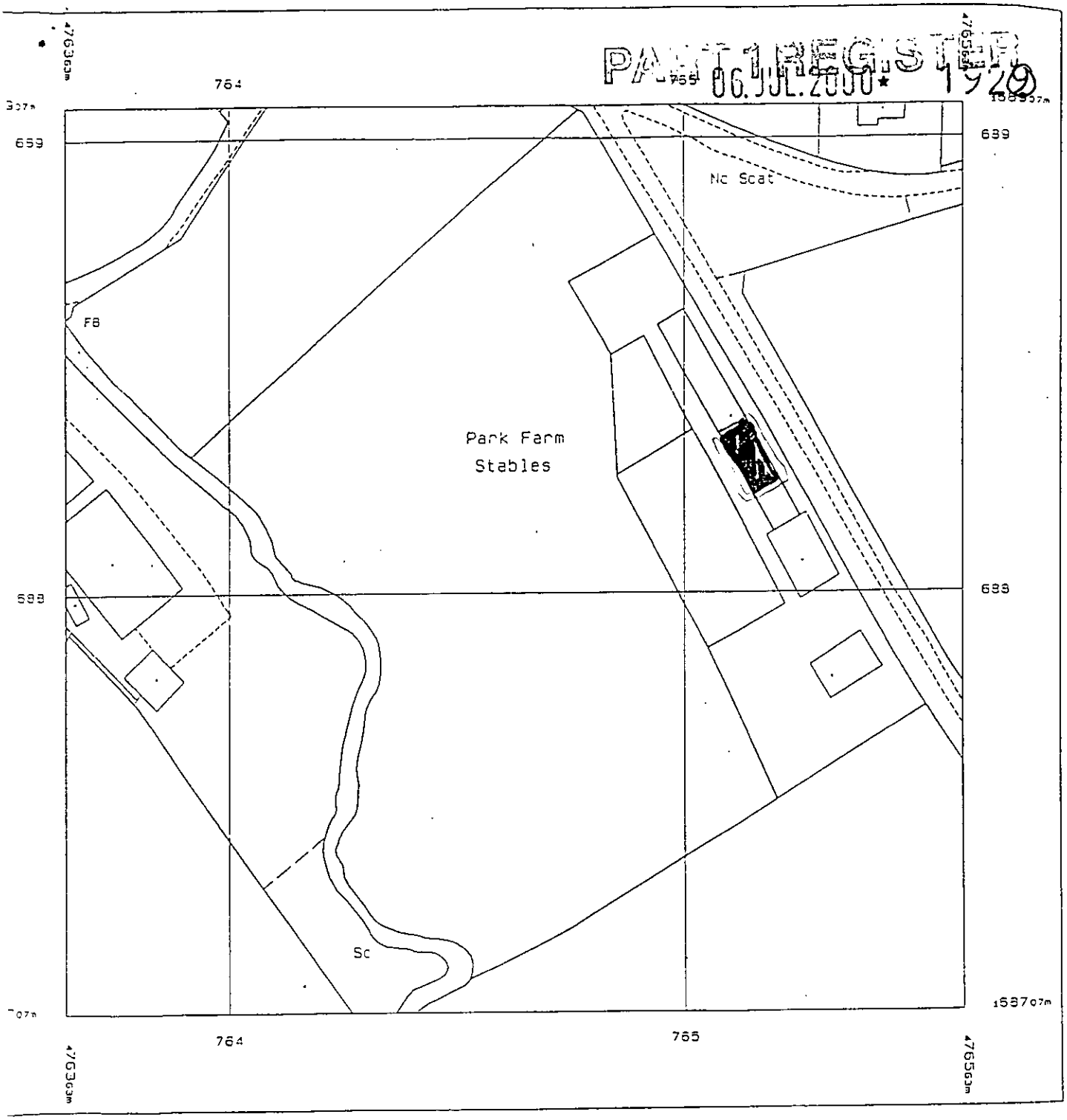
Survey

Superplan

Planning Extract - 1

Site-centred

PART 1 REGISTER
06. JUL. 2000 * 1929



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Scale 1: 1250

National Grid sheet reference at centre of this Superplan: SU7668

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Centre Coordinates: 476453 168807

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