
WOKINGHAM BOROUGH COUNCIL

TOWN AND COUNTRY PLANNING ACTS

PLANNING PERMISSION

Arena Global Management Ltd
FAO: Mr John White
Studio 160
3 Edgar Buildings
George Street
Bath
BA1 2FJ

Application Number: F/2014/1637
Parish: Remenham
Location: The Old Turkey Farm, Remenham Hill, Remenham.
Proposal: Proposed erection of a new barn to include equestrian use.

Wokingham Borough Council, in pursuance of its powers under the above Acts and Regulations, hereby **Grants Permission** for the above development to be carried out in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Conditions and Reasons

1. Timescale

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2. Approved details

This permission is in respect of the submitted application plans and drawings numbered EQU-PAR-GA-001; EQU-PAR-SL-001 B received by the local planning authority on 24/10/2014 and EB1020-001 received on 31/07/2014. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the local planning authority.

3. External materials

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. Development shall not be carried out other than in accordance with the so-approved details.

4. Unless otherwise agreed in writing the building hereby approved shall only be used for equestrian purposes incidental to the enjoyment of residents of the Park Place Estate

5. Landscaping

The planting scheme shown on drawing no. EQU-PAR-SL-001 B shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s).

Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.

6. External lighting

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external lighting shall be installed on the site or affixed to any buildings on the site.

1. In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).
2. For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.
3. To ensure that the external appearance of the building is satisfactory.

Relevant policy: Core Strategy policies CP1 and CP3

4. In order to ensure that this remains as appropriate development in the Green Belt. Relevant policies. NPPF: Policy CP3 of the Core Strategy; Policy TB01 of the MDD Local Plan

5. To ensure adequate planting in the interests of visual amenity.

Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21 (and TB06 for garden development)

6. In the interests of amenity and highway safety.

Relevant policy: NPPF Section 11 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing Development Delivery Local Plan policy TB21]

Informatives

The Local Planning Authority confirms that it has acted in a pro-active manner in determining this application



Clare Lawrence
Head of Development Management
Date: 21/11/2014

Should you require further guidance or information on the conditions and/or reasons set out in this decision notice please contact the Planning Case Officer, Cris Lancaster on telephone number: 0118 974 6819 or by email at: cris.lancaster@wokingham.gov.uk

An officer report on the application and the decision will be available to view online at www.wokingham.gov.uk within a few days of the date of the decision, or otherwise can be viewed in the council offices at Shute End, Wokingham.

DISCHARGE OF CONDITIONS – This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the Planning Portal web-site at:

http://www.planningportal.gov.uk/uploads/appPDF/X0360Form027_england_en.pdf

Alternatively a paper version of the form can be requested by phoning Wokingham Borough Council on 0118 974 6000

APPEALS – There has been change in the deadlines for appeals for householder applications. If your application was valid on submission and submitted on or after 6th April 2009 then you must lodge any appeal within 12 weeks of date of this decision. Please read the notes below for full details of these changes.

NEW DWELLINGS – If this notice relates to approval of new dwellings please ensure that you contact the Council to arrange for an address and post code to be allocated. Details can be obtained from Viv Conlon on 0118 974 6321.

ACCESS TO PRIVATELY OWNED LAND - The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

BUILDING REGULATIONS - 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.

FIRE REGULATIONS - In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following: -

i) that there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and

ii) that the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

WASTE MANAGEMENT REGULATIONS - In accordance with the Site Waste Management Plans Regulations 2008, where the estimated cost of construction exceeds £300,000, the main contractor or their agent must prepare and maintain a site waste management plan. Further information can be found in the document entitled

‘Non – statutory guidance for site waste management plans’

(Defra - April 2008) which can be downloaded from the Defra web site at:
<http://www.defra.gov.uk/environment/waste/topics/construction/pdf/swmp-guidance.pdf>

The Town & Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order – This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) March 2012.

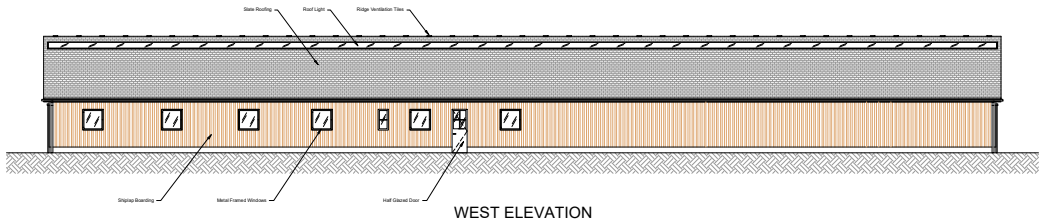
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

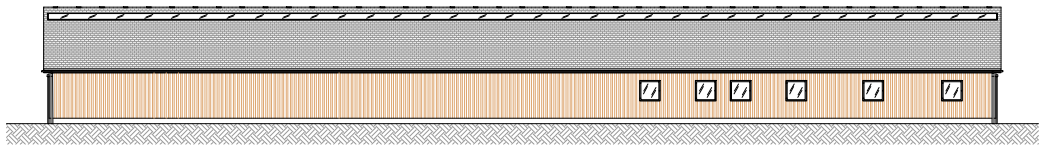
- If you are aggrieved by the decision of your local planning authority to refuse permission, or to grant permission subject to conditions, you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a decision to refuse planning permission for a **householder application**, if you want to appeal against the decision, you must do so **within 12 weeks** of the date of this decision.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is **already the subject of an enforcement notice** and if you want to appeal against the decision, you must do so within 28 days of the date of this decision.
- **If an enforcement notice is served** relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (or 12 weeks in the case of a householder appeal) of the date of this decision, whichever period expires earlier.
- In all other cases, if you want to appeal against the decision then you must do so within 6 months of the date of this decision.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or online at www.planningportal.gov.uk/pcs.
- The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

PURCHASE NOTICES

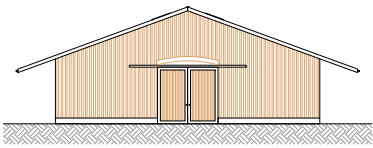
- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for that Park, or in any other case the district council (or county council which is exercising the functions of a district council in relation to an area for which there is no district council), London borough council or Common Council of the City of London in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.



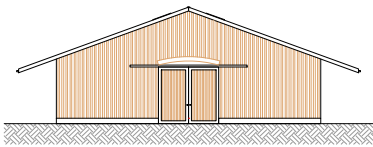
WEST ELEVATION



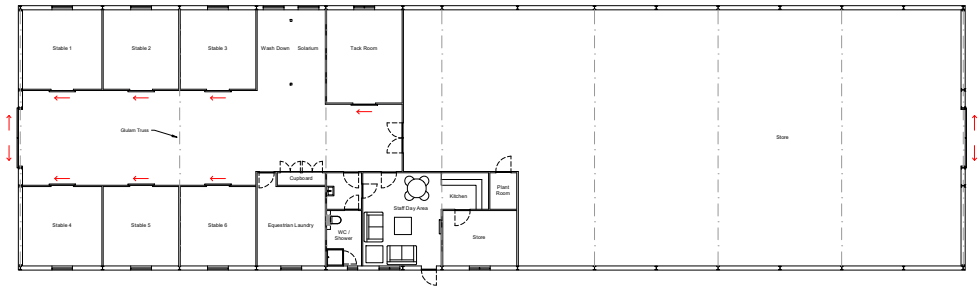
EAST ELEVATION



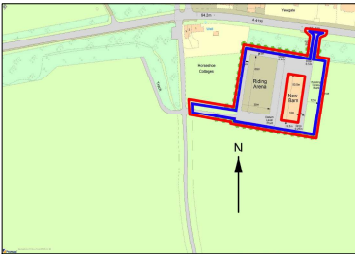
NORTH ELEVATION



SOUTH ELEVATION



FLOOR PLAN



BLOCK PLAN, 1:2000 SCALE

Contractor to check all dimensions on site prior to starting on site. This drawing is the copyright of Equibuild and must not be used in conjunction with any other project without the express written consent of Equibuild.	
STATUS	Preliminary
MARTIN COLLINS Equibuild	
PROJECT The Old Turkey Farm White Hill Henley on Thames, RG9 3EP	
DRAWING TITLE Stables Complex	
SCALE 1:100@A1	DRAWING NUMBER EB 1020-001
DATE 29-04-2014	REV
DRAWN MJS	REV