APPLICATION NO

TP/2002/8260

LOCATION:

Land Opposite Abbots Lodge Nelsons Lane, Hurst .

APPLICANT:

Mrs A Marjoram

PROPOSAL:

Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

EARLIEST DATE FOR DECISION: **03/04/2003**

APPLICATION WILL HAVE EXPIRED ON:
23/04/2003

CASE OFFICER: **Angela Odell**

REFUSED

R/A/I/L/E/X
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs A Marjoram
44 Benning Way
Wokingham
Berkshire
RG40 1XX

Application Number: TP/2002/8260

Parish:	**HURST**
Location:	**Land Opposite Abbots Lodge, Nelsons Lane, Hurst.**
Proposal:	**Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. 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.

Reasons

1. As the application site lies outside an identified settlement and in the countryside, the proposal is unacceptable in principle and would have a detrimental impact on the character and appearance of the area. The Local Planning Authority is not satisfied from the available information that a departure from approved planning policies and principles has been justified. The proposal is therefore contrary to policy C2 of the Berkshire Structure Plan, policies LTV2 and LC17 of the Loddon Area Local Plan, to policies WCC1 and WCC6 of the Wokingham District Local Plan (as proposed to be modified) and to Planning Policy Guidance Note No. 7.

Informatives

1. This refusal is in respect of Plan No. WDC/1102/190/01, received by the Local Planning Authority on 26 February 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/05/2003

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.

Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **TP/2002/8260**

Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .

Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Drake

PLANNING	
POL	HS
DC	ENF
APP	
CS	

31 MAR 2003

Angie where is the business plan? - I believe one was submitted - I hope that this is a R & that we can keep it on the delegated list

I have other questions!

Annette

Reading Agricultural Consultants

68645

AMO

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Races Farm, Aston Street, Aston Tirrold, Didcot, Oxon. OX11 9DJ Tel. (01235) 851515 Fax. (01235) 851511
e-mail rac@racesfarm.demon.co.uk Also at Farnham, Surrey Tel (01252) 726897 & Little Haseley, Oxon. Tel (01844) 279343
web http://www.racesfarm.demon.co.uk

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
RG40 1WR

Our Ref: 2913ao-1

Your Ref: AO/TP/2002/8260

28 April 2003

For the attention of Mrs A Odell

Dear Mrs Odell

PLANNING APPLICATION TP/2002 8260
Application for temporary permission for the erection of a mobile home in conjunction with rare breeds business venture on land (known as "The Blackthorns") opposite Abbots Lodge, Nelsons Lane, Hurst

Further to your instructions relating to the above, please find enclosed my report detailing the circumstances at "The Blackthorns", Nelson's Lane, Hurst. I trust that the report will meet your requirements.

As you will see I have also enclosed our invoice for the work done, in accordance with our usual procedures.

Yours sincerely

pp Peter J Williams

Encs.

Directors: C. J. Duncan, BScAgric. NDA. MIAgrM, MBIAC; P. W Danks, BSc(Hons), PGCE, MBIAC, AIEMA; S. J. Fordham, BSc, Dip Agric Sci (SoilSci), FISoilSci.
Associates: F. K. Ashby BSc(Hons.), MISoilSci; Alan P. Bloor BSc(Hons)Agric, MBIAC; Colin R Clarkson HND(MechEng) PGDip.Ag.Eng;
A. H. Elliott, BA(Hons), MSc, MBIAC, AIEMA; A I Field, BA(Hons), MSc, AIEMA; A. W. Hales, BSc(Hort.) Dip. Hort.;
A. J. Holdsworth, BSc(Hons) MSc, MCIWEM, MCIWM, AIEMA, Grad MIWM; A. R. Staniforth, BSc, AICTA, P. J. Williams, BSc(Hons)Agric, OND.
Consultants: T. R. Worthington, BScHonsAgricSci, FBIAC, MIBiol, FISoilSci

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Town and Country Planning Act 1990 (as amended)

Wokingham Unitary

Planning application TP/2002/8260: Application for temporary permission for the erection of a mobile home in conjunction with rare breeds business venture on land (known as "The Blackthorns") opposite Abbots Lodge, Nelsons Lane, Hurst

Appraisal by Reading Agricultural Consultants

April 2003

1. Introduction

1.1 Reading Agricultural Consultants (RAC) was instructed by Wokingham District Council (WDC) in March 2003 to consider a planning application made by Mrs A Marjoran for retrospective planning permission to site a mobile home on land opposite Abbots Lodge, Nelson's Lane, Hurst: the field is to be known as "The Blackthorns". The mobile home is intended to service a proposed rare breeds venture, namely miniature donkeys for sale as pets.

1.2 This report considers the application in the light of national and local development control policies and applies the tests set out in PPG7, Annex I, the national guidance on dwellings for agricultural workers. Although the breeding of donkeys for sale as pets is not an agricultural activity (as defined in in Section 336 of the Town and Country Planning Act 1990), it should be noted that the Local Plan (para 2.37) acknowledges that there may be rural activities (other than agriculture) that can require a continuous presence on site and that in such circumstances, as for agricultural dwellings, the need for the accommodation needs to be firmly proved (see para 3.2, below). The Local Plan makes express reference to the application of the functional and financial tests as set out in PPG7, Annex I for such cases.

1.3 A site visit was undertaken on 7th April 2003, at which meeting the following were present:

Mrs A Marjoram	The applicant (and her partner)
Mr P Williams	Reading Agricultural Consultants

1.4 At the meeting, details of the proposed new venture were discussed with especial consideration given to the perceived need to live on the land alongside the donkeys.

1.5 The comments made in this report are based on the information supplied by the applicant at the time of the site visit, on information provided with the planning application, and on comments made by other breeders of miniature donkeys, including the Chairman of the Breed Association.

2. Background

2.1 Details of the donkey rearing business that is to be established at The Blackthorns are set out in the business plan submitted with the application and it is not intended that those details be repeated *verbatim* in this report. The unit extends to approximately 1.8ha, and has been owned by the applicant for the past seven years and has been used as grazing land for a variety of horses and ponies.

2.2 The field is permanent pasture and currently in use as grazing for horses. The applicant stated that the field was originally purchased to enable the establishment of a small Welsh Cob pony breeding enterprise, but that this operation had ceased. There is a single, mobile field shelter on the land which provides shelter for the ponies that presently graze the land, and the mobile home.

2.3 The mobile home was moved onto the land in c.2002 and is used on an occasional basis as a rest-room by the applicant when the weather is adverse. RAC was advised that the unit is not used as a residence and that the applicant owns and occupies a property in nearby Wokingham. There is no other dwelling on the site.

2.4 The applicant now wishes to make more use of the land and proposes to establish a breeding establishment for miniature donkeys. As is set out in the papers accompanying the application, these donkeys are relatively rare in the UK and can command high prices when sold as pets. The price quoted of c.£2,000 per breeding female has been corroborated by a member of the Miniature Mediterranean Donkey Association (MMDA), though this would apply only to the very best animals, with assured pedigree, and near-perfect confirmation.

2.5 The intention is to develop the unit over the next few years with an initial purchase of six breeding females and two males (imported from the US), and to breed from these stock and build up a herd of ten breeding females and two males. The stock from these adults would all then, it is cited, be sold for an average price of £2,000 each.

2.6 An outline business plan for the enterprise has been submitted with the application and comments on this are made at Section 4.0, below.

3.0 Planning Policy Guidance

3.1 The planning policy guidelines against which this planning application must be judged are set out variously in:

The Berkshire Structure Plan	1995 (Alterations 1997)
The Wokingham District Local Plan, Deposit Draft	1997
PPG7 The Countryside...	1997, as amended
PPG2 Green Belts.	1995

3.2 Para 2.37 of the Local Plan states that:

> "*The principle of allowing new dwellings in the countryside where they are essential to a viable agricultural enterprise is established in the adopted local plans. As a result of the trend towards diversification, there may in future be other uses in rural areas that may require a continuous presence on the site for operational or security reasons. In such instances, as for agricultural*

dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests. Detailed guidance on this issue is contained in Annex I of PPG7".

3.3 Para 2.38 continues this matter and states:

"*If a new dwelling is essential to support a new farming activity, whether on a newly created agricultural unit or an established one, it should normally for the first three years be provided by ... temporary accommodation. It will need to comply with detailed guidance set out in Annex I (paras 114-121) of PPG7*".

3.4 There would thus appear to be Local Plan support for the grant of permission for a dwelling at this location provided a proven need exists. In order to test the need for such applications Annex I of PPG7 sets out detailed functional and financial tests to establish whether it is essential for a worker to live at or very close to their place of work, and that the venture is genuine, likely to materialise and capable of being sustained for a reasonable period of time.

3.5 With regard to temporary dwellings the PPG advises that mobile homes may be considered appropriate "*to support a new farming activity*" if the following criteria are met:

(a) clear evidence of a firm intention and ability to develop the enterprise concerned

(b) functional need - where it is essential for the proper functioning of the enterprise for a worker to be readily available at most times - in case animals require essential care at short notice

(c) clear evidence that the proposed enterprise has been planned on a sound financial basis

(d) the functional need could not be met by another dwelling

(e) other normal planning requirements are satisfied.

and the remainder of this report assessing the application against these criteria.

4.0 The Appraisal

4.1 As far as the tests set out in PPG7, Annex I, 14 are concerned, these are considered in order, below.

Clear evidence of a firm intention and ability to develop the enterprise concerned (significant investment in new farm buildings is often a good indication of intentions).

4.2 The second part of this test (that of ability) is relatively easy to assess insofar as the applicant is seeking to develop an equine breeding enterprise, an enterprise with which she has been involved for much of her adult life. RAC was advised that the land at Hurst has always been used for grazing horses and that the applicant used to own two Welsh Cob mares that were used for breeding purposes. The development of the miniature donkey breeding business would appear to be a relatively straightforward extension of the horse breeding exercise, albeit the size of the animals is different, and the scale of the enterprise more intense.

4.3 The point at which this part of the "ability" test becomes difficult is that the business plan submitted with the application suggests that within 5 years the business will be producing, and more importantly, selling 10 donkey foals per annum at the premium price of £2,000 per head. At present, RAC has been advised the total number of miniature donkey foals sold each year is about 10 animals, so the applicant is seeking in the space of 5 years to double the market for these animals, which must be considered optimistic.

4.4 However, this is only one part of the "intention and ability" test and it is the initial part that poses the greater difficulty, i.e. the issue of intent. The wording in PPG7 suggests that "*significant investment*" is often a good indication of intent and with regard to this unit, in the 4½ years that the applicant has owned the land there has been virtually no investment, other than routine maintenance, and certainly no investment in stabling, or other essential prerequisites of a breeding enterprise. Although RAC has not been provided with the full details of an earlier application for stabling (Ref:95/6127/F) it would appear that permission (presumably submitted in 1995) has already been granted for stables and stores – but these have not been erected to date. RAC has not ascertained whether there has been a material commencement and, therefore, whether the permission remains valid.

4.5 The breeding programme that is intended to be established will use imported breeding stock from the US and the applicant has stated an unwillingness to invest in these stock until she can be assured that their welfare will not be compromised – i.e. with permission to reside on site. Unfortunately, there are other planning aspects that need to be considered prior to the importation of these animals, and none of these have been considered. For example, the use of agricultural land for the purposes of keeping breeding donkeys for sale as pets requires a change of use from agriculture - which has not been sought.

4.6 The absence of such basic building blocks (the stabling and change of use) does not assist in demonstrating an intention to establish the enterprise. To date the work undertaken appears to be reading around the subject and downloading information from the internet. The applicant stated that she had not been able to discuss the merits and difficulties of breeding such animals in the UK with any of the members of MMDA because of a "closed shop", but RAC was able to have a very useful

discussion with the Association Chairman on the possible difficulties in establishing a breeding unit for these novel stock.

4.7 The first test that has to be met with regard to new enterprises is "*clear evidence*" of ability and intent. To date there has been no development of the site for the purposes of the new enterprise other than the importation of the mobile home. The absence of planning permission for change of use, or the erection of the stabling for which permission has already been granted (possibly as long ago as 1995), do not support an impression of serious intent.

Functional need

4.8 The functional need test (at I14, b) requires the establishment of an essential need for the proper functioning of an enterprise for one or more workers to be readily available at most times and cites the case of the delivery of essential care to animals at short notice as an example of relevant circumstances.

4.9 A livestock enterprise such as that proposed at the Blackthorns gives rise to supervisory demands arising from:

(i) the general welfare of all the animals involved;

(ii) the management of breeding stock.

4.10 The law on animal welfare is well established and requires that all animals are managed in a manner which accords them freedom from thirst, hunger and malnutrition; appropriate comfort and shelter; the prevention, or rapid diagnosis and treatment of injury, disease or infestation; freedom from fear; and freedom to display most normal patterns of behaviour and it is accepted that, without good stockmanship, animal welfare can never be adequately protected.

4.11 However, a donkey enterprise – with a hardy forager - represents a wholly different situation to a large intensive pig or cattle enterprise, where a stockman needs to be available round the clock to deal with breakdown of controlled environment equipment. Here, the animals will be kept outside for most of the time and are fed manually; when indoors, the stock will be kept in buildings which rely on natural ventilation, so that a power failure or equipment breakdown will not have any material consequences for the livestock.

4.12 The risks at parturition, whilst possibly lessened by an on-site presence, cannot be wholly prevented especially with these livestock. As with mares, the length of gestation can vary $\pm$ 10-15 days and it is impossible for a stockman to maintain complete vigilance for the full 30 possible days that parturition could take place. In the vast majority of cases the animals will deliver the young unaided – as in the natural state – and the occasional problem is considered part of the risk of farming livestock.

4.13 The other point to bear in mind is that it is intended that this unit will only be expanded to 10 females, as demonstrated on the final page of the Business Plan. Ten adult females, with young, is still a small-scale operation in terms of numbers and does not warrant a permanent on-site dwelling. Even if it is acknowledged that some of the parturition events will occur at night, these can only number a maximum of 10 per annum and RAC is unaware of any evidence that demonstrates that parturition routinely occurs at night - when staff are not on site.

4.14 As far as the scale of the operation is concerned PPG7 requires that there is a requirement for the occupier of the house to be employed full-time or primarily in agriculture, and not part-time. In order to assess the labour needs of a unit reference is made to Standard Man Day (SMD) calculations. Although there are no SMD figures published for miniature donkeys in the any of the standard references on the subject, it is considered likely that the labour requirements will be similar to other breeding agricultural stock, such as suckler cows. RAC does not consider it necessarily appropriate to use the figures published for mares as these figures include the time required to exercise the horses, a task that will not be necessary with the donkeys.

	Headage	*SMD/ha/hd*	***TOTAL SMD***
Females	10	1.4	14
Males	2	1	2
Young	10	2.25	22.5
Grazing	1.8	0.5	0.9
TOTAL ENTERPRISE REQUIREMENT			**38.5**
Maintenance and management allowance (@22½%)			8.7
TOTAL			47.3

4.15 If, as is proposed, this unit is expanded to 10 females and 2 males the labour requirement will be 47.3 SMDs if the labour requirement is similar to cattle. As the standard labour available from a worker is estimated at 275 days per annum, this enterprise will have an SMD requirement of less than 1/5th of a worker. Although it is accepted that the labour usage will be likely to exceed the calculated figure, it is clear that the unit will remain extremely small.

4.16 One potential issue that was raised at the site visit was the need to ensure that the donkeys were housed during rainfall, as they are susceptible to illness on damp weather. This issue has been explored with the chairman of the breed association who noted that the provision of field shelters was essential: he also suggested the use of small horse blankets during particularly inclement weather, but did not suggest that there was an essential need to maintain a constant vigilance in case of rain, as was possibly suggested at the site visit.

4.17 The other tasks required for donkey management would involve relatively little work apart from grooming, walking and routine management issues, and none of these require on-site supervision. It is concluded that the scale of this proposed enterprise does not warrant the need for a dwelling.

4.18 It is thus concluded that neither the type and livestock intended, nor the proposed scale of the operation, warrant the need for on-site accommodation.

4.19 The final issue on functional need relates to security. However, PPG7 is explicit in stating that whilst such issues may contribute to the argument of need for a dwelling "*it will not by itself be sufficient to justify one*". In this present circumstance there is

clearly an issue related to the potential theft of livestock, and one that cannot easily be prevented. However, the use of high, anti-intruder fencing would warrant further consideration, as would various alarm systems.

The financial test

4.20 The long-term intention of most planning applications for temporary accommodation is the establishment of a sustainable, viable business. Although there is no definition of financial viability in planning guidance, convention and the advice of MAFF to local planning authorities on the subject (in 1993) indicated that to be viable and sustainable a business should be capable of:

(i) providing the working owner(s) with an income at least equivalent to the prevailing minimum agricultural wage; and

(ii) provide a return on capital invested of at least 2.5% per annum

(iii) provide a return to land equivalent to the rental value of that land

4.21 The figures presented with this application are very basic, but appear to suggest that a positive gross margin can be obtained provided all the assumptions are met with regard to stocking density, feed consumption, and sales - volume and price, etc. All of the figures provided are based on the presumption that there will be a market for the 10 foals to be sold each year, and all at the premium price of £2,000: no evidence of this demand has been submitted.

4.22 If this market, which does not presently exist, cannot be created and replicated each and every year, then the forecast profits will not be met – and the unit would not be sustainable.

4.23 In terms of the accuracy of the figures presented, it is noted that none of the normal fixed cost elements has been included in the budgets, such as:

Livestock Depreciation – the effective breeding life of one of these donkeys is estimated at, say, 10 years (or one female replaced each year, at a cost or herd depreciation charge of c. £2,000.

Building Depreciation – The cost of the stabling is estimated at £9,000 which would have a working life of 20 years. The flat-rate depreciation charge would be £450 per annum.

Vehicle costs – this figure is almost impossible to estimate, though many similar small-scale units have vehicle costs in the order of £2,000-4,000

Advertising – is likely to be the highest fixed cost for this business. Again, it is very difficult to estimate what the costs would be, though a figure of £2,000 would be considered conservative.

Other costs, such as office, accountancy, water, electricity, would all need to be financed, and could cost over £1,000 per annum.

4.24 These estimates total between £7,500 and £9,500 and would need to be deducted from the gross margin income which is estimated at £18,600. Once these figures are deducted it is clear that the unit would not be capable of providing a sensible return on the money or time invested.

4.25 Based on the above it is concluded that this unit has not been planned on a sound financial basis, and may not be sustainable in the long-term.

The suitability of other possible accommodation

4.26 As far as Annex I, para 14, criterion (d) is concerned, it is accepted that there are no other dwellings on the unit which could provide accommodation, but the applicant's own house at Benning Way is only 20 minutes drive from The Blackthorns which is considered sufficiently close to enable the key worker to attend the site on a frequent basis, if required.

4.27 The issue of attending the field for foaling events overnight, may warrant some form of temporary accommodation, such as a touring caravan, but such a temporary use may not require planning permission, subject to the detailed provisions of the GPDO.

Other normal planning requirements

4.28 RAC leaves these other planning-related matters issues to others.

5.0 Conclusions

5.1 PPG7, Annex I, para 14 sets out 5 criteria which must be satisfied if a grant of planning permission is to be made for a temporary dwelling. As far as this application is concerned I consider that the following apply.

(a) *clear evidence of a firm intention and ability to develop the enterprise concerned*

5.2 This unit has been owned by the applicant for the past 4½ years. But there has been no investment in any aspect of the proposed new enterprise in that time. Of more concern, however, is the lack of a planning application for change of use – which suggests a lack of understanding of one of the fundamental needs of the business, or any material start to the erection of the stable block for which planning permission has already been granted. (Whether this permission remains valid has not been determined).

5.3 It is noted that the applicant has apparently undertaken a pony breeding programme on the land in the past, though the scale of the proposed new enterprise is larger than that hobby activity.

(b) *functional need - where it is essential for the proper functioning of the enterprise for a worker to be readily available at most times - in case animals require essential care at short notice*

5.4 The nature of this enterprise, with hardy foraging animals and their offspring, living outdoors, and not in controlled environments, does not require the ready availability of staff at most times.

5.5 The scale of the proposed enterprise, with ten breeding females, would be too small to warrant a permanent presence. Although there are no standard labour figures available for this breed, comparable stock data suggests that there would not be a requirement for a worker to be employed full-time on the unit.

5.6 The occasional use of a touring caravan could enable the applicant to ensure the well-being of the stock during foaling.

(c) *clear evidence that the proposed enterprise has been planned on a sound financial basis*

5.7 The budgets submitted appear extremely basic and fail to make allowance for any fixed costs of production. Even if the unit is able to produce and sell ten foals per annum at a premium price of £2,000 per foal (of which there is no evidence, and which is considered optimistic), there would be insufficient profits remaining to cover the fixed costs of production, including labour, and notional items such as depreciation, and a return to investment. There is no evidence that the unit has been planned on a sound financial basis.

(d) *suitability of other possible accommodation*

5.8 There are no other dwellings on the unit which could provide accommodation but the applicant only lives 20 minutes away which is considered sufficiently close to attend to the welfare needs of the stock.

(e) *other normal planning requirements are satisfied.*

5.9 RAC is not retained to deal with this issue.

44 Benning Way
Wokingham
Berkshire
RG40 1XX

11 April 2003

Application TP/2002 8260

Dear Mrs Odell,

I refer to a letter of objection to my planning application from Mr Gary Dormer dated 26 March 2003.

Mr Dormer is unfortunately my ex husband and continues to harass and be abusive to me whenever I visit my land. In the last incident when he opened my field gate, shouted drunken verbal abuse and threw a brick at the mobile home I had to call the police. I therefore submit that any objection to my planning application by Mr Dormer would be purely personal.

I note Mr Dormer states he is 'writing to you further' and wonder why the previous letter is not on file, was it offensive and returned to the sender?

The incident on the 25 March 2003 to which Mr Dormer refers did not occur on my land. The land clearance and subsequent huge fire was carried out by Mr & Mrs Martin on their adjacent land at Broadcommon Farm. The fire was left unattended dangerously close to the hedges and trees on my boundary. The Fire Brigade were called and gained access to the fire from my land. They doused the fire and asked me to call them if it was re-lit as in their opinion it was irresponsible and dangerous. This can be confirmed with the Royal Berkshire Fire and Rescue Service.

I find Mr Dormer's letter both libellous and offensive and request that it is removed from the file.

In order to clear my name against this false accusation would you please put this letter on file.

Yours sincerely,

Ann Dormer

c.c. Mr & Cllr Martin
Cllr Annette Drake

6804

AMO

09 APR 2003

COPIES TO

44 Benning Way
Wokingham
Berkshire
RG40 1XX

7 April 2003

Application TP/2002 8260

Dear Mrs Odell,

Thankyou for your letters of the 21 and 26 March 2003.

My land is registered for equestrian use as per application no. 95/63127/F.

As stated in my business plan it is only my intention to train the some of the young donkeys to be ridden by small children or drive a small trap, I will not be using the land to give riding lessons for commercial purposes.

I confirm that the mobile home will be re-sited to the position shown on the plan if planning permission is granted.

Yours sincerely,

A.P. Marjoram.

Ann Marjoram

Gary Dormer
1, Nelsons Lane,
Hurst
Reading
Berkshire
RG10 0RR

67532

Amo

26th March 2003

Angela Odell
Wokingham District Council
Development Control Administration
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Angela,

Re: Planning Application No.: TP/2002/8260 Land opposite Abbots Lodge

I am writing to you further as I am absolutely incensed by events occurring on this land on 25th March 2003.

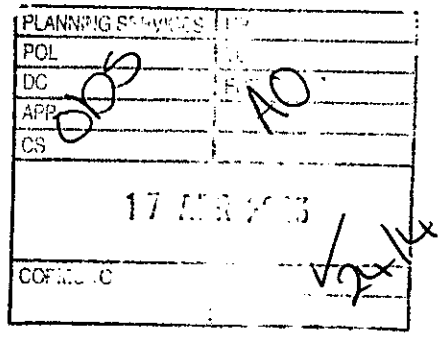
Trees and bushes were cut down during the afternoon in an area where Bats can be regularly seen and later the timber burnt in the same area. I know this land very well and the motives appear to me both deliberate and malicious. At about 7pm the flames reached 20-30 feet high, meaning the fire brigade was called to this land by another local resident as the fire was unattended and out of control.

I am very aware that Bats are a protected species and I also suspect so does the landowner. Perhaps the need for a further agricultural inspection requested by yourselves has been the precursor for these actions? If so, it seems to me the landowner has been totally irresponsible and completely disregarded the welfare of these nearly extinct mammals.

I cannot find the words to describe how upset and appalled I am that somebody who states in her application that she loves the countryside and yet appears to have committed such an act.

Yours sincerely,

Gary Dormer



44 Benning Way
Wookingham
Berkshire
RG40 1XX

16 April 2003

Application TP/2002 8260

Dear Mrs Odell,

Further to my letter regarding the accusations by Mr Dormer I would like to put on file my replies to some of the comments and accusations made in some of the letters of objection.

I note that their are no objections from the true 'locals' of the area, and that many of the objections and comments are not relevant according to the guidelines in your pamphlet 'Making Comments on Planning Applications'.

Generally I don't think comments by unqualified people on my business plan is relevant to planning matters.

My other comments relate to the letters as logged:

3/4 There will be no loss of attractive features.

19/3-1. Apron, driveway and drainage are completed.
5. Untrue, I have not spoken to them since 1996.
6. My land is not agricultural.
7. Nonsense, and why does this criteria not apply to the stallion on the Harris's land which adjoins my own?

Second letter,
As stated the West Nile virus is only spread by the bite of an infected mosquito, however the donkeys are subject to quarantine in the US.

25/3-3. I have land drains.
4. No traffic increase.
5. No extension. Originally recreational plan.
6. Not required.
7. I have not spoken to Mr Penny since summer 2002. Touring vans or horse trailers are not relevant to the application.

I received the red notice on Sat. 15 March. Because of a bereavement I was away until Monday and it was displayed on Tuesday 18 March.

25/3-S.K.Brindle

I do not have the time or inclination to answer these lengthy irrelevant ramblings, except that;

1. **I do not live in the mobile home.**

3a The sub-station is at Abbots Lodge. £2000 is SEB estimate. Septic tank quoted by groundwork company. I have fencing.

26/3 This Whole letter is comprised of ill-informed rantings and is quite personal.

Parish Council

Before the mobile home was brought to my land from a holiday site in Dorset because they have a 10 year old age limit I was verbally told by the council it could be stored on my land, that is why it is not sited as the plan. The business venture is a result of a change in personal circumstances.

There will be no increase in traffic volume.

My proposed veture is totally suitable to a rural area unlike some of the nearby developments that would be more suited to an industrial estate.

Yours sincerely,

A.P. Marjoram

Ann Marjoram

OBS

Stebbings
Broadcommon Road
Hurst
Berks. RG10 0RE

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24 MAR 2003

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Mrs. Angela Odell
Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham
RG40 1WR

19th March 2003

Application No: TP/2002/8260
Mobile home & rare breeds business

Dear Mrs. Odell,

There must be something in the water of this area of Hurst that promotes so many planning applications for unsound businesses (with amazingly an integrated requirement for a mobile home).

Firstly, may I suggest that if this application is not dealt with swiftly and positively that as with other sites in this small area it will prove to be a very costly running sore for WDC for years to come.

However, my practical objections are:

1. Having produced many business plans over many years, the one submitted with this application weakens the applicant's case rather than enhancing it. Since the business plan is intertwined with the requirement for a mobile home, if one is flawed the other is then extraneous.
2. There is no justification as to why these animals require a 24-hour on-site presence. In previous applications on adjacent sites WDC decided that the rare breed chickens didn't, the turkey farm didn't and the stud farm didn't (to name but three).
3. While just being on the edge of the Environment Agencies flood plain, nevertheless the junction of Islandstone Lane and Nelsons Lane is frequently impassable due to severe flooding and this particular plot of land quite often has standing pools of water on it – not conducive I would have thought to hoofed animals.
4. There will be extra traffic visiting any commercial venture. While there are no estimates of this, it should be noted that Nelsons Lane at this point is no more than 8ft wide. Other applications on this lane (with equally unspecified extra traffic volumes) have been refused due to **any** potential increase in traffic flows.
5. The plans show a significant extension to the current hard standing thereby enhancing the flooding potential. (The current location of the mobile home is on the existing hard standing). Incidentally, as you will be only to well aware as you were the planning officer, the original application for this site for "stables" in 1995 was granted even though there was no demonstrable need and in fact apart from the hard standing have never materialised. (Another failed business plan?).
6. Due to the bogginess of the ground it is difficult to see how the subsurface land drain for the septic tank will work unless there is some sort of pumping mechanism. But where would the outflow be?
7. Why is this retrospective? The mobile home appeared some months ago, purely, (as the applicant told me) to be used as a residence. The delay in applying for planning permission must in part be down to the ineffective policing of this area by the Enforcement Officers, as they were well aware of its arrival. Incidentally there were at

Tel: 0118 932 1231 Email: GRLPenney@aol.com

one point one mobile home and two caravans on the site. There is now the mobile home and one caravan.

Finally, there is no red planning application showing by the site. If they are unconcerned about the veracity of the application, why not? I assume that in the light of a lack of this notice you will inform all the nearby residents of this application and extend the deadline for comments.

It is therefore my position that I am absolutely opposed to this application.

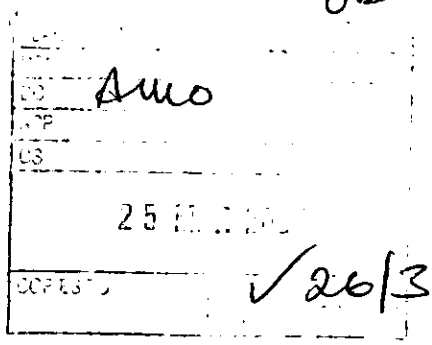
Yours sincerely,

Gerald R.L. Penney

Cc: Councilor Annette Drake

088

Mrs. A. ODELL
Development Control Officer
Wokingham Unitary Authority
Shute End
Wokingham, Berkshire
RG40 1WR



23rd March, 2003

Dear Mrs. Odell

Re: Application No. TP/2002/8260 -
Land Opposite Abbots Lodge, Nelson's Lane, Hurst

Please find enclosed my objections to the above application for your consideration.

The first thing that comes to mind is that the venture would be highly hypothetical and dependent on external factors such as the sale of an existing property, the purchase of another and the renting of the latter (which all take time). And if Mrs. Dormer (now Marjoram) owns a house in Wokingham, why is she not living there? Because the house is already occupied. Will the occupiers have to be given notice to quit and presumably find alternative accommodation? This also takes time.

On the business side, I doubt that the proposed venture would ever be economically viable on a 4-acre plot in an area that is notoriously prone to flooding, with between 8 and 12+ animals crowed in separate paddocks (one for each jack, one for jennies, one for jennies and foals, one for foals being 'trained', and no rotation possible, etc.). I was informed by independent and reputable miniature donkeys breeders that two donkeys per acre is the maximum possible. Besides, any area designated for amenities (stables, mobile home, vehicle parking, possible visitors' parking, etc.) would have to be deducted from those four acres.

Additionally, because of numerous inaccuracies and omissions, a close scrutiny of the business and financial plan reveals that it has been cobbled together 'for the form'. Besides, in view of the many reasons (at least 7 different explanations) given to us in the course of time (orally and in writing) for which the caravan, and then the mobile home, were being used as a residence by 2 people, and repeated denial of occupancy despite incontrovertible evidence to the contrary, I have grave doubts about the actual intent of the application. It looks to me very much like playing for time, with a hidden agenda. I do not believe for one minute that the application for a miniature donkeys breeding venture is genuine: if it is, why did Mrs. Dormer (now Marjoram) not lodge it in the proper manner, prior to the installation of the mobile home and living in it for months, a fact which she should have been aware of, having acted as a councillor in the Hurst Parish Council? Instead, the application was lodged only when it was finally acknowledged that the mobile home was being lived-in, and upon the demand of the Enforcement Officer.

In short, I object in the strongest possible terms to the approval of the above application and request the removal of the mobile home which is THE eyesore in Nelson's Lane.

Yours sincerely,

Y. Cunnington

Mrs. Y. Cunnington
Nelson's Orchard, Nelson's Lane
Hurst
RG10 0RR

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Gary Dormer
1, Nelsons Lane,
Hurst
Reading
Berkshire
RG10 0RR

13th March 2003

Angela Odell
Wokingham District Council
Development Control Administration
Civic Offices
Shute End
Wokingham
RG40 1WR

Dear Angela,

Re: Planning Application No.: TP/2002/8260 Land opposite Abbotts Lodge

I wish to object to this planning application being approved.

This application relates to land which is the other 'half' to Dunhelm, Nelsons Lane, sold to the two current owners by the same Landowner. There have been numerous previous applications for these two plots of land, with what would seem to be the same ultimate objective. That is, to have a house in rural Hurst, via a less expensive back door entrance. It would be tedious of me to repeat all the details and comments made in relation to these applications. However, could I please refer you to two of them:-

(1) 95/63127/F Land opposite Abbotts Lodge : The erection of a stable block - Approved.

I have yet to see a stable block on this land, which may suggest the application was obtained solely as the initial step to reside on the land. In a letter from St.Nicholas Hurst Parish Council on 2nd January 1996 to the (WDC) Chief Planning Officer; "... [the Council] *is very concerned to ensure that an apparently minor application is not used as a lever for a different and unsuitable developement* [sic] *in a rural area.....* [the Council] *advises that no further applications on this land will be considered till the bona fide intentions for its use are properly and reasonably established".*

I think this planning permission was granted for a period of three years only. I believe the concrete base for the stable was laid down in July 2000 (passed the deadline) and satellite photographs available on the Internet should confirm this.

(2) 98/68166/F Dunhelm, Nelsons Lane : Mobile home for a business prospect - Refused.

Almost identical to the current application for the neighbouring land (just swap chickens for miniature donkeys!). I find it ironic the current applicant objected to this application by Mr & Mrs Harris and gave evidence (using a married name), at the Planning Inspectorate appeal hearing on 7th April 1999. It appears to me, the current application has notions of self-predilection.

It should be noted the current applicant plans to purchase another property to let but prefers to live in a caravan on her land. I submit this maybe only for the purpose of achieving the next step to the final prospect of building a house on the land. I am aware of European Community laws which are sympathetic to 'caravan people' on the basis of human rights. Do the same EC laws also consider the human rights of the local established residents?

There are more recent similar applications in Nelsons Lane, which have been refused:-

Application No.: TP/1999/0211
Location: Magpies, Nelsons Lane, Hurst
Proposal: application for temporary permission for retention of mobile home and LPG tank in connection with equestrian use of the site.
Planning Officer: Mrs B Polnik
Decision Date: 19/03/02

Application No.: F/2001/4399
Location: Land At Junction Of, Nelsons Lane &, Broadcommon Road, Hurst
Proposal: Proposed stationing of mobile home and erection of barn for storage of equestrian equipment, feed and bedding.
Planning Officer: Mrs B Polnik
Decision Date: 28/12/01

I have examined the business plan submitted by the applicant and attach my own report on Miniature Mediterranean Donkeys. I would like to submit the following from the information contained in this report and also with reference to the application:-

1. The land is not suitable for this breed of donkey which does not feed on clover and grass. The Mediterranean donkey needs very dry land. The applicant's land gets very wet and muddy in the winter.

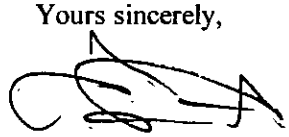
2. The stated expected income from breeding Miniature Mediterranean Donkeys is very optimistic as it means increasing the current UK sales by 50 percent in 5 years.

3. The land is 1.72 hectares. Deduction of land to be used for other purposes would mean only 1.3 hectares (approximately) available for donkeys. The recommended land required for a pair of donkeys is 0.3 hectares.Therefore,12 donkeys equates to 1.8 hectares. There is insufficient land for such a herd, even without foals.

There are also two statements on the application which seem contradictory. The applicant states that "*The road will not be used any more than it is at present*" and "*It is also our intention to train the younger donkeys to be ridden by small children*". Surely a riding school means more traffic?

I fail to understand why this application should be approved. Nonetheless, I fear the inevitable outcome of permanent residence on this land will not be altered by a refusal at this stage, unless planning enforcement is swiftly and properly activated. If that entails legal proceedings, I feel Wokingham District Council has a duty to such. If the local authority does not take appropriate action, rural Hurst will soon become urban Hurst.

Yours sincerely,



Gary Dormer

Attachment by Gary Dormer to: Planning Application No.: TP/2002/8260

Miniature Mediterranean Donkeys.

Donkeys are desert animals and thus with our wet temperate climate and lush pastures are in a somewhat alien environment. This single factor determines the basis of their care and particularly feeding and how it significantly differs from horses and ponies. Donkeys are herd animals and a single Miniature Mediterranean Donkey is a very lonely donkey and is unlikely to thrive. They should always have at least one companion. Two miniature donkeys will require a minimum 0.3 Hectare (.75acre) of land. Poor quality or wetness in winter may indicate the need for a greater area. This should be subdivided into sections to ensure against overgrazing and prevent over eating.

Droppings should be cleared daily from the pasture. Miniature donkeys are healthy animals but do require shelter from bad weather. Unlike native ponies, donkeys are not waterproof and a 3 sided field shelter, with entrance facing away from prevailing winds, is the minimum requirement and will also provide shade in Summer. Fresh water must be provided daily.

Source:- website www.miniature-donkey-assoc.com (referred to in the application).

1. The costs of buying and caring for these donkeys is extremely prohibitive. The Association more or less insists the purchase of two, which costs £1,600 - £4,000. Horses or ponies are not suitable companions. The donkeys need their hooves trimmed every 8 weeks and vaccinations every other year for their 35-45 year life expectancy. They need specialised Barley straw for feed. Rough estimate of costs for care is £500 - £600 per year, not including other expenses (e.g.Veterinary fees, farrier fees and payments necessary to shelter and 'field' the donkeys).

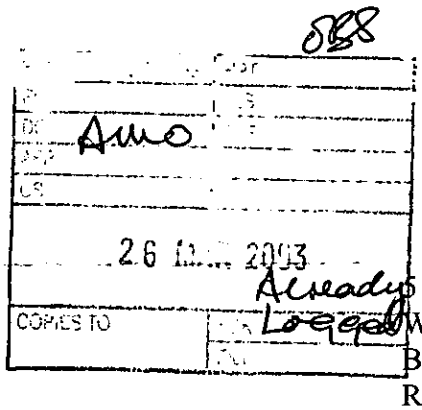
2. They are very small animals and are not suitable to ride at all.

3. There were only 22 foals of this breed sold in the UK for the year 2002.

4. The foals must be sold within 6 months otherwise they form undetachable bonds with their companions.

5. Most breeding of Miniature Mediterranean Donkeys occurs in April-June.

Source:- telephone conversation with Ken Allen-Melvin, Chairman of the Miniature Mediterranean Donkeys Association (MMDA).



5 Simons Lane
Wokingham
Berkshire
RG41 3HG

24 March 2003

Mr Trevor Watson
Development Control Manager
Wokingham Unitary Authority
Shute End
Wokingham
RG40 1WR

Dear Mr Watson,

Re: Planning Application No TP/2002/8260
Lane Opposite Abbots Lodge, Nelsons Lane, Hurst

Thank you for your acknowledgment to our previous letter voicing our objections to the above planning application.

With regard to my earlier letter, one of my concerns was would these miniature donkeys supposedly purchased in the USA have to be quarantined? To endorse this fact I attach a Department of Health Notice dated 18 March 2003 concerning West Nile Virus. I know that this virus causes concern in equestrian circles regarding competition horses brought over from the USA. Since we own horses on land adjoining that of the applicant and indeed there are a number of horses in the very near vicinity of the land in question, this is of very real concern to horse owners. It therefore constitutes a part of our objection to this application.

Yours sincerely,

Valerie Harris

Valerie Harris (Mrs)

Department of Health

HEALTH ADVICE FOR TRAVELLERS:

LATEST HEALTH UPDATES

◂DOH Home◂Health Advice For Travellers

Update 18 March 2003

West Nile Virus in the United States of America
As at 26 November 2002, there have been 3,737 reported human cases of West Nile Virus, with 214 deaths occurring in 39 states and the District of Columbia.

West Nile Virus is a rare infection spread by the bite of an infected mosquito. It can infect people, horses, many types of birds and some other animals. There is no evidence to suggest that West Nile Virus can be spread from person to person or directly from an animal to a person.

To reduce the risk of infection the following advice should be followed:

- Stay indoors, or wear a long sleeved shirt and long trousers at dawn, dusk and early evening
- Use an insect repellant (preferably one containing DEET) on clothes and exposed skin
- Always follow the manufacturers' directions for use, use sparingly on children and avoid contact with mouth and eyes.

Further information on West Nile Virus can be found at:
www.phls.co.uk/topics_az/west_nile/menu.htm
Further information on the number of cases in the USA can be found at:
www.cdc.gov/od/oc/media/wncount.htm

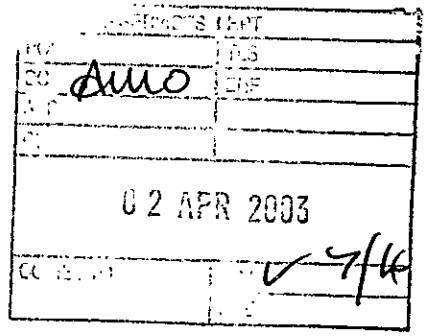
Update 5 July 2002

TRAVEL ALERT: OUTBREAK OF MEASLES IN SOUTHERN ITALY

An outbreak of measles has been reported from the Campania region of Southern Italy.

Reports from the Regional Health Authority of Campania show that 24,000 cases have occurred since the beginning of this year, mainly in children aged 5-14. There

ORS



Abbot Lodge
Nelson's Lane
Hurst
Berks
RG10 0RR
2nd April '03

Dear Ms. Odell,

Re. application TP/2002/8260

I wish to lodge my objection to the above application.

The people concerned, have been living in a mobile home in the field for a year without authorisation and have persistently denied doing so. In order to continue living there, they have to find some plan which would regularise their presence.

The land is already occupied by 2 full-time horses and by 2008 the number would rise to 24 animals !! – 2 existing ponies
10 pregnant jennies
then 10 foals
2 Jacks

Land in Hurst is well known for being prone to flooding + this field is no exception. Land drains may have been in place but I can assure you that a significant portion of their land was actually under water this winter. The rest of it would have been squelchy, the same as our land across the road (which is also drained!)

Donkeys need ½ an acre each. The first year or two may just about be feasible but as the business grows, the land will become threadbare, muddy + sick. Also donkeys, originating from the Mediterranean, need shelter from damp, wet weather. The erection of stables will use up even more of the inadequate acreage + permission / budgeting for this has not been included in their business plan.

Having seen the site plan, I note that the mobile home is to be sited in line with the stables. Wind from the south will be particularly unpleasant. Where will the dung heap be placed? Constantly burning heaps create a most unpleasant atmosphere throughout the year.

Such a high density of animals is surely going to create a lot of stress. Perhaps the R.S.P.C.A would like to comment.

I read with interest that no-one has yet made a profit from donkey breeding in the U.K.

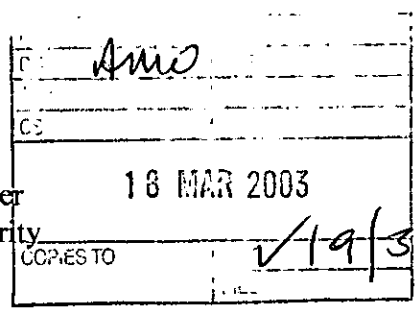
The proposed venture deserves to be rejected because it simply is unworkable.

Yours sincerely,
Connie Gambold (Mrs.)

OBS

5 Simons Lane
Wokingham
Berks
RG41 3HG

17 March 2003



Ms Angela Odell
Development Control Officer
Wokingham Unitary Authority
Shute End
Wokingham, Berks
RG40 1WR

Dear Madam,

Re: Application No TP/2002/8260
Land Opposite Abbots Lodge, Nelsons Lane, Hurst

We have inspected the plans for the above application and wish to lodge our **objections** to this proposal. We own the land adjoining the above (to the right on the submitted plan) and our objections are as follows:-

1 Permission for stables has not been included. Planning permission for stables was granted in 1995 – application number 95/63127/F but no attempt was made to erect stables and the permission expired more than 2 years ago.

2 The business plan submitted is seriously flawed:-

.(a) These small donkeys are NOT GENERALLY POPULAR because they have limited use. Land being at a premium, most equines are kept at livery, which costs upwards of £80 per week. Suppliers in this country merely breed these animals as a sideline because there are too many pitfalls with any breeding programme.

(b) If the animals are so valuable the owner needs to live on site, why has no provision been made for insurance of either, caravan, stables or animals, which even if it is possible to obtain, will be horrendously expensive. The projected £600 per month rental from a distant house must not be taken into consideration as it has nothing to do with this application.

(c) We would also query the estimated veterinary costs. Where foals are involved cost are far in excess of those estimated by the applicant. We bred a foal ourselves only last year so have considerable experience in this.

(d) The projected income from the sale of these animals is unrealistic. In the first year, for instance, there is no guarantee 6 healthy foals will be born to 6 mares (bearing in mind these mares have been subject to major stress in travelling across the Atlantic). Also are they subject to quarantine regulations? Foals cannot be sold for at least 18 months, nor trained for a saddle in under 2 years because their bones are too weak.

3 To breed commercially will need more land than the 4 acres in Nelsons Lane. The applicant assumes 6 foals will be sold in the first year. As mentioned before, this cannot be achieved. Also once the foals are born there will then be at least 14 equines on this land. The following year there could even be as many are 20 if another successful foaling is achieved. The available grass will not sustain this amount of even miniature animals, especially when parts of the land do flood in wet weather. **These poor animals will suffer stress and injury from overcrowding.**

4 Since we ourselves have bred horses on our land we are fully aware that you do not need to LIVE on site to do this. Equines are not pets – they are wild animals and need no interference/supervision when breeding (in fact the less interference the better)

5 The owner of the above land has openly admitted that this application is merely a "stepping stone" to the eventual building of a permanent residence on the land. She has after all lived on site since April 2002.

6 The Council have already REFUSED planning permission for Mr & Mrs T Dunn of "Magpies", Nelsons Lane (opposite the above site) to live on site while operating an equine stud. Equines are not classed as agricultural animals.

7 Finally, it is proposed that 2 stallions (jacks) are to be on site.. Stallions are dangerous animals and need expert handling and ***very secure boundaries*** . Wooden fencing will not be sufficient. More secure fencing than exists will need to be erected and of necessity should be high enough for the stallions not to see over the top. (This could be an eyesore) However stallions can smell mares up to half a mile away so keeping them on this land will just not be practical. Where does the applicant intend to keep them since she states they are so valuable?

We trust the Council will take the foregoing into consideration when deciding the above application.

Yours faithfully,

Valerie Harris

Valerie & Barrie Harris

PLANNING APPLICATION COMMENTS SHEET
FOR TP/2002/8260. (Case Officer:Angela Odell)
PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

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THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk
(Please remember to include your postal address in any comments made by E-mail)

COMMENTS ON APPLICATION: TP/2002/8260

YOUR NAME: THOMAS GEOFFREY GAMBOLD

YOUR ADDRESS: ***(Please check these details & amend if incorrect)***
ABBOTS LODGE NELSONS LANE
READING
BERKS
RG10 0RR

YOUR E-MAIL ADDRESS: _____ (this is optional but wh
will respond to you via e-mail saving on costs and reducing the use of paper)

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Comments:

This development would cause loss of Residential Amenity in this attractive area of Hurst.

T.G. Gambold.

Continue over the page if more room required

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Re -Planning Application TP/2002/8260

Land opposite Abbots Lodge, Nelsons Lane, Hurst

I have looked very carefully at the Business Plan proposed for the above application, and believe that it is seriously flawed with regard to both some of its assumptions, along with some serious omissions.

1 Start-up Funds

Mrs Marjoram quotes a value of £200000 for her present house - where is there any independent valuation to support this contention ?

Since Mrs. Marjoram is clearly living in the mobile home at present, is 44 Benning Way currently unoccupied, or are there other people living there?

If they are, then presumably, they will have to find other accomodation before the house is sold. No doubt the Electoral Register or Council Tax register will provide appropriate details of occupation.

A second property suitable for renting out at £600 per month can be acquired for £160000, with no apparent expenses to be incurred.

£6000 is quoted as being the entire cost of disposing and and acquiring 2 properties- almost certainly far too low

Estate Agents Commission on £ 200000 @ 2%	£4000
Solicitors fees for sale of 44 Benning Way	£ 500?
Solicitors fees for purchase of new property	£ 500?
Stamp Duty on £160000	£1600
Furniture removal/storage	£?
Furnishing new property prior to renting out	£?

2 The Business Plan

2A Staff

Mrs Marjoram states in her Business Plan - Labour, that she will be self-employed, and there will be no employed staff, and yet in para. 29 of the Planning Application, she states that there will be 2 members of staff

Which is it. ?

She also refers in the section Business Aim to "our" and "we", rather than "I" and "my", which suggests to me that at least 2 people are involved in this venture, rather than 1 as she claims.

2B Marketing

Mrs. Marjorman makes reference to the development and maintenance of a website, yet no costs related to this are shown anywhere in the Business Plan.

She further claims that the donkeys will be shown at many horse shows in the southern counties, yet no costs relating to this exercise are detailed anywhere- these will include Fuel, Vehicle and Animal transportation Insurance, exhibition fees and costs.

Mrs. Marjoram draws a false parallel between the costs and life expectancy of dogs and donkeys- how many prospective owners are there for creatures with a life-expectancy of 40-45 years ?

A dog is for life (its life) but a donkey is likely to be for the owners' life as well as its own.

This raises the valid query that if these animals are likely to live for such a long time, what does Mrs. Marjoram intend to do with this considerable herd that she envisages, when she decides to retire?

2C The Land at Nelsons Lane

The statement that the land is above the flood plain is quite disingenuous, as the Council well knows; the junction between Nelsons Lane and Islandstone Lane is prone to serious flooding during very wet weather, (indeed, the Council had flood warning notices up for several weeks during the recent winter), and the northern end of this field suffers from temporary inundation as the waters back up along the length of Nelsons Lane.

3 The Financial Plan

3A Utility Costs

Stables @£9000 - there are no plans shown for stables, nor any extant active PLANNING PERMISSION for stables; the last permit, 95/63127/F expired more than 2 years ago

Electricity @£2000- where is there an estimate to support this figure. The nearest substation to this land is on Grange Farm, Nelsons Lane, and that is I believe already fully subscribed- so power may have to be drawn from further afield.

Septic Tank @£2500- where is an estimate to support both purchase, groundworks, and installation costs to this value ?

No costs have been included for refencing the land into several paddocks- for the jennies, for the jacks (which themselves should be separated from each other), for the training menage, and possibly for jennies with foals.

3B Outgoings

At best these are very speculative, as well as highly selective.

The size of hay and straw bales is not shown, nor indeed is the the type of hay (which should be barley hay) stated. Feed costs are not easy to forecast over a 5 year period since no one can predict yields well in advance of the harvest, and feedcosts cannot therefore accurately be known for the future.

Vets' fees seem to assume no untoward expenses ever being incurred- indeed the entire business plan seem to be predicated around the assumption that all jennies will breed successfully every year, that they will only ever produce jennies, some of which will be retained for further breeding (from the same jacks ??).

Other operating costs have been entirely excluded from the plan

1 Vehicles - Fuel, Road Tax, Insurance, Servicing and Repairs, MOT's.,Depreciation. and possible vehicle replacement costs.

2 Telephone, Website maintenance, correspondence

3 Buildings: Council Tax, (presumably as Business Rates),Building and Contents Insurance, utility costs- electricity, septic tank emptying, fencing ,paddock and general site maintenance

4 National Insurance, Income Tax on profits, Accountancy fees

5 Livestock Insurance (if obtainable, along with any sundry costs incurred in meeting Insurance Compliance conditions)

6 Selling Costs, (other than the Website); e.g. exhibition costs

7 Equipment costs for training children to ride, saddles, harnesses etc. along with Business Liability Insurance, and possible costs associated with Health and Safety Requirements.

3C Livestock Sales

Mrs Marjoram makes some very sweeping assumptions:

1 These animals can command a minimum of £2000 per head. Indicative prices that I have found (see attached) suggest prices in the region of £600-800 per head except for very specific creatures.

2 She quotes no actual demand figures for these animals in the UK, so assumptions that she can sell a specific and increasing number per year seems to have no factual basis.

From years 2-4 she predicts a 400% increase in sales turnover £4000 to £16000 but with operating costs increasing by only 130% £872.5 to £1372.5

Looked at from a cost to sales ratio this is absurd- in year2 the ratio is 21.8 %, in year 4 the ratio is 8.6 %, which represents a 253% increase in operating efficiency in 2 years

Mrs. Marjoram is in fact claiming that she will be making a profit of 91.4% on turnover- the UK. average is probably well less than 10%

In year 5 she makes an even more grandiose claim - sales of £20000 on the same operating costs of £1372.50, which represents a 93.1% profit on turnover.

Over the 4 year trading period (years 2 to 5) she is claiming a return on sales of 90%!!

Having looked at various Websites of members of the MMDA, it is clear that the breeding of miniature donkeys is very much an ancillary, even hobbyist extension to their main business, and this seems equally true of the major breeders in Canada and the USA; whereas Mrs. Marjoram is proposing that her venture will be her livelihood.

Since these animals have been bred in North America for over 70 years, and no one expects to make a living out of doing this exclusively, it seems very far-fetched that Mrs. Marjoram can single-handedly buck the collective experience of breeders in both North America and the UK.

3D Some of Mrs. Marjoram's arithmetic is plain wrong : 2*£800 =£1600 not £1000 :Total cost of stock is therefore £17000 not £16600 as quoted.

Other points.

Blackthorns field is only 4 acres, and yet is being expected to accommodate

1 A mobile home
2 Stables of an unspecified size
3 A parking and turn-around area for visiting vehicles (with horse-boxes attached for prospective customers)
4 1 paddock for breeding jennies
5 2 paddocks for 2 jacks
6 1 training menage
7 An accessibility area for the septic tank
8 A free-range zone clearly separating the jennies from the jacks
9 The total population of donkeys will range from an initial minimum of 8 to maybe a maximum 22 animals in year 5 (12 for breeding + 10 for sale and subsequently sold)
10 Nowhere does Mrs.Marjoram make any allowances for maintaining stock that may not sell quickly for any number of reasons, and whether this will impact upon her breeding programme.
11 There are no indications of quarantine facilities should any animals require this at any time.
12 There are already 2 Shetland ponies on site- will these stay, or will they be removed to elsewhere.
13 With possibly a dozen or more animals on site from year 3, how does Mrs. Marjoram expect the land to stay healthy; it will never have any time to rest, since she envisages an ever-increasing number of animals up to year 5, with no area of it left fallow for recovery.

Since most breeders recommend a maximum of 2 donkeys per acre, Mrs. Marjoram's forecasts of livestock holdings appear to be wildy over-optimistic, and were they ever to be achieved, probably detrimental to both the animals' and the land's health, and both contributing to the likely failure of the venture.

Summary

The extremely simplistic statements in the Financial Plan suggest very clearly to me that the venture has been given only the most cursory thought, with regard to its financial viability.

No well-considered business plan would ever seriously propose a 90% return on sales: if it had any credibility at all, Mrs. Marjoram would have no need to sell her house, banks would be falling over themselves to lend her money to fund this venture.

Based of the observations made above, I firmly oppose this PLANNING APPLICATION for the following reasons:

Either

1 The plan itself is not serious in its intent, and Mrs. Marjoram is simply using it as a device to establish the mobile home on the site, all the more so as it is retrospective application

Or

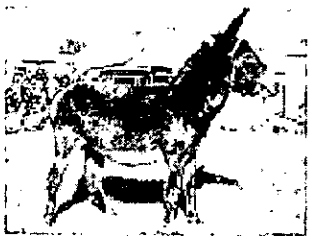
2 It is serious, but so poorly costed and thought out generally, that it will inevitably fail.

****

3 Since stables are a fundamental requirement for the implementation of this project, and there is no valid PLANNING PERMISSION for them, I do not see how the project can even get to first base.

S.K.Brindle
Nelsons Orchard
Nelsons Lane
Hurst
RG10 0RR

Miniature Donkeys for sale



"Ennis Roberto".
Purebred Sardinian Miniature Donkey, 32", 3yo. Gelded now. Sire: B.J, dam: Another Chelsea Morning. Charming character, in or out of stable. Pleasure to have around. Sound, show quality donkey, £1000.

"Dick".
6yo miniature donkey imported from Holland. 33", now gelded. Broken to harness, but green hence low price. Lovely nature £700.

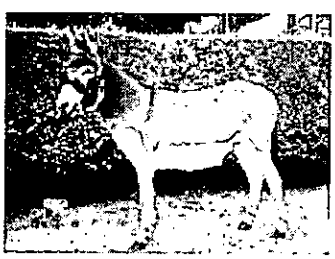




Yearling colt by Dick.
Dark brown with distinct cross. Very good looking donkey. Excitable little fellow. 29" at present. Show and jack potential. Good conformation. Picture as foal. £600.

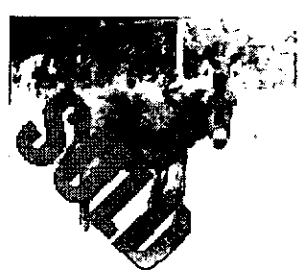
"Ennis Paula".
Miniature donkey yearling filly by Dick. 35". Dam: Saunders. Extremely friendly, adores attention. Just lives for cuddles. Has been running with Ennis Valentino. £600.





"Ennis Bojangles".
2yo miniature donkey filly by Dick. 35". In foal for 2003 to Ennis Prince. Really friendly character. Good conformation. £800.

Miniature Donkey yearling filly.
Extremely small foal by Dick. Dam: Ennis Thumbellina. Expected to make only 27". Special home only for this tiny donkey. £1300.





"Purdy".
4yo miniature donkey. 33", affectionate nature. 100% catch, kids etc. In foal for 2003 to Ennis Valentino. Would make a pretty little pet. £800

"Saunders".
3yo miniature donkey. Has been covered by Ennis Prince, but has been running with Twinkleboots. 35", kind, sweet natured jennet. £600.





Miniature Donkey yearling colt.

Well marked colt foal by Dick. Dam: Princess Lotsaspots II. Dark brown. Lovely natured little fellow. Well marked - has a little star on head. Jack potential, or would make a wonderful companion. £600.



Home Back

Memo

To: Angela Odell

From: Conrad Moore

Date: 20/03/03

Re: **Policy Comments upon TP/2002/8260**

Proposed retrospective temporary permission for erection of one mobile home with rare breeds business venture at land opposite Abbots Lodge, Nelsons Lane, Hurst.

Policy comments are made in respect of PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as modified) unless otherwise stated.

Overall Strategy Policies

The Local Plan as modified states that certain areas should not be regarded as a locality suitable for dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. This site is clearly located away from either Category A or Category B Settlement boundaries in the wider area. This must be weighed with the fact that this site is a farm proposal.

Countryside Policy

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The proposal could meet criteria (i). C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Modified)* Policy WCC1. The broad principle may be considered acceptable in category (A) but the final paragraph is still applicable though.

The modified Plan policy reflects the Inspector's recommendations (Pages 2-49 to 2-50) and makes clear that that it should only be for agricultural or forestry dwellings in Policy WCC6. My assumption is that it is an agricultural enterprise and not equestrian.

This said, PPG 7 Annex I also applies and I conclude that it would be appropriate to apply the tests set out in Annex I14 (a-e) for an agricultural enterprise. Comments from our Agricultural Consultants will be important in assessing this. This is with the safeguard that there is no impact on countryside character. Note the requirements of I5 when drafting any potential consent and the use of informatives to clarify our requirements may be appropriate. You may wish to use occupancy conditions set out in paragraphs I17 – I21.

The advice in SPG on agricultural dwellings should be considered, as the document proposed for adoption is going to be considered by executive on 27/03/03 and weight can be accorded to it.

Landscape Policies

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context.

Highways
The Highways Team will comment on Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Nature Conservation Policies
It will be necessary to investigate whether any bats (protected species), birds, or badgers use the site area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. Advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed should any Protected Species be present.

There could be ancient hedgerows and given the potential proximity of trees and hedgerows, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Impacts on trees are not solely from siting but also the use of the site, and can be as a result of changes to underground / overground services to loose boxes/mobile home affecting canopies or root structures. Ground compaction with associated car parking etc may also threaten the longevity and stability of trees. Linked to the preceding paragraph is that mature trees may also be the home of protected species such as owls and bats and the advice of Andy Glencross should be sought if any development could be close to mature trees that could act as roosts. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

Conclusion
You will need to clarify the use of the land, as the language in the supporting text is mixed, referring to equine uses, rare breeds and miniature donkeys. The latter two could relate to an agricultural enterprise, whilst the former could be for an equestrian enterprise that will require a policy review and interpretation of tests. A wider change of use of the land to equestrian from agricultural may also have fee and development description implications.

The proposed site is located within the countryside. This temporary home needs to comply with the tests in WCC6 and Annex I of PPG 7. General residential should not be considered as this locality is clearly not sustainable in terms of having the basic range of services and facilities, for example. No opportunity to circumvent the regulations should be permitted without adequate justification.

No Policy objections follow subject to the tests in PPG 7 and Local Plan Policy tests being complied with. The Council can review its stance should more information be forthcoming.

Conrad Moore.

Senior Planner. Policy & Plans Team.



[redacted]WAYS CONSULTATION SHEET

From: Angela Odell **Date:** 11 March 2003

Application Number: TP/2002/8260

Proposal: Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

Parish: HURST PARISH

Site Address:
Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .

Applicant:
Mrs A Marjoram .

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).

C122, R122.

Signed: _____ **Print name:** AR 14/03/03.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 11 March, 2003
My ref. AO/TP/2002/8260

Mr P Williams
Reading Agricultural Consultants
Races Farm, Aston Street
Aston Tirrold, Didcot
Oxon,
IX11 9DJ

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 Williams

PLANNING APPLICATION TP/2002/8260
APPLICATION FOR TEMPORARY PERMISSION FOR THE ERECTION OF MOBILE HOME IN CONJUNCTION WITH RARE BREEDS BUSINESS VENTURE (RETROSPECTIVE) AT LAND OPPOSITE ABBOTS LODGE, NELSONS LANE, HURST

I refer to the enclosed application. Please advise me whether you would be able to advise us whether the mobile home would be justified in principle for a temporary period. (The site is in the countryside in the Wokingham District Local Plan.)

Please advise me what your charge would be for this advice, so that I can get this checked before formally commissioning you to undertake the work.

I enclose:
- Copy of application
- Copy of report submitted by the applicant

I look forward to hearing from you. Meanwhile, if you wish to discuss the above further please contact me.

Yours sincerely

MRS A ODELL
Planning Officer

Application Number: TP/2002/8260

Case Officer : AO.

Valid Date : 26/2/03

Map No : 49

Site Area :

Received Date: 30/12/2002

Level : Delegated Application

Description: ~~Proposed~~ Application for temporary Remission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

Location : Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .

Parish : SA Ward : HUR

Applicant : Mrs A Marjoram .

Fee Required: £220 Fee Received: £220 (2)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☑ DL (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Plans re elevations of mobile home required.	phoned 14/1	26/2
FLOOR PLANS		to follow	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Re: Sewage disposal - Groundwater Prot. Zone ✓

Railtrack

Police Arch Officer

CPRE ✓

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... Rural Area .....

..... Countryside .....

.....

.....

.....

NEIGHBOURS ✓

.....

..... SN t See map .....

.....

No pre-apps

neigh. notifications

Abbots Lodge, Nelsons lane, Reading RG10 9RR

Magpies, Nelsons lane, Reading ✓

**********FILE COPY**********

Tel: (0118) 974 6445

Date: 11 March 2003

My ref: TP/2002/8260

WOKINGHAM UNITARY
Aiming for Excellence

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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: TP/2002/8260
Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .
Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **TP/2002/8260**
Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .
Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor Drake

**********FILE COPY**********

Received by Wokingham District Council

Application No: TP/2002/8260

Proposal:
Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

Location:
Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .

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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number TP/2002/8260 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/04/2003. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

11 March 2003

26.FEB.2003 8260

Business Plan

Miniature Donkey Breeding at 'The Blackthorns' field Nelsons Lane, Hurst

A Brief History Of Miniature Donkeys:

The Miniature Mediterranean Donkey originated on the island of Sardinia and was later introduced to Sicily. In 1929 a Wall street stockbroker imported 6 jennys and a jack to the US. Their adorable nature led to other enthusiasts importing and breeding these donkeys and their numbers have grown to around 10,000 in the US, they have however become nearly extinct on their native islands.

In the UK there around 150 true Mediterranean miniature donkeys, all originated from bloodlines in the US and Canada. To qualify as miniature, a donkey must be under 36 inches in height, normally 31 - 35 inches. The male is called a jack and the female a jenny.

My Background:

I have been involved with ponies for 42 years and have experience in breeding, training, showing, riding and driving. I love the countryside and purchased my land at Nelsons Lane in 1995 to accommodate my ponies. I have now reached the age that I would like to use my experience and my land to running a small equine business in keeping with the land and with no detriment to the surounding parish.

The Business Aim:

Our aim is to purchase, and then gradually develop a breeding stock of Mediterranean miniature donkeys in order to produce foals to sell as pets. These donkeys make ideal pets, they are intelligent, friendly and because of their size are ideal for children. Because there are only around 150 in the UK, demand is high and far outstrips supply. We have contacted breeders in the US and found it to be more cost effective to import our stock than try to buy in the UK, where prices are much higher and waiting lists are long. It is hoped that stud fees can be obtained for visiting jennies which will include 3 weeks stabling and care. This is not included in our financial plan as the income cannot be predicted.

It is also our intention to train the younger donkeys to be ridden by small children as their first introduction to the equine world. We would also train them to drive, giving adults the chance to enjoy the donkey as well as their children. These donkeys when sold will command a premium price.

Labour:

All of the daily running of the business would be carried out by myself so no employed labour is required. My 4 wheel drive vehicle and horse trailer will provide the transport for all the requirements of the business. The small mobile home will be sited because 24 hour supervision will be required for the donkeys. During the day for general care of the donkeys and upkeep of the stable block, at night for any jenny that could be foaling and most importantlly for security against these very expensive and easily transported miniature donkeys being stolen.

Marketing:

After acquiring our stock we would qualify to join the UK Miniature Donkey Association and be featured on their highly subscribed website, while also developing our own website with details and pictures of donkeys available. The donkeys would be 'shown' at the many horse shows in the southern counties which will create a lot of interest from the type of people that we see as our potential customers. Although expensive at around £2000 the donkey will live to 40 - 45 years, a pedigree dog might cost £500 but live 10 - 12 years, a donkey is very nearly a 'pet for life'.

The Land At Nelsons Lane, Hurst:

The land is suitable for the management of miniature donkeys.
The soil is a medium clay loam with a good bottom of clover and grass.

Although Hurst has a high water table and is prone to flooding, this land is set outside the recognised flood plain. Land drains were installed by the previous owner, leaving the land accessible all year round.

The land is surrounded by trees and hedging to create a natural screen.

The mobile home will be positioned to ensure minimal visual impact, with additional planting of trees, shrubs etc. if required.

The septic tank has been chosen to ensure that waste removal will only be needed once a year and is environmentally friendly.

Visibility from the drive to the road is good. The road will not be used any more than at present, as all requirements will be brought in by ourselves.

Financial Plan:

The business will be funded by the sale of my detached house at 44 Benning Way, Wokingham on which I have no mortgage and is currently valued at £200,000 then purchasing a smaller property of around £160,000 to rent out, which will give me a net income of £600 per month. After costs this will provide a lump sum of £34,000 to fund the business start up.

1st Year

Initial start money	**£34,000 - 00**
6 jennies	
4 in foal at £1600 - 00 each	**£6,400 - 00**
2 youngsters 2 years old at £1,000 - 00 each	**£2,000 - 00**
2 jacks at £800-00 each	**£1,000 - 00**
Import from USA	**£7,000 - 00**
Total cost of stock £16,600 - 00	
Stables	**£9,000 - 00**
Electricity	**£2,000 - 00**
Septic tank	**£2,500 - 00**
Total cost of utilities £13,500 - 00	
Hay 75 bales at £1 - 50 each	**£112 - 50**
Straw 150 bales at £1 - 00 each	**£150 - 00**
Vet (inoculations etc.)	**£400 - 00**
Farrier	**£90 - 00**
Total cost of feed and care £752 - 50	
TOTAL COST OF FIRST YEAR £30,852 - 50	

2nd Year

Outgoing:

Hay 75 bales at £1 - 50 each	**£112 - 50**
Straw 150 bales at £1 - 00 each	**£150 - 00**
Vet (inoculations etc.)	**£500 - 00**
Farrier	**£110 - 00**

Total outgoings £872 - 50

Income from sale of 2 foals at £2,000 - 00 each minimum £4,000 - 00

3rd Year

Stock now consists of 8 jennies, 6 breeding and 2 jacks.

Outgoing:

Hay 100 bales at £2 - 00 each	£200 - 00
Straw 150 bales at £1 - 50 each	£225 - 00
Vet (inoculations etc)	£600 - 00
Farrier	£130 - 00

Total outgoings £1,155 - 00

Income from sale of 4 foals at £2,000 - 00 each minimum. £8,000 - 00

4th Year

Stock now consists of 10 jennies, 8 breeding and 2 jacks.

Outgoing:

Hay 125 bales at £2 - 00 each	£250 - 00
Straw 175 bales at £1 - 50 each	£262 - 50
Vet (inoculations etc.)	£700 - 00
Farrier	£160 - 00

Total outgoings £1,372 - 50

Income from sale of 8 foals at £2,000 - 00 each minimum £16,000 - 00

5th Year

Stock now consists of 10 jennies all breeding and 2 jacks.

Outgoing:

Hay 125 bales at £2 - 00 each	**£250 - 00**
Straw 175 bales at £1 - 50 each	**£262 - 50**
Vet (inoculations etc)	**£700 - 00**
Farrier	**£160 - 00**

Total outgoings £1,372 - 50

Income from the sale of 10 foals at £2,000 - 00 each minimum £20,000 - 00

WORK SHEET FOR : Angela Odell

Application Number : TP/2002/8260

Applicant : Mrs A Marjoram .

Location : Land Opposite Abbots Lodge, Nelsons Lane, Hurst, .

Proposal : Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : 12.3.03.

Date Registered : 26/02/2003

Earliest Date for Decision : 03/04/2003

Latest Consultation Date/Site Notice Expiry Date : 03/04/2003

This application will have expired on: 23/04/2003. 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 : Hurst P.C: Object. Similar applications have been dismissed at appeal. Not justified. Road unsuitable for traffic.

- Highway Officer: No objection.
- Environmental Health Officer: No objection
- Environment Agency: No objection – recommends informatives.
- 8 Letters of objection: No justification for 24hr on-site presence. Previous refusals of permissions for ~~[illegible]~~ mobile homes etc. for such enterprises nearby. Nelson's Lane floods – not suitable for hoofed animals and drainage problems. Narrow lane – traffic hazard.

~~Planning Issues :-~~

Should effectively enforce removal of mobile home.
Trees & bushes cut down – may have affected bats.
Potential virus risks from this breed.
Site not large enough for number of animals.
Business plan is flawed.

Application Number: TP/2002/8260

Appraisal :

See attached report.

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

TP/2003/8260 – Appraisal

Relevant planning history/proposal
Application 95/63127/F for the erection of a stable block and change of use of the land to equestrian use was granted on 26 February 1996. Proposal is to retrospectively station a mobile home on the site. (Note to be re-sited from its current position behind the stable block referred to above which has not yet been constructed.)

Site is in the countryside. Policy WCC6 covers new dwellings (including mobile homes) required for agricultural and forestry workers, and requires such dwellings to be justified. Criterion A requires that there is an established need for a full time worker and Criterion B that the enterprise is financially sound. Independent consultants RAC commissioned by WDC to assess these points. Their report concludes that the scale of the enterprise would be too small to warrant a permanent presence on the site - there would not be a requirement for a worker to be employed full-time on the unit. It also concludes that there is no evidence that the unit has been planned on a sound financial basis. It is therefore considered that the essential requirements of Policy WCC6 have not been met and stationing a mobile on the home would be unacceptable in principle. The mobile home has an urbanising effect on the character and appearance of the area.

Effect on neighbouring properties
As the nearest dwelling Abbots Ann is about 75m. away and the mobile ~~hand~~ home is single storey, it is considered that the effect on neighbouring properties is acceptable.

Recommendation: refusal

Application Number TP/2002/8260
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			1 The application site lies outside ~~the~~ an identified settlement ~~boundary~~ in the countryside, the proposal is unacceptable in principle and would have an detrimental impact on the character and appearance of the area. The LPA is not satisfied from the available information that a departure from approved planning policies and principles has been justified. The proposal is therefore contrary to BSP Policy C2, LAP Policies LTV2 & LC17, ~~and~~ to WDLP Policies WCC1 and WCC6 (as proposed to be modified) and to PPG 7.
			Informative
			Refusal ☒ WDC/1102/190/01.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Enforcement Officer

Date: 12/05/03.

RECORD OF SITE VISIT

SITE ADDRESS: Land Opposite Abbots Lodge Nelsons Lane Hurst .

APPLICATION NUMBER: TP/2002/8260

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.3.03

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Single width mobile home stationed near south-east corner of site. Within field with access from S.E. end of Nelsons Lane. (1 pony + 1 small pony in field)

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING See above

LEVELS Flat.

BOUNDARY TREATMENT hedge & hedge cross trees & ditch to Nelsons Lane. ~~NEED~~ & around other site boundaries.

OTHERS

Appeal Decision

Site visit made on 22 January 2004

by Wendy Hoare LLB Solicitor

an Inspector appointed by the First Secretary of State

The Planning Inspectorate
4/09 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN
☎ 0117 372 6372
e-mail: enquiries@planning-inspectorate.gsi.gov.uk

Date
18 MAR 2004

Appeal A Ref: APP/X0360/C/03/1126897
Land opposite Abbots Lodge, Nelsons Lane, Hurst RG10 ORR

- The appeal is made under section 174 of the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.
- The appeal is made by Mrs A Marjoram against an enforcement notice issued by Wokingham District Council.
- The Council's reference is 00219(e).
- The notice was issued on 5 August 2003.
- The breach of planning control as alleged in the notice is a material change of use of the land from equistrian to the use of land for the storage and siting of a caravan or caravans unrelated to the authorised use of the land.
- The requirements of the notice are to cease the use of the land as for storing caravans on the land and to remove all the caravans from the land.
- The period for compliance with the requirements is one month.
- The appeal is proceeding on the grounds set out in section 174(2)(a) and (b) of the 1990 Act.

Summary of Decision: The appeal is dismissed and the enforcement notice is upheld with corrections and variations.

Appeal B Ref: APP/X0360/A/03/1126932
Land opposite Abbots Lodge, Nelsons Lane, Hurst RG10 ORR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mrs A Marjoram against the decision of Wokingham District Council.
- The application (Ref.TP/2002/8260), dated 23 December 2002, was refused by notice dated 15 May 2003.
- The development proposed is temporary permission for the siting of a mobile home in conjunction with rare breeds venture.

Summary of Decision: The appeal is dismissed.

Procedural Matters

1. In my view, the notice is imprecise in that it refers to the "siting of a caravan or caravans unrelated to the authorised use of the land" but does not specify the use to which it is alleged the caravans are being put. The purpose for which a caravan is being sited on the land is important since the phrase "siting of a caravan on land" does not, in itself, indicate a use of that land. The purpose should be clearly stated in the enforcement notice as in certain circumstances the siting of caravans does not need permission. I consider therefore that it is appropriate to correct the omission in the allegation.

2. In paragraph 6 of the notice there is reference to "the use as a caravan site". The Caravan Sites and Control of Development Act 1960 S1(4) defines the term "caravan site" as

including land on which a caravan is stationed for the purposes of human habitation. If land is merely used for the storage of caravans it does not come within the definition of a caravan site. It seems to me from the available evidence, including the observations made by the Council's officers at site inspections, that at the time the notice was issued the Council was concerned that the touring caravan was being stored on the land and the mobile home was being used for the purposes of human habitation. These activities would have formed part of a new mixed use together with the equestrian use.

3. Given the reference in paragraph 6 to a "caravan site" I do not consider that the Appellant was misled by the notice. In my view, it would be in everyone's interests if I were to correct the notice to specify more precisely the exact nature of the breach and to clarify the terms of the deemed application for planning permission. I shall make a corresponding variation to the requirements of the notice and the wording of the time for compliance. I am satisfied that the notice can be corrected and varied in this way without causing any injustice to the parties.

The Appeal Site

4. The appeal site comprises a field of some 1.72 ha that is located within a rural area about 1 km south east of the village of Hurst. There is a mobile home and a touring caravan positioned adjacent to the access to the field from Nelsons Lane.

The Planning History

5. In 1996, planning permission was granted for the erection of a stable block and the change of use of the land to equestrian use (95/63127/F). In 2003, an application for temporary permission for a mobile home in conjunction with a rare breed's business venture was refused permission. An application for the variation of condition 4 of consent 95/63127/F to allow use of land for business purposes, breeding of miniature donkeys was granted in 2003.

The Appeal on Ground (b), Appeal A

6. On ground (b) the Appellant states that there has been no material change of use. She admits that the touring caravan was used to provide basic amenities but claims that it is now being used only for secure storage of tack, and feed until the stable block is built. The mobile home is used for basic amenities and is required in relation to her business venture. She contends that this is completely related to the authorised use of the land. She submits that the permitted use of her land is domestic recreational and this is, at the moment, how it is used.

7. The Council submits that the use of the caravans is not ancillary to the authorised use of the land. Several inspections of the mobile home revealed clothes, bedding, a television and other domestic paraphernalia. The mobile home is connected to a gas bottle and generator. Site visits have been carried out late at night and early in the morning. During these visits the lights remained on in the mobile home and cars were parked on the site.

8. A log has been provided by neighbours showing the site movements and activity during the months of July to October 2003. On several days it was recorded that no vehicles left the site in the evening and the generator remained on. The Appellant disputes the records kept by her neighbours. When I visited the site I saw the proximity of Nelson's Orchard to the site. The occupants of that property acknowledge that this was not intended to be a

surveillance operation. Whilst they admit that there were gaps in their observations I find no reason to doubt that they observed lights, saw vehicles and heard the generator at the times noted. I consider that the log kept by neighbours shows a clear pattern of use of the mobile home for residential purposes.

9. The Appellant admits that the mobile home is connected to gas and a generator. The Council contend that whilst on the site it has always been used for human habitation. The permitted use of the land is for equestrian purposes as varied by the 2003 permission and not domestic recreational purposes as claimed by the Appellant. Having regard to the observations of neighbours and those of the Council's officers at the time of their site visits I find on the balance of probabilities that the mobile home was stationed on the site for the purposes of human habitation rather than any purpose ancillary to the authorised use of the site.

10. As regards the touring caravan, the Council state that it has always been empty when examined and is not considered to be ancillary to the equestrian use of the field. The Appellant states that prior to the visit by the Council's officer the touring caravan had been broken into and was not secure for storage purposes.

11. It is clear that caravans may be used to accommodate an activity comprising the lawful primary use or for a purpose ancillary to that use. The stationing of a caravan for a purpose which comprises the lawful planning use or a use ancillary thereto does not involve a material change of use of the land. However, given that the touring caravan was found to be empty at the time of site visits by the Council's officers and the Appellant's own admission that it was not secure at that time I conclude that when the notice was issued the caravan was merely being stored on the land and was not in use for a purpose ancillary to the primary use.

12. I am entirely satisfied that the breach of planning control alleged in the corrected notice has occurred as a matter of fact. The appeal on ground (b) fails.

The Appeal on Ground (a), the Deemed Application and the Section 78 appeal, Appeals A and B

The Main Issue

13. The main issue is whether the development would be in accordance with the development plan countryside policies which generally restrict development in such locations and, if not, whether there are other material considerations that would outweigh any harm to the character and appearance of the surrounding rural area.

The development plan and other policies

14. The development plan for the area comprises the Berkshire Structure Plan and the Loddon Area Local Plan. The Berkshire Structure Plan (1991-2006) was adopted in 1995. The relevant policy is C2 which relates to development outside built-up areas and settlements. The Loddon Area Local Plan was adopted in 1995. The relevant policies are LTV2 relating to development in rural areas and LC17 which applies to dwellings on equestrian centres.

15. Having regard to the stage that the Wokingham District Local Plan has reached in the statutory procedures leading to adoption I have given considerable weight to this emerging local plan in this case. The relevant policies are WCC1 relating to development in the

countryside and WCC6 which applies to proposals for new dwellings for agricultural and forestry workers.

16. Planning Policy Guidance: The Countryside - Environmental Quality and Economic and Social Development (PPG7) provides national guidance on land use planning in rural areas of England.

Reasons

17. The appeal site is located within the countryside. PPG7 paragraph 2.14 explains that the Government's policy is that the countryside should be safeguarded for its own sake. Paragraph 3.21 advises that isolated new houses in the countryside require special justification - for example, where they are essential to enable farm or forestry workers to live at or near their place of work.

18. The Loddon Area Local Plan Policy LTV2 does not normally allow development within the rural area but the specified exceptions include development essential to the use of land for agriculture or forestry and any other purpose wholly appropriate to a rural area. The acceptability of all proposals will also be judged against the provisions of other relevant policies contained in the plan. Policy LC17 recognises that there may be occasions when a dwelling for an equestrian centre is justified in a rural area. Whilst an equestrian centre is not proposed I believe that similar considerations are applicable to the proposed donkey breeding enterprise. The emerging Local Plan paragraph 2.37 recognises that as a result of the trend towards diversification, there may in future be other uses in rural areas, in addition to agriculture and forestry, that may require a continuous presence on site, for operational or security reasons. In such instances, as for agricultural dwellings, the need for accommodation needs to be firmly proved by way of functional and financial tests as detailed in PPG7 Annex I.

19. The Appellant has been granted planning permission to use the land for breeding miniature donkeys. She submits that she cannot start the business without permission to live on the land. She contends that donkeys require constant on-site supervision and security. She requests a temporary planning permission to enable her to pursue the business venture.

20. At the time of the consideration of the planning application the Council appointed Reading Agricultural Consultants (RAC) to assess the case. The application was assessed in terms of the 5 criteria set out in PPG7, Annex I, paragraph I14 which must be satisfied if a grant of planning permission is to be made for a temporary dwelling. The report recognised that although the breeding of donkeys for sale is not an agricultural activity as such, the Council's policies acknowledged that there may be rural activities other than agriculture that can require a continuous presence on site.

21. PPG7, Annex I, paragraph I14, criteria (a) requires clear evidence of a firm intention and ability to develop the enterprise concerned. It advises that significant investment in new farm buildings is often a good indication of intentions. The Loddon Area Local Plan paragraph 1.3.43 also sets out criteria that need to be satisfied by applicants for the provision of dwellings on equestrian centres. These include evidence of adequate investment. The RAC report concluded that there was no evidence that the unit had been planned on a sound financial basis.

22. The Appellant criticises the ability of RAC to deal with an equestrian based application and comments upon inaccuracies in the report. She states that there has been investment including the concrete apron, drainage, driveway, water supply, field shelter and fencing.

23. I consider that the RAC report is inaccurate in that it criticises the Appellant for the absence of planning permission for the change of use of agricultural land. However, planning permission for the change of use of the land to equestrian use was granted in 1996. Although planning permission was also granted for the erection of a stable block at that time this has not yet been erected. In my view, there has been no significant investment in the provision of stabling on the site. Whilst I note the Appellant's unwillingness to invest in stock until she can be assured of their welfare the fact remains that no donkeys have yet been purchased. It seems to me that to date there has been little development of the site for the purposes of the new enterprise as opposed to the keeping of horses or ponies on a hobby basis. In my view, the lack of investment, particularly in the provision of stabling, does not demonstrate a firm intention to establish the enterprise.

24. PPG7, Annex I, paragraph I14, (b) requires a functional need to be demonstrated. The emerging Local Plan Policy WCC6 requires an established existing functional need for a full-time worker and not a part-time requirement. The Appellant states that 24 hour supervision is required – during the day for general care of the donkeys and upkeep of the stable block and at night for any jenny that could be foaling and most importantly for security against theft.

25. The RAC report concluded that the business did not require the ready availability of staff at most times. The animals would be kept outside for most of the time and fed manually. When indoors, they would be kept in buildings which rely on natural ventilation so that a power failure or equipment breakdown would not have any material consequences for the animals. Given the nature of the proposed enterprise I do not find that a worker would be needed to be on hand day and night in case the animals require essential care at short notice.

26. In order to assess the labour needs of a unit RAC made reference to Standard Man Day (SMD) calculations. On the basis that the labour requirement would be similar to cattle it was calculated that, if the unit was expanded to 10 females and 2 males, the enterprise would have a SMD requirement of less than $1/5^{th}$ of a worker. RAC concluded that the scale of the proposed enterprise with 10 breeding females would be too small to warrant a permanent presence.

27. The Appellant submits that miniature donkeys cannot be compared to suckling cows. However, there are no SMD figures published for miniature donkeys in any of the standard references on the subject. In my view, it is likely that the labour requirements would be similar to other breeding agricultural stock such as suckler cows. RAC accepted that the labour usage would be likely to exceed the calculated figure. Even so, it is clear that the unit will be small in scale. I find no substantial evidence to suggest that there would be a requirement for a worker to be employed full-time on the unit.

28. The Appellant states that in the area of Hurst there are significant problems of theft by travellers, and fences and alarms would not deter them from stealing these highly valuable and rare miniature donkeys. However, Annex I, paragraph I8 explains that the protection of livestock from theft or injury by intruders may contribute on animal welfare grounds to the need for an agricultural dwelling, although it will not by itself, be sufficient to justify one.

It seems to me that such matters are insufficient, in this case, to justify isolated residential development in the countryside.

29. PPG7, Annex I, paragraph I14 (c) requires clear evidence that the proposed enterprise has been planned on a sound financial basis. The Appellant contends that her running costs would be minimal. She proposes to sell her home to finance this venture with a smaller property to rent out to subsidise her initial income. However, RAC concluded that the budgets were extremely basic and failed to make allowance for any fixed costs of production. None of the normal fixed costs element has been included in the budget such as livestock depreciation; building depreciation; vehicle costs; advertising and other costs. Given the shortcomings of the Appellant's Business Plan budget I consider that it is far from clear that the enterprise has been planned on a sound financial basis.

30. PPG7, Annex I, paragraph I14 (d) requires that the functional need could not be fulfilled by another dwelling on the unit, or any other existing accommodation in the area which is suitable and available for occupation by the workers concerned. There are no other dwellings on the unit which could provide accommodation but the Appellant lives only some 20 minutes away. I consider that this is sufficiently close to attend to the welfare needs of the stock.

31. Whilst I have sympathy with the personal preferences and circumstances of the Appellant I am satisfied that, at this time, there is no justification for the retention of the mobile home on the site to meet the needs of the new business. I do not consider that temporary accommodation on the site is essential to support the proposed enterprise. Neither the storage of a caravan on the site nor the stationing of a mobile home for residential purposes would fall within any categories of acceptable development in the countryside set out in Loddon Area Local Plan Policy LTV2 or emerging Local Plan Policy WCC1. The development would be contrary to Structure Plan Policy C2, Loddon Area Local Plan Policies LTV2 and LC17 and emerging Local Plan Policies WCC1 and WCC6.

32. My observations at the time of my site visit confirmed the Council's evidence that the caravans have an urbanising effect on the locality. Their domestic nature is apparent and they detract significantly from the character and appearance of this rural site. The Appellant states that the mobile home would be screened not only by the trees but also by the stable block. There could be additional planting if required. However, the fact that new development on a particular site could be screened from its surroundings and passers-by, is not by itself a good argument; it could be repeated too often and so frustrate national and local countryside policies. I do not consider that the fundamental development plan policy objections to the retention of the caravans in the countryside without special justification could be satisfactorily overcome by the imposition of landscaping conditions. I do not believe that there are any other material considerations that would outweigh the harm to the character and appearance of the surrounding rural area.

Formal Conclusions

Appeal A

33. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should not succeed. I shall uphold the enforcement notice with corrections and variations and refuse to grant planning permission on the deemed application.

Appeal B

34. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be dismissed.

Formal Decision

Appeal A, Referenced APP/X0360/C/03/1126897

35. In exercise of the powers transferred to me, I direct that the enforcement notice be corrected by deleting from paragraph 3 the words "equistrian to the use of the land for the storage and siting of a caravan or caravans unrelated to the authorised use of the land" and substituting therefore the words "equestrian to the mixed use of the land for equestrian use and the storage of a caravan and the stationing of a caravan for the purposes of human habitation" and varied by deleting the requirements set out in paragraph 5 in their entirety and substituting therefore the words and figures: "1. To cease the use of the land for the storage of a caravan. 2. To cease the use of the land for the stationing of a caravan for the purposes of human habitation. 3. To remove from the land all caravans either stored thereon or stationed for the purposes of human habitation." And by deleting from paragraph 6 the words "to cease the use as a caravan site and remove all caravans from the land". Subject to these corrections and variations I dismiss the appeal, uphold the enforcement notice, and refuse to grant planning permission on the application deemed to have been made under section 177(5) of the 1990 Act as amended.

Appeal B, Referenced APP/X0360/A/03/1126932

36. In exercise of the powers transferred to me, I dismiss the appeal, and refuse to grant planning permission for the siting of a mobile home in conjunction with a rare breeds venture.

Information

37. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court.

INSPECTOR

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs A Marjoram
44 Benning Way
Wokingham
Berkshire
RG40 1XX

Application Number: TP/2002/8260

Parish:	**HURST**
Location:	**Land Opposite Abbots Lodge, Nelsons Lane, Hurst.**
Proposal:	**Application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. 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.

Reasons

1. As the application site lies outside an identified settlement and in the countryside, the proposal is unacceptable in principle and would have a detrimental impact on the character and appearance of the area. The Local Planning Authority is not satisfied from the available information that a departure from approved planning policies and principles has been justified. The proposal is therefore contrary to policy C2 of the Berkshire Structure Plan, policies LTV2 and LC17 of the Loddon Area Local Plan, to policies WCC1 and WCC6 of the Wokingham District Local Plan (as proposed to be modified) and to Planning Policy Guidance Note No. 7.

Informatives

1. This refusal is in respect of Plan No. WDC/1102/190/01, received by the Local Planning Authority on 26 February 2003.

T. G Watson

Trevor Watson
Development Control Manager
Date: 15/05/2003

Notice checked by: _____

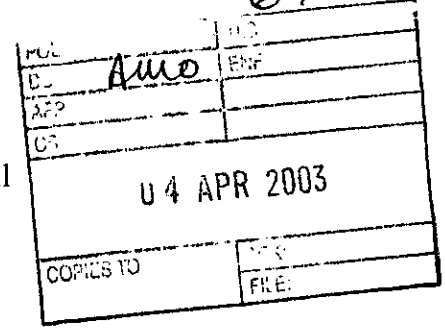
If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

ENVIRONMENT AGENCY

Our Ref : SP/2003/007192-1/1
Your Ref : TP/2002/8260

67852

Date : 01 April 2003



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

For the attention of Angela Odell.

Dear Sir/Madam

PROPOSAL: TEMPORARY PERMISSION FOR MOBILE HOME, RETROSPECTIVE
LOCATION: LAND OPPOSITE ABBOTS LODGE, NELSONS LANE, HURST

Thank you for your letter dated 11th March, which was received on 12th March. You are asked to quote the following reference in any correspondence: SP/2003/007192-1. The Environment Agency has the following comments:

The Agency has no objections to the proposed development but wishes to make the following comments.

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 currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Claire Murphy on 01276 454509 for further details.

ADVICE TO APPLICANT:

GROUNDWATER:

This site is located within a groundwater protection zone 3, it is essential to protection the groundwater from potential sources of contamination. Therefore, any soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

circumstances shall the water table be intersected.
POLLUTION PREVENTION:

The applicant should be aware of Pollution Prevention Guideline No 4; provides advice on the disposal of sewage where there is no mains drainage, copy enclosed.

DECISION NOTICE

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 contact me, quoting the reference at the beginning of this letter.

Yours faithfully

EMMA LANGFORD
Planning Liaison Officer

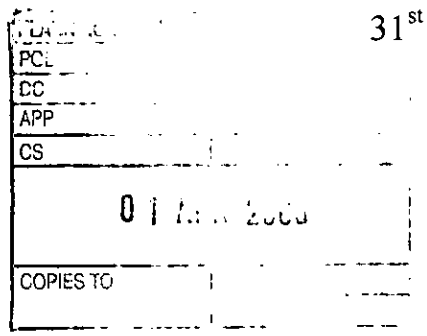
Direct Tel: 01276 454 492
Direct Fax: 01276 454 352

CC: Mrs A Marjoram

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.C.M.I.
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

31st March, 2003



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Angela Odell

Dear Miss Odell,

Application No. TP/2003/8260

I refer to the above-mentioned Application by Mrs. A. Marjoram in respect of Land opposite Abbot's Lodge, Nelson's Lane, Hurst: application for temporary permission for the erection of mobile home in conjunction with rare breeds business venture. Retrospective.

My Council strongly object to this application, as with similar applications which have been dismissed at appeal, i.e., 98/68166/F, F/2001/4399 and TP/1999/0211.

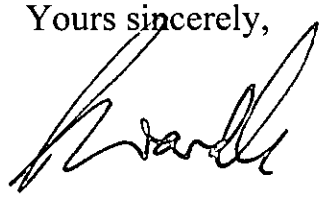
This is stated to be a retrospective application, but the drawings submitted show the siting of the mobile home in a different position to that of the existing mobile home, so it must be regarded as a new application and a retrospective application should be submitted for the existing mobile home. Please note that there is a second caravan on the site which is not shown on this application. The District Council are recommended to consider enforcement action.

It would appear that the provision of a mobile home is being sought before a bona fide usage of the land has been established. The business plan is, as with the other applications referred to above, totally unsubstantiated and certainly does not warrant the 24 hour cover claimed. The Farrier's costs are a huge underestimation, the demand for the donkeys is uncertain, the land is prone to be waterlogged in the winter and is, therefore, unsuitable for desert animals. The estimate of foals is very optimistic. There is no confirmation that the proposal would be a viable concern. No use has been established, stables have not been built and shelters have not been provided.

The road is unsuitable for an increase in traffic, which the proposed enterprise would most certainly incur and there is, therefore, an objection on highway grounds.

The proposed development in a rural area is unsuitable and the District Council are urged to reject the application.

Yours sincerely,



Clerk

Angela Odell

From: John Mullaney
Sent: 26 March 2003 10:20
To: Angela Odell
Cc: Ian Gough
Subject: Land opposite Aboots Lodge Nelsons Lane, Hurst TP/2002/8260 (Flare Ref 5226) Application for temp permission for erection of mobile home etc

I have no objection to this proposal.

Informative
All mobile home sites are required to obtain a Site Licence under the provisions of the Caravan Sites and Control of Development Act 1960. The applicant is advised to contact Ian Gough Environmental Protection and Housing for further information.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 26 March, 2003
My ref. AO/TP/2002/8260

Mrs A Marjoram
44 Benning Way
WOKINGHAM
RG40 1XX

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 Mrs Marjoram

APPLICATION TP/2002 8260
APPLICATION FOR TEMPORARY PERMISSION FOR THE ERECTION OF MOBILE HOME IN CONJUNCTION WITH RARE BREEDS BUSINESS VENTURE (RETROSPECTIVE) AT LAND OPPOSITE ABBOTS LODGE, NELSONS LANE, HURST

I refer to the above application. The siting of the mobile home on the site plan is different to its existing siting. Please confirm that it is your intention to re-site the mobile home to the position shown on the plan, if planning permission is granted. If not, please submit revised plans showing the mobile home in its current position.

It is important that your reply (including revised plans if relevant) are submitted to me within two weeks, i.e. by 10 April. Should you have any difficulty in meeting this deadline or should you wish to discuss the above please contact me immediately.

Yours sincerely

AO

MRS A ODELL
Planning Officer

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 March, 2003
My ref. AO/TP/2002/8260

Mrs A Marjoram
44 Benning Way
WOKINGHAM
RG40 1XX

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 Mrs Marjoram

APPLICATION TP/2002 8260
APPLICATION FOR TEMPORARY PERMISSION FOR THE ERECTION OF MOBILE HOME IN CONJUNCTION WITH REAR BREEDS BUSINESS VENTURE (RETROSPECTIVE) AT LAND OPPOSITE ABBOTS LODGE, NELSONS LANE, HURST

I refer to the above application and advise you that we have commissioned Reading Agricultural Consultants to advise us and they may contact you. Meanwhile, I note that there is no record of planning permission for change of use of the land from agricultural use to your proposed use of keeping miniature donkeys for breeding purposes for sale as pets and using the land for riding lessons for commercial purposes.

I enclose the required forms. However, I advise that the above refers to the need for planning permission only and does not imply in any way that such an application is likely to be considered acceptable.

Yours sincerely

MRS A ODELL
Planning Officer

cc: P. Williams, RAC
D. Ledger, Enforcement Officer

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

26 FEB 2003 PART 1 8260

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 30 DEC 2002
8260

1.	APPLICANT'S NAME	MRS ANN MARJORAM
	ADDRESS	44 BENNING WAY WOKINGHAM
	POST CODE	RG40 1XX PHONE 07950305528
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	N/A
	POST CODE	PHONE
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	LAND OPPOSITE ABBOTS LODGE NELSONS LANE, HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		PERMISSION FOR SITING OF MOBILE HOME IN CONJUNCTION WITH RARE BREEDS BUSINESS VENTURE
5. Give the area in hectares or part of a hectare	AREA OF SITE	1·72 HA
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	WDC/1102/190/01 SITING OF MOBILE HOME

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	5 YEARS
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 ?

N/A

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

1769b

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.

EQUESTRIAN

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? (YES)/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.
IF YES, ARE ANY TO BE FELLED? ONLY AT BOUNDRIES. NONE TO BE FELLED

14. STATE EXTERNAL MATERIALS TO BE USED.

MOBILE HOME WITH OFF-WHITE COATED ALUMINIUM EXTERNAL WALLS AND FELT FLAT ROOF OR SIMILAR APPROVED. (28FT)

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.

FENCES | HEDGES ALL AS EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

DITCH WATERCOURSES AS EXISTS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/(NO)

If no, please give details NEW SEPTIC TANK

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

PROPOSED TO RETAIN EXISTING 4 METRE VEHICULAR ACCESS WITH DRIVE AND HARDSTANDINGS.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

NONE AT PRESENT

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
TEMP MOBILE HOME OTHER	1 / 3 *	NIL/NIL *	NIL NIL *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? (YES)/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/(NO) — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£220-00

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

SIGNED A.P. Mayoram ON BEHALF OF DATE 23/12/02

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".

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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		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify EQUESTRIAN	NIL	NIL	NONE WITH THIS APPLICATION	NIL
OTHER	Please Specify				
	TOTAL	NIL	NIL	NIL	NIL

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	2	1
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

THE BREEDING AND SALE OF MINATURE DONKEYS SEE ENCLOSED BUSINESS PLAN

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

NEW BUSINESS VENTURE.

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
NIL	NIL	2	2

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.

N/A.

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".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Spacial 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.'

1789/a

SECTION 66 CERTIFICATE

Application No.

26.FEB.2003

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

OR

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.

● 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) . . . . . .

. . . . . .

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

on (d) . . . . . .

(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).

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
N/A		

Signed . . A. P. Mangram . . . . . .

On behalf of . . . . . .

Date . . 23/12/02 . . . . . .

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

26.FEB.2003 8260

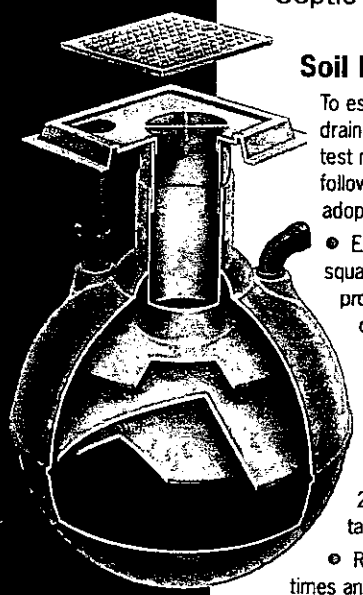
AGRÉMENT CERTIFICATED

Septic tanks

Design

Titan Agrément Certificated Septic Tanks are designed to separate and settle the solids present in raw sewage leaving the resultant liquor to be absorbed in the soil.

A genuine 3 stage settlement tank minimises the risk of solics carry-over and ensures a long term maintenance free sub-surface irrigation system. The tank should be emptied once a year.



Model Selection

The size of development defines the capacity of the tank required

Max no. of full-time residents	4	9	13	22	30	38
Capacity in litres	2800	3600	4500	6000	7500	9000
Capacity in gallons (approx)	600	800	1000	1300	1650	2000
Diameter of tank in millimetres	1650	2000	2100	2300	2500	2650
Invert level to base of tank	700	825	1025	1200	2540	2540

Refer to Titan for capacities greater than 9000 litres

The grade of the tank required depends upon the invert level only.

Maximum Drain Invert depth	Grade	Ground Conditions
Up to 1 metre	Standard	Wet or dry
Up to 1.5 metres	Heavy	Wet or dry
Over 1.5 metres	Refer to Titan	Refer to Titan

Siting

The following should be considered when siting the tank and dispersal system:

The site should preferably be a minimum of 15 metres from the nearest habitable dwelling

The dispersal system should be a minimum of 10 metres from the nearest water course and at least 1 metre above the local water table

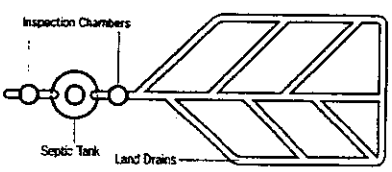
Emptying vehicles should have access to within 35 metres of the tank

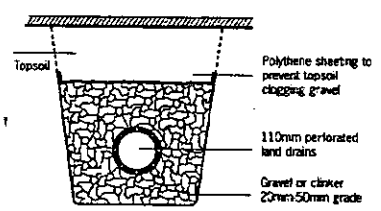
A site which is subjected to traffic loading should be avoided.

Soil Porosity

To establish the overall length of a drain run required a soil porosity test may be necessary. The following procedure should be adopted

- Excavate a hole 300mm square by 250mm deep below the proposed invert level of the land drain
- Fill hole with water to a depth of 250mm and allow to drain away over night
- Refill to a depth of 250mm and note the time taken to drain away completely
- Repeat this exercise two more times and calculate the average time
- By reference to the table the length of drain run required for various capacity tanks may be established





A looped system of rigid perforated or butted land drains as shown should be laid in trenches lined with gravel. Coiled plastic drainage pipe is not recommended.

To ensure even distribution it is important for the land drains to have a uniform gradient of no more than 1 in 200.

Pumped Systems

In circumstances where it is necessary to lift the effluent to a higher level for dispersal, we can provide a standard pump package for fitting after one of our septic tanks. This package comes complete with glass fibre pumpwell, fully submersible pump, automatic float control and all necessary internal fittings.

Time taken to fall 250mm	Overall length of drain run required in metres for various capacity tanks
	2800 Litres
Up to 4 minutes	30
4 to 5 minutes	45
5 to 6 minutes	60
6 to 7 minutes	90
7 to 8 minutes	120
Over 8 minutes	Refer to Titan

Installation

In all cases the tank should be seated on a firm concrete base. For a dry well drained site, backfill should be 10mm. rounded pea shingle or similar. If the site is wet with poorly draining soil then the tank should be backfilled with concrete, filling with water at the same time to prevent flotation.

Effluent Dispersal

Where the water table and the nature of the soil allow satisfactory absorption, dispersal should be by means of a sub-surface irrigation system.

Treatment Plants

Where discharge is to a ditch or water course (subject to Environment Agency approval) further treatment is essential. Details of the comprehensive range of Titan Biotec sewage treatment plant are available on request.

TITAN
POLLUTION CONTROL

Titan (Pollution Control) Ltd
West Portway, Andover, Hampshire, SP10 3LF
Sales: 01264 353222
Sales Fax: 01264 253122
Service: 01264 352444
General: 01264 357666
General Fax: 01264 366446
E-mail: sales@titanpc.co.uk
Website: www.titanpc.co.uk

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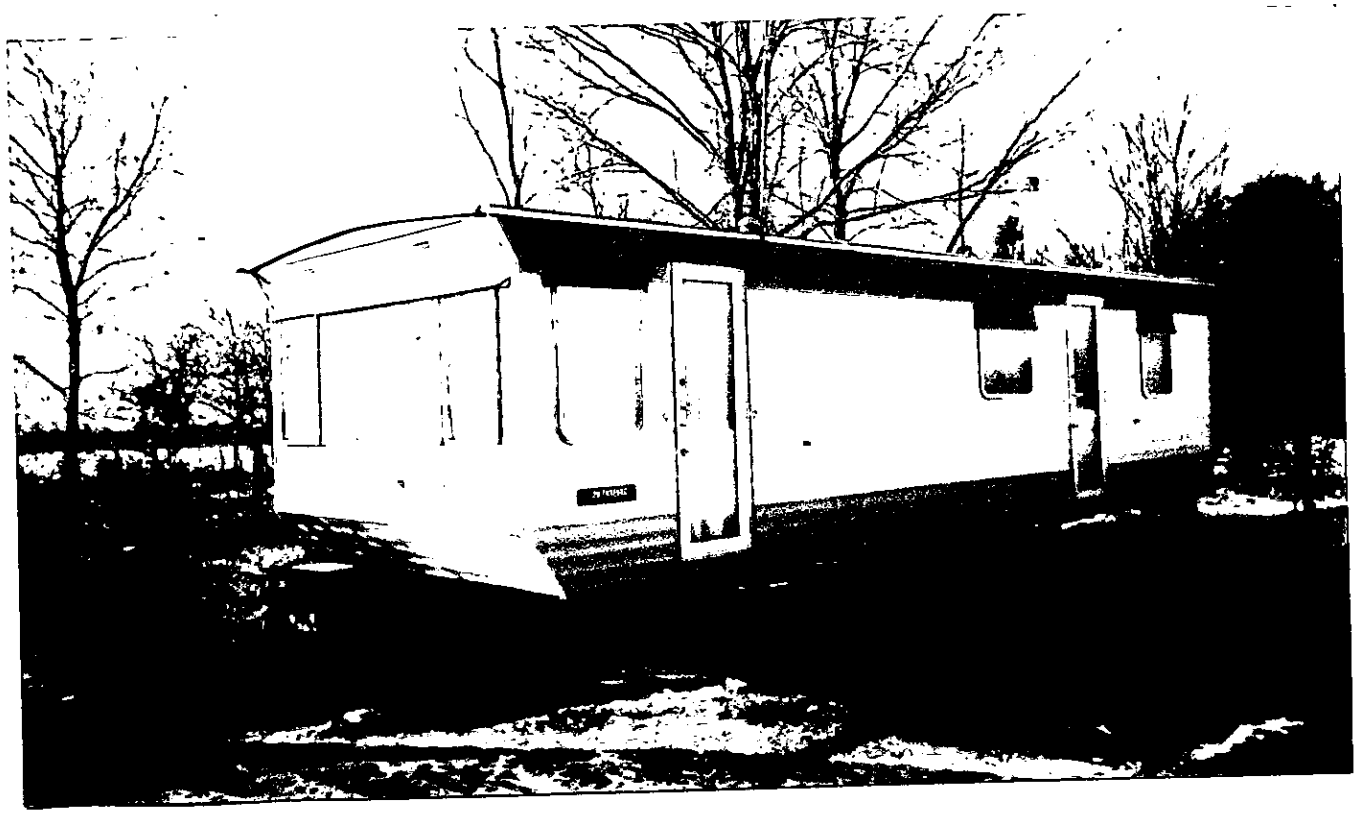

MOBILE HOME - NELSONS LANE