APPLICATION NO:
**F/2002/6112**

LOCATION:
**Land At Junction Of Nelsons Lane & Broadcommon Road, Hurst Reading.**

APPLICANT:
**Mr P Doyle C/O DPL Consultants Ltd**

PROPOSAL:
**Proposed erection of a barn and formation of a menage.**

EARLIEST DATE FOR DECISION: **29/04/2002**

**APPLICATION WILL HAVE EXPIRED ON: 17/05/2002**

CASE OFFICER: **Mrs B Polnik**

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DO

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr P Doyle**
**C/O DPL Consultants Ltd**
**Ritz Plaza House**
**10 Denton Road**
**Wokingham**
**Berks**
**RG40 2DX**

**Application Number: F/2002/6112**

**Parish:** **HURST**

**Location:** **Land at Junction of Nelsons Lane & Broadcommon Road, Hurst, Reading.**

**Proposal:** **Proposed erection of a barn and formation of a menage.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development 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.

**Condition**
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**Condition**
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved. These shall include materials for surfacing and boundary treatment of the menage.

**Condition**
3. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

**Condition**
4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

**Condition**
5. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

**Condition**
6. The development hereby permitted shall be used for domestic recreational use only and shall not be used for business use or competitions.

**Condition**
7. No stable waste or manure shall be burnt on site.

**Condition**
8. The building hereby approved shall not be used for any purposes other than those ancillary to domestic recreational use. If the building hereby approved should cease being used for those purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved building(s) shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

**Condition**
9. Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
(The Environment Agency asks to be consulted on any details submitted pursuant to the above condition).

**Condition**
10. There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.

**Condition**
11. The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.

**Reason**
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

**Reason**
2. To ensure that the external appearance of the building is satisfactory.

**Reason**
3. In the interests of visual amenity.

**Reason**
4. In the interests of visual amenity.

**Reason**
5. In the interests of visual amenity.

**Reason**
6. In the interests of the character and amenities of the locality.

**Reason**
7. In the interests of amenity.

**Reason**
8. The building hereby approved would constitute inappropriate development in the countryside if it were not for the proposed domestic recreational use.

**Reason**
9. To prevent the increased risk of flooding and to improve water quality.

**Reason**
10. To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

**Reason**
11. To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

**Informative**
1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
*Contact Ian Doyle on 01276 454365 for further details.*

**Informative**
2. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Broadcommon Road Ditch main river.
*Contact Mike Chapman on 01276 454331 for further details.*

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

Berkshire Structure Plan Policy C2.
Loddon Area Local Plan Policies LTV2, LR10, LBE1 and LBE2.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WOS3 and WBE1.

T. G Watson

Trevor Watson
Development Control Manager
Date: 10/07/2002

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.**

# WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr M Williams
C/O Tony Thorpe Associates
The Studio West View
Littlewick Green
Berkshire
SL6 3QU

**Application No :** 96/64623/F

**Parish :** ST NICHOLAS HURST PARISH

**Proposal :** PROPOSED USE OF LAND FOR KEEPING HORSES AND THE PROPOSED ERECTION OF FOUR STABLES, TACK & FEED ROOM AND HARNESS AREA.

**Location :** Land south-east of Bucklands Farm Broadcommon Road Hurst

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **GRANT PLANNING PERMISSION** for carrying out the above development 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.

**CONDITION(S) :**

01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

02
This permission relates to the application as amended by and shall be carried out in accordance with revised drawing No. 322/1/A submitted to the Local Planning Authority on 18.12.96 showing timber clad walls.

03
The development hereby permitted shall be used for domestic recreational use only and shall not be used for business use.

04
Before the building operations hereby permitted are commenced, samples and details of the proposed external materials including colour of staining for the timber walls shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

05
No stable waste or manure shall be burnt on the site.

06
Details of the position, height, design and intensity of all external lighting shall be submitted to and approved in writing by the Local Planning Authority and only lighting installed in accordance with the approved details shall be installed.

**REASON(S) :**

01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

02
For the avoidance of doubt.

03
In the interests of the character and amenities of the locality.

04
To ensure a satisfactory external appearance

05
In the interests of amenity.

06
In the interests of rural amenity.

Date 13 January 1997

Head of Development

Note Would you please ensure that the Red Public Notice relating to this pl application which the Council sent to you to put on display is now removed not already been done. This will avoid any confusion by local residents as t further applications have been made, and will assist in keeping the country townscapes tidy.

**WORK SHEET FOR :** Mrs B Polnik

**Application Number :** F/2002/6112

**Applicant :** Mr P Doyle C/O DPL Consultants Ltd.

**Location :** Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.

**Proposal :** Proposed erection of a barn and formation of a menage.

| **Site Notice Displayed ? :** | YES | NO | DATE |
|---|---|---|---|
| | ✓ | | 23.4.2002 |

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

**Date of Site Visit :** 23.4.2002

**Date Registered : 22/03/2002**

**Earliest Date for Decision : 29/04/2002**

**Latest Consultation Date/Site Notice Expiry Date : 29/04/2002**

**This application will have expired on: 17/05/2002. 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 :**

- Highways - no objection subject to being ancillary to existing stables which are only for domestic and recreational use
- Parish Council - object contrary to policies - Business plan should be submitted
- Landscape Architect - recommends tree protection during construction but raises no objection to p.p being granted

**Planning Issues :**

- Environment Agency : no objection subject to conditions

Application Number: **F/2002/6112**

Site: **Land at junction of Nelsons Lane and Broadcommon Road, Hurst**

Relevant planning history: Existing stable block containing 6 stables and tack room together with use of land for keeping of horses was approved in January 1997 (96/64623/F). F/2001/4399 refused in December 2001 for proposed erection of barn 12.5m x 18m with a maximum height of 6m and a mobile home for the applicant on grounds of insufficient justification for both mobile home and barn.

**PROPOSAL:**
The barn has now been reduced in size from 12.5m x 18m with a maximum height of 6m to 12m x 12m (144m2)with a max height of 5.8m. The barn has also been relocated to the front of the existing stable block. The proposal also includes a menage 40m x 23m. Access would be from Broadcommon Road as approved under the previous application.

**APPRAISAL:** main issues are:

A. Proposed erection of barn
*Policies C2 of Berkshire Structure Plan; LTV2 & LR10 of LALP; WCC1 & WCC4 of Wokingham District Local Plan*

Principle of buildings for equestrian use such as stables, feed store etc in the countryside are normally acceptable subject to no adverse impact on visual amenity, character of area, highway safety etc. The existing stable block containing 6 stables and store has a maximum length of 21.8m, depth of 8.5m and height of 4.1m has now been completed although it would appear that horses are not currently kept on site. A stable block and barn have been also been approved on the adjoining site to the south west under planning application F/1999/0170 the barn being 14.6m x 7.2m (105m2) with a maximum height of 6.2m together with a menage.

The Council's Agricultural Consultant comments that an equestrian holding of 2.5 ha with permitted stables does normally have a requirement for storage space and that the barn is reasonably necessary however it would be for the Council to judge the proposed uses. Unlike the adjoining site the case officer has not observed horses on this land and therefore if planning permission was to be granted it would be recommended that a condition should be attached (similar to that attached to agricultural buildings) that if the buildings are no longer required then they are removed.

Whilst the proposed barn building is large it would be partly screened by boundary vegetation and the existing stable block and it is not dissimilar to others in the area. In light of this it is considered that the position, size and massing of this building and the menage would not adversely affect the rural character/visual amenity of the area so as to warrant refusal on these grounds.

B. Impact on amenities of neighbouring occupiers

*LBE1/2 of Loddon Area Local Plan; and WOS3 and WBE1 of Wokingham District Local Plan*

Due to location and relationship it is considered that the proposals would not adversely affect the amenities of neighbouring occupiers.

C. Highway issues

*LR10 of LALP, WOS3 of Wokingham District Local Plan*

The Highway Authority raises no objection to the barn subject to it remaining ancillary to the existing stables which are for the own use of the applicant. A condition is proposed to this affect.

**RECOMMENDATION:** Approval: ☑ ~~Refusal:~~ ☐

**Application Number F/2002/6112**
**Conditions/Reasons for Refusal**

| No | Std Con | Std Reas | Non Std Conditions / Reasons for Refusal |
|---|---|---|---|
| | | | |
| 1. | C001 | R001 | Standard time |
| | | | |
| 2. | C012 | R012 | external materials to be agreed |
| | | | add additional sentence |
| | | | "These shall include materials for surfacing |
| | | | and boundary treatment of the manage." |
| | | | |
| 3. | C150 | R150 | Landscaping |
| | | | |
| 4. | C151 | R151 | Implementation of landscaping |
| | | | |
| 5. | C030 | R030 | External lighting unless agreed |
| | | | |
| 6. | | | The development hereby permitted shall be |
| | | | used for domestic recreational use only |
| | | | and shall not be used for business use or |
| | | | competitions |
| | | R. | In the interests of the character and amenities |
| | | | of the locality. |
| | | | |
| 7. | | | No stable waste or manure shall be |
| | | | burnt on site |
| | | R | In the interests of amenity |
| | | | |
| 8. | | | PTO. |

Informative for approvals

3. N16

LODDON AREA LOCAL PLAN POLICIES: LTV2, LR10, LBE1/2

~~SOUTH EAST AREA LOCAL PLAN POLICIES:~~

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WCC4, WOS3, WBE1

~~GREEN BELT LOCAL PLAN POLICIES:~~

BERKSHIRE STRUCTURE PLAN POLICIES: C2

~~MINERALS LOCAL PLAN POLICIES:~~

RECOMMENDATION AND CONDITIONS/REASONS AGREED: T. Gwilson
(Development Control Manager)

Date: 10/6/02

C114 8. The ~~agricultural~~ building hereby approved shall not be used for any purposes other than those ancillary to ~~agriculture~~ domestic recreational use. If the ~~agricultural~~ building~~(s)~~ hereby approved should cease being used for ~~agricultural~~ those purposes within 10 years from the date of substantial completion or first use, whichever is the later, then the approved building(s) shall be removed from the land, and the land shall be restored to its condition before the development took place within 3 years of the date that the ~~agricultural~~ use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

R. ~~R114~~ *The building~~(s)~~ hereby approved would constitute inappropriate development in the countryside if it were not for the proposed ~~agricultural~~ use.*

domestic recreational

9. **CONDITION:** Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON:** To prevent the increased risk of flooding and to improve water quality.

The Environment Agency asks to be consulted on any details submitted pursuant to the above condition(s).

10. **CONDITION:** There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.
**REASON:** To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

11. **CONDITION:** The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no

fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
**REASON:** To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

## PLANNING INFORMATIVES

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

1. Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions.
Contact Ian Doyle on 01276 454365 for further details.

2. Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Broadcommon Road Ditch main river.
Contact Mike Chapman on 01276 454331 for further details.

# RECORD OF SITE VISIT

SITE ADDRESS: Land At Junction Of Nelsons Lane & Broadcommon Road Hurst Reading.

APPLICATION NUMBER: F/2002/6112

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 23.4.02

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ on gate post fronting Broadcommon Rd.

2. DESCRIPTION OF SURROUNDINGS

Rural area with some sporadic residential dev.

3. DESCRIPTION OF SITE/BUILDING

Open field bound by hedgerows to SE/NE boundary with road. Post and rail fence to NW boundary with some vegetation (mainly trees with gaps) Stable block on site - not currently used

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan.

5. SITE CONSTRAINTS

TREES Mainly along boundaries

ACCESS/PARKING as existing

LEVELS Site relatively level

BOUNDARY TREATMENT

OTHERS

57243

**DEVELOPMENT LAND & PLANNING CONSULTANTS LTD**
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

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AM/GB/BKS328

06 June 2002

Mrs B Polnik
Wokingham District Council
Environmental Services Department
Planning Services
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Polnik

**RE: APPLICATION F/2002/6112 – ERECTION OF A BARN AND FORMATION OF A MENAGE AT BROADCOMMON ROAD, HURST**

Following your previous discussion with Jim Bailey of DLP Consultants, I enclose for your attention 6 copies of the amended barn elevations, which include the features previously requested by yourself.

I understand you have asked for confirmation of why the barn is needed and why the horses are not currently kept on the land.

In response to the first query, I can confirm that the barn is required for the storage of machinery, foodstuff and bedding, which are needed for the horses. I would refer you to Mr Bailey's letter to you dated 11 March 2002, which provides a breakdown of the areas of the barn required for the various horse-related uses.

The horses are not currently kept at the site because, without the associated machinery, foodstuff and bedding referred to above, it is not considered to be an acceptable environment in which to keep horses. This situation will, of course, change once the barn is constructed.

I trust that this information and the accompanying amended elevations are sufficient for you to now permit the above application. However, if you do require any further details, please do not hesitate to contact me.

Yours sincerely

**Andy Meader BSc (Hons) DipTP MRTPI**
**Associate Director**

encs

cc P Doyle Esq

# Reading Agricultural Consultants

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17 MAY 2002
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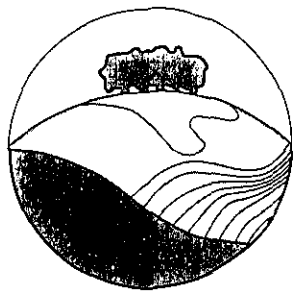

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e-mail rac@racesfarm.demon.co.uk Also at Farnham, Surrey Tel (01252) 726897 & Little Haseley, Oxon. Tel (01844) 279343
web http://www.racesfarm.demon.co.uk

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

Our Ref: 2609BP-2

Your Ref: BP/F/2002/6112

7 May 2002

For the attention of Bashia Polnick

Dear Mrs Polnick

**Planning Application F/2002/6112**

**Proposed barn and mobile home on land at Broadcommon Road/Nelson's Lane, Hurst**

I write further to your letter of 25 April relating to the above planning application, and note that you are requesting a brief initial assessment of the need for the proposed (amended) barn at the site. As previously, I note that there is now no application for the provision of a dwelling on the site, and would refer you to my previous comments regarding the likelihood of need for accommodation on such a small unit.

As far as the barn is concerned, you will recall that I have already spoken to you on this matter (in mid-February), having been contacted by the applicant's agent. You will recall that I was led to believe that you had sanctioned his contacting me and that he and I discussed, fairly frankly, my concerns related to the earlier application and the few reservations that I still had with current application. However, I consider it fair to say that the résumé provided in Mr Bailey's letter, that:

> *"I have discussed the above with Peter Williams of Reading Agricultural Consultants and the only amendment he asked for was that the door should be raised in height in order to allow the horsebox to properly access the building."*

is reasonably accurate, although I consider that the following sentence that:

> *"with this amendment, he* [Peter Williams] *was satisfied that the barn met with his requirement"*

is slightly over-optimistic.

As an opening observation I would normally consider that any 2.5ha equestrian holding - with permitted stables for 4 horses and ancillary tack rooms - does have a reasonable requirement for storage space for machinery and possibly the bulkier fodders (such as hay) and for shavings, though in

*Directors:* C. J. Duncan, BScAgric. NDA. MIAgrM, MBIAC; P. W. Danks, BSc(Hons), MBIAC, PGCE, AIEMA; S. J. Fordham, BSc, Dip Agric Sci (SoilSci), FISoilSci.
*Associates:* F. K. Ashby BSc(Hons), MISoilSci; 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, AIEMA, Grad MIWM; A. R. Staniforth, BSc, AICTA, P. J. Williams, BSc(Hons)Agric, OND, MBIAC
*Consultants:* T. R. Worthington, BScHonsAgricSci, FBIAC, MIBiol, FISoilSci

Reading Agricultural Consultants Ltd Registered Office as above Company No. 3282982 Registered in England

Recycle

this case I am not wholly convinced that there is a need to provide undercover storage space for the horsebox, though I will accept that it is preferable to store such equipment inside.

Following our discussions the height of the doorway has been amended - so as to facilitate entry and egress with the horse box - but Mr Bailey has chosen to raise the height of the barn sides to accommodate this larger doorway, rather than locating the doorway in the gable-end of the barn, which was my suggestion. If the heightened doorway was located in the gable-end of the barn the side of the structure could remain at 3.2m. Whilst the ridge height of the barn has not been altered, the modification may have the effect of increasing the visual impact of the barn.

As far as the need to store hay and shavings is concerned, the Council will know the size of the existing feed room (in the stable block) and will know whether this room is being properly and adequately used such storage at present: without a site visit RAC is not able to ascertain this detail. Not used

Based on the information submitted, and further to my discussion with the applicant's agent, I consider that the proposed barn is reasonably necessary to service the equestrian (domestic usage) activities permitted on this unit. I am, however, conscious that these comments, and those made in my earlier letter to the Council, have been made without the benefit of a site visit, and note that the Council will now need to provide a measure of judgement regarding certain of the proposed uses: as has been alluded to above.

As far as your letter of instruction is concerned, I trust that this letter addresses the relevant topics, and provides you with the information you require. If I can be of further assistance, please do not hesitate to contact me on 01840 779 144. In accordance with our usual arrangements, I attach my invoice for the preparation of this work.

Yours sincerely

Peter J Williams

01235 851511

5/2497

PLANNING SERVICES
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16 MAY 2002
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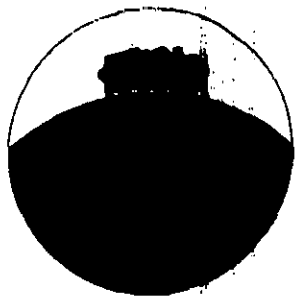
# Reading Agricultural Consultants



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web http://www.racesfarm.demon.co.uk

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

Our Ref: 2609BP-2

Your Ref: BP/F/2002/6112

7 May 2002

For the attention of Bashia Polnick

Dear Mrs Polnick

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*Consultants:* T. R. Worthington, BScHonsAgricSci, FBIAC, MIBiol, FISoilSci

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Following our discussions the height of the doorway has been amended - so as to facilitate entry and egress with the horse box - but Mr Bailey has chosen to raise the height of the barn sides to accommodate this larger doorway, rather than locating the doorway in the gable-end of the barn, which was my suggestion. If the heightened doorway was located in the gable-end of the barn the side of the structure could remain at 3.2m. Whilst the ridge height of the barn has not been altered, the modification may have the effect of increasing the visual impact of the barn.

As far as the need to store hay and shavings is concerned, the Council will know the size of the existing feed room (in the stable block) and will know whether this room is being properly and adequately used such storage at present: without a site visit RAC is not able to ascertain this detail.

Based on the information submitted, and further to my discussion with the applicant's agent, I consider that the proposed barn is reasonably necessary to service the equestrian (domestic usage) activities permitted on this unit. I am, however, conscious that these comments, and those made in my earlier letter to the Council, have been made without the benefit of a site visit, and note that the Council will now need to provide a measure of judgement regarding certain of the proposed uses: as has been alluded to above.

As far as your letter of instruction is concerned, I trust that this letter addresses the relevant topics, and provides you with the information you require. If I can be of further assistance, please do not hesitate to contact me on 01840 779 144. In accordance with our usual arrangements, I attach my invoice for the preparation of this work.

Yours sincerely

Peter J Williams

ENVIRONMENT AGENCY

**Our Ref :** SP/2002/005551-1/1
**Your Ref :** MRS B POLNIK/F/2002/6112

55838
29 APR 2002
COPIES TO
ACK
FILE

**Date :** 24 April 2002

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

FAO: Mrs B Polnik

Dear Madam

**ERECTION OF BARN AND MENAGE**

**LAND AT JUNCTION OF NELSONS LANE AND BROADCOMMON ROAD HURST READING**

Thank you for your letter dated 8 April 2002, received on 9 April 2002. Please quote the following reference in any correspondence: SU87SW/11/15. The Environment Agency has the following comments:

The Environment Agency has no objection, in principle, to the proposed development provided that the following conditions are imposed on any planning permission granted:

**PLANNING CONDITIONS:**

**CONDITION:** Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
**REASON:** To prevent the increased risk of flooding and to improve water quality.

The Environment Agency asks to be consulted on any details submitted pursuant to the above condition(s).

**CONDITION:** There shall be no new development including hardstanding and fences within a buffer zone 8 metres wide alongside the watercourse.
**REASON:** To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

**CONDITION:** The developer must not store materials within a buffer zone 8 metres wide alongside the watercourse and should avoid gaining access in this zone. There must be no

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

fires, dumping or tracking of machinery within the buffer zone which should be suitably marked and protected during development.
**REASON:** To reduce the impact of the proposed development on wildlife habitats upstream and downstream, including bankside habitats.

## 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 Ian Doyle on 01276 454365 for further details.

Under the terms of the Water Resources Act 1991 and the Land Drainage Byelaws 1981, the prior written consent of the Environment Agency is required for any proposed works or structures in, under, over or within 8 metres of the brink of the Broadcommon Road Ditch main river.
Contact Mike Chapman on 01276 454331 for further details.

## ADVICE

### Environment Protection

Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of The Agency's web site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Pollution Prevention Guideline No 24; is a guideline intended to assist those involved in the management and operation of stables, kennels and catteries.

### Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

In order to manage the disposal of surface water in a more sustainable manner, taking into

account flood risk and other environmental factors, the Environment Agency will recommend that restrictions are imposed on the discharge of surface water from the site. Particular care must be exercised where there is an increase in the impermeable area. The developer will be required to accommodate excess water and control its release into local watercourses, whether directly or by means of the local surface water sewerage system.

Our general criteria is:

- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;

- Storage should be provided to protect from a 1 in 100 year storm.

**Water Courses**

We are not aware of any other watercourses on the site, excecpt for Broadcommon Road Ditch, but should there be any others we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

**Conservation**

Buffer zones to watercourses are required for the following purposes:
(i) to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
(ii) to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
(iii) to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
(iv) to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
(v) to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
(vi) to prevent overshadowing of watercourses by buildings; and
(vii) to reduce the risk of accidental pollution from run-off.

**Wildlife Conservation**
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat.

**Wildlife Enhancement**
Bird nesting and roosting sites should be built into the development through the incorporation of ledges, crevices and boxes, where possible. The incorporation of bat roosts into the design of buildings should also be considered.

**Natural Drainage**
The development should incorporate Sustainable Drainage Systems (SuDS) utilising surface water for landscape irrigation and water features. This should include making use of permeable surfaces and other similar measures to reduce the risk of non-point source pollution or excessive surface water run-off. This might include the use of gravel surfaces in paths, parking spaces and driveways.

**DECISION NOTICE**

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the DLP Consultants Ltd.

If you have any further queries please do not hesitate to contact Paul Busing on 01276 454326, quoting the reference cited at the beginning of this letter.

Yours faithfully

P Busing

**PAUL BUSING**
**Planning Liaison Officer**

CC: DLP Consultants Ltd

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

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

Mrs B Polnik DATE: 9th May 2002

| | |
|---|---|
| Location: | Land at Junction of Nelsons Lane & Broadcommon Road, Hurst |
| Proposal: | Proposed erection of a barn and formation of a menage |
| Application Number: | F/2002/6112 |

In response to your consultation dated 8th April 2002 for the above application, the tree and landscape comments are as follows:

The above proposal would not directly affect any significant landscape feature within the site. However, a group of existing willow trees are growing between the existing access and stables. These should be protected to ensure their successful and retention during construction and the applicant should be required to produce for approval protective fence details in accordance with BS 5837: 1991 - Trees in Relation to Construction.

The proposed barn and menage will be built on an area of grazing land and consequently will change the local landscape character of the area. However, it is not unusual to see such features within a rural setting and I do not believe that they would constitute an unacceptable change in landscape character or increase in visual impact.

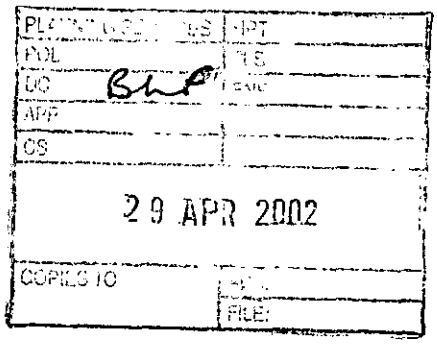
I therefore do not wish to raise an objection to the granting of planing consent.

ROBERT PETROW
Consultant Landscape Architect

# ST. NICHOLAS HURST PARISH COUNCIL

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

26th April, 2002




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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2001/6112

I refer to the above-mentioned Application by Mr. P. Doyle in respect of land at the junction of Nelson's Lane and Broadcommon Road; proposed erection of a barn and formation of a menage.

My Council consider that the proposal is against Policies LTV2, LBE1 and LBE2 of the Loddon Area Local Plan and Policies WCL1, WOS3 and WRE1 of the Wokingham District Local Plan Draft. For these reasons it should be refused.

Further, such a large building in a rural area would have a visual impact making it totally unsuitable. The stables at the premises are not used and if the proposal was to receive consideration, a business plan should have been submitted with the Application.

My Council believes that, for a number of reasons, the Application should be refused.

Yours sincerely,

Clerk

**HIGHWAYS CONSULTATION SHEET**

**From:** Mrs B Polnik **Date:** 08 April 2002

**Application Number:** F/2002/6112

**Proposal:** Proposed erection of a barn and formation of a menage.

**Parish:** HURST PARISH

**Site Address:**
Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.

**Applicant:**
Mr P Doyle C/O DPL Consultants Ltd.

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

✓ below as applicable;

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

No objection subject to proposals being ancillary to the existing stables which are only for domestic and recreational use.

* Not to be used for any events or competitions.

**Signed:** _____ **Print name:** Adam 11/4/02.

BP

1792

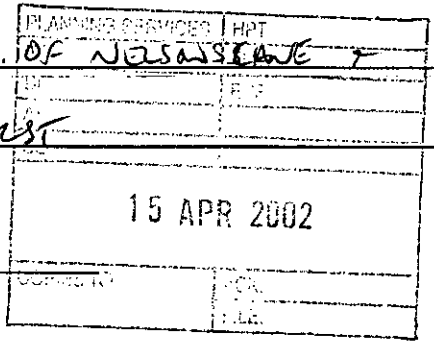
I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number . F/2002/6112 relates.

Address of site LAND AT JCT. OF NELSONSCANE + BROADCOMMON ROAD, HURST

Signed [signature]

Date 11.4.02

PLANNING SERVICES | HPT



15 APR 2002

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or the Isle of Man

Business reply service
License no. RG147

**Planning Services**
**Environmental Services Department**
**Wokingham District Council**
**Council Offices**
**Shute End**
**Wokingham**
**Berkshire RG40 1BR**

| | |
|---|---|
| Application Number : F/2002/6112 | Map No : 49 |
| Case Officer : BP | Site Area : 2.59 |
| Valid Date : 22 MAR 2002 | Received Date: 11/03/2002 |

Level : Delegated Application

Description : Proposed erection of a barn and formation of a menage.

Location : Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.

Parish : SA Ward : HUR

Applicant : Mr P Doyle C/O DPL Consultants Ltd.

Fee Required: £0 Fee Received: £0 No fee paid on 4399 - refused

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

Enforcement Section to be notified ☐ (tick if required)

---

Additional information required for validation;

| REASON | NOTES | DATE REQ | DATE RECD |
|---|---|---|---|
| LOCATION PLANS | | | |
| BLOCK PLANS | Block plan does not make it clear which part of field is proposed site for barn & menage. Pls could they show proposed positions on 1:2500 plan. | phoned 22/3 | ✓ 22/3 |
| FORMS UNSIGNED | | | |
| S.66 MISSING/INCORRECT/ UNSIGNED | | to follow | |
| ELEVATION PLANS | | | |
| FLOOR PLANS | | | |
| NO SCALE OR SCALE IS IMPERIAL | | | |
| ENCROACHMENT LETTER REQUIRED | | | |
| OTHER for officer — | Details of menage<br>- any fencing or lighting? — No fence or lights<br>- Surfacing materials?<br>- dimensions? | | |

**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 ✓

CPRE ✓

## EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ — Flood Zone ✓ — Equestrian use

Railtrack

Police Arch Officer

## 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

S/N at access to site ✓
+ See map ✓

No pre-apps

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

Tel: 0118 974 6450

Date: 08 April 2002

My ref: F/2002/6112

**WOKINGHAM UNITARY**
**Aiming for Excellence**

Councillor A 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: F/2002/6112**
**Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.**
**Proposed erection of a barn and formation of a menage.**

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 **Mrs B Polnik** on **0118 974 6450** in the first instance.

Yours sincerely
***Trevor Watson***
Development Control Manager

---

**LISTING FORM**
Case officer: **Mrs B Polnik** Application Number: **F/2002/6112**
**Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.**
**Proposed erection of a barn and formation of a menage.**
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 A Drake

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

**Received by Wokingham District Council**

# Application No: F/2002/6112

**Proposal:**
Proposed erection of a barn and formation of a menage.

**Location:**
Land At Junction Of Nelsons Lane &, Broadcommon Road, Hurst, Reading.

**The application is available for inspection at Wokingham District Council's offices during the following times:**

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428**
**8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

**WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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 F/2002/6112 to enable the library staff to locate the correct information.**

**Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/04/2002. 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**

**08 April 2002**

| Organisation_Name | Building_Name | address1 | Postcode |
|---|---|---|---|
| | NELSONS ORCHARD | NELSONS ORCHARDNELSONS LANEREADING | RG100RR |
| BROADCOMMON FARM | | 16BROADCOMMON ROADREADING | RG100RE |
| 19 | ST JUST | ST JUSTBROAD COMMON ROADREADING | RG100RN |
| LAND AT | | Nelsons lane HURST | |
| ~~LAND AT JUNCTION OF~~ | | | |

neighbour consultation list

F/2002/6112

22.MAR2002* 6112

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD
WOKINGHAM, BERKSHIRE, RG40 2DX
Telephone: 0118 978 9595 Facsimile: 0118 978 6551
E-mail: wokingham@dlpconsultants.co.uk
Website: www.dlpconsultants.co.uk
Offices also at Bedford, Sheffield and Bristol

11 MAR 2002

COPIES TO | ACK: | FILE:

JB/GB/BKS328

11 March 2002

Mrs B Polnik
Wokingham District Council
Environmental Services Department
Planning Services
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Polnik

**RE: LAND AT BROADCOMMON ROAD, HURST**

Further to my letter of 1 February 2002, I enclose for your attention a full planning application for a barn and ménage at the above site. I enclose the following documents:

- 6 copies of completed planning application form
- Section 66 certificate A
- 6 copies of site location plan
- 6 copies of site plan
- 6 copies of proposed barn floor plans and elevations

No fee is enclosed as a full fee was paid with previous planning application F/2001/4399.

As stated in my previous letter, Mr Doyle has explained to me that the barn will accommodate the following:

- Horsebox, requiring 20 square metres
- 500 bales of hay, requiring 24 square metres
- 500 bales of shavings/bedding, requiring 24 square metres
- Tractor and other machinery, requiring 30 square metres
- Feed, requiring 20 square metres
- Circulation space, requiring 26 square metres
- Total of 144 square metres

The revised barn is less than two-thirds of the size of the previous proposal and the above list clearly indicates what the barn is to be used for. I have discussed the above with Peter Williams of Reading Agricultural Consultants and the only amendment he asked for was that the door of the barn should be raised in height in order to allow the horsebox to properly access the building. With this amendment, he was satisfied that the barn met with his requirements. I expect that you will wish to consult him again. I trust that he will reiterate this advice.

I hope you will also note that the proposed barn is now approximately the same size as that granted recently for Mr C J Dempsey on land at Nelson Lane. Application 68126 was granted in 1999 for a barn, stables and ménage. These structures have been built and are currently in use. Obviously, we already have the stables. The current application will provide Mr Doyle with the same accommodation as recently granted for Mr Dempsey.

I trust that the enclosed application is satisfactory. However, if you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

**Jim Bailey BA (Hons) MRTPI**
**Director**

encs

cc P Doyle Esq

22.MAR2002* 6112

**Development Land & Planning Consultants Ltd**

Ritz Plaza House
10 Denton Road
Wokingham
RG40 2DX

telephone: 0118 978 9595
fax: 0118 978 6551
e-mail: wokingham@dlpconsultants.co.uk
www.dlpconsultants.co.uk

# Fax

**To:** CAROL HURST **Fax No:** 974 6484

**From:** JIM BAILEY **Date:** 22.3.02

**Re:** BRADCUTTAN LANE HURST **cc:**

☒ **Urgent** ☐ **Please Reply** ☐ **Please Comment** ☒ **For Your Information**

**Total pages including cover:** 2

**Comments:**

Faxed plan shows area of proposed development and areas put on request.

Jim

1769a

22.MAR2002* 6112

# WOKINGHAM DISTRICT COUNCIL
# PLANNING APPLICATION

PART 1

*APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS*

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer **N/A** in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
*COUNCIL OFFICES*
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

**FOR OFFICE USE ONLY**

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | Mr P Doyle |
| | ADDRESS | c/o Agent |
| | POST CODE | PHONE |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | DLP Consultants Ltd |
| | ADDRESS | Ritz Plaza House, 10 Denton Road<br>Wokingham |
| | POST CODE | RG40 2DX PHONE 0118 978 9595 |
| 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 at Broadcommon Road, Hurst |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | Proposed barn and menage |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 2.2 |
| 6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee | OWNERSHIP | Owner |
| 7. List all the plans and drawings submitted with the application | PLANS/DRAWINGS | 1) Location plan 2) Site plan<br>3) Barn floor plan and elevations |

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

| | | | |
|---|---|---|---|
| CHANGE OF USE | ☐ | REDEVELOPMENT | ☐ |
| ERECTION OF NEW BUILDING | ☐ | ALTERATION or EXTENSION | ☐ |

9. WHAT TYPE OF APPLICATION IS THIS ? Tick one box only

| | | |
|---|---|---|
| OUTLINE PERMISSION | ☐ | See question 10 |
| FULL PERMISSION | ☑ | |
| APPROVAL OF DETAILS/RESERVED MATTERS | ☐ | State relevant outline permission number. Also complete Question 10 |
| TEMPORARY PERMISSION | ☐ | State period required |
| RELAXATION OF CONDITIONS | ☐ | State relevant application number. Conditions to be relaxed |

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ? 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? IF YES, ARE ANY TO BE FELLED? None to be felled | YES/~~NO~~ — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled. |
| 14. STATE EXTERNAL MATERIALS TO BE USED. | To be agreed with LPA |
| 15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed. | Existing hedges and fences |
| 16. HOW WILL SURFACE WATER BE DISPOSED OF? | Soakaways |
| 17. HOW WILL FOUL SEWAGE BE DISPOSED OF? N/A | To existing system YES/NO<br>If no, please give details |
| 18. WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access | As existing |
| 19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants | N/A |

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

N/A

| | No. OF DWELLINGS/HABITABLE ROOMS PROPOSED | TO BE RETAINED | TO BE LOST |
|---|---|---|---|
| HOUSE | / * | / * | / * |
| BUNGALOW | / * | / * | / * |
| FLAT/MAISONETTE | / * | / * | / |
| OTHER | / * | / * | / * |

* 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.

Nil. Fee paid with previous application F/2001/4399.

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

SIGNED [signature] ON BEHALF OF Mr P Doyle DATE 11.3.02

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".

1769c

# 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 barn | | | 144 | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | 144 | |

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 | 3 | 0 |
| Proposed | 0 | 1 |

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

Storage of equestrian equipment

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

Mr P Doyle

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

| Existing Staff | Transferred Staff | New Staff | Total |
|---|---|---|---|
| | | | |

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

No

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

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. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

1789/a

# SECTION 66 CERTIFICATE

Application No. 22.MAR2002* 6112

**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

## CERTIFICATE D

I certify that

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

**OR**

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

---

**ALL APPLICANTS MUST COMPLETE THIS SECTION**

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

### Agricultural Holdings Certificate

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

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

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

**OR**

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

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

Signed . . . . . .

On behalf of . . . Mr P Doyle . . . . . .

Date . . . 11.3.02 . . . . . .

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

1933 Land at Junction of Nelsons Lane & Broadcommon Road

**ADDRESS**

**PARISH** Hurst

**PLOT No.**

**ORD.SHEET No.**

| Planning No. | Building No. | Applicant | Description of Development | Date | Decision | |
|---|---|---|---|---|---|---|
| | | | | | Building | Planning |
| F/2001/4399 | | Mr P Doyle | Stationing of mobile home & erect of barn for storage of equestrian equip, feed & bedding | | 28.12.01 | REF |

**MINISTRY DECISION:**

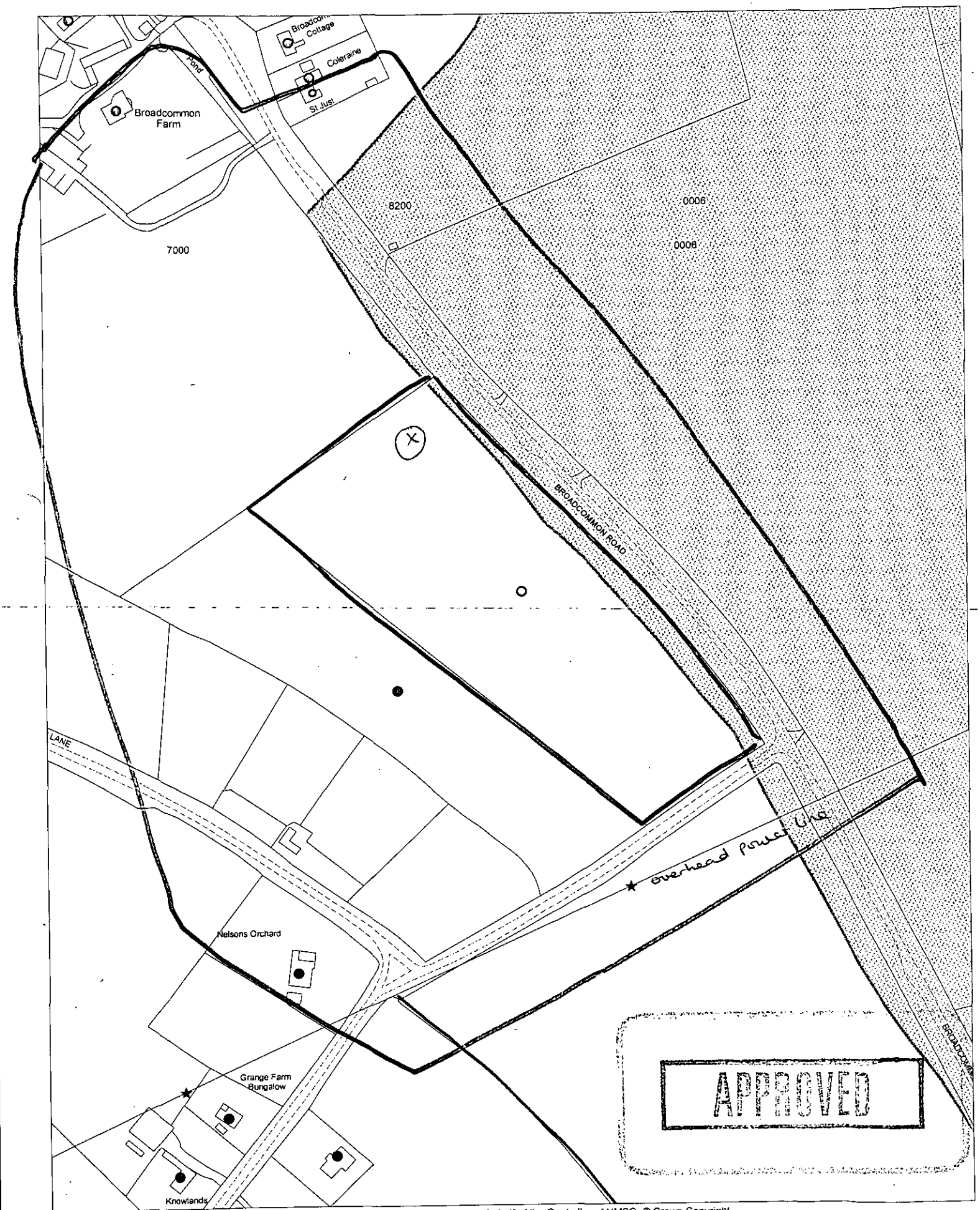
**SPECIAL ORDERS:**

# CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/6112**
CASE OFFICER: ***Mrs B Polnik***
SECTION 106 AGREEMENT Yes ☐ No ☐

| STAGE OF DEVELOPMENT | CONDITION NUMBER | DATE CONDITION DISCHARGED | DATE COMPLIANCE OBSERVED | DATE BREACH OBSERVED |
|---|---|---|---|---|
| PRIOR TO COMMENCEMENT | | | | |
| COMMENCEMENT | | | | |
| DURING CONSTRUCTION | | | | |
| COMPLETION | | | | |

22.MAR2002* 6112

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Development Control Section, Environmental Services, Wokingham District Council.
18 March 2002

Scale: 1 : 2500

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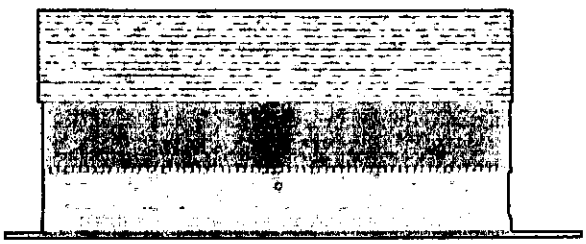
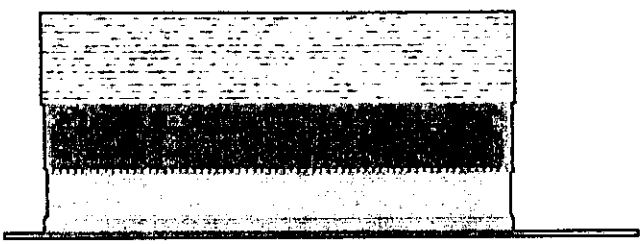
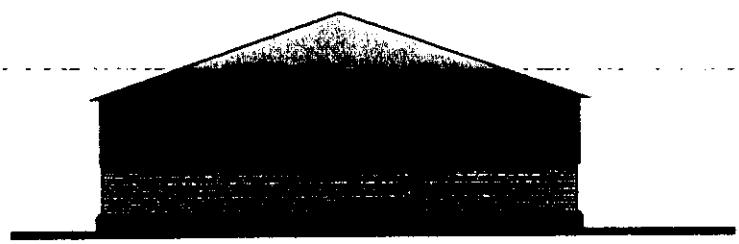


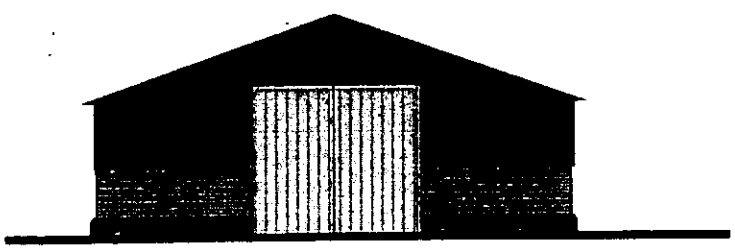
North West Elevation



South East Elevation



South West Elevation



North East Elevation

07 JUN 2002

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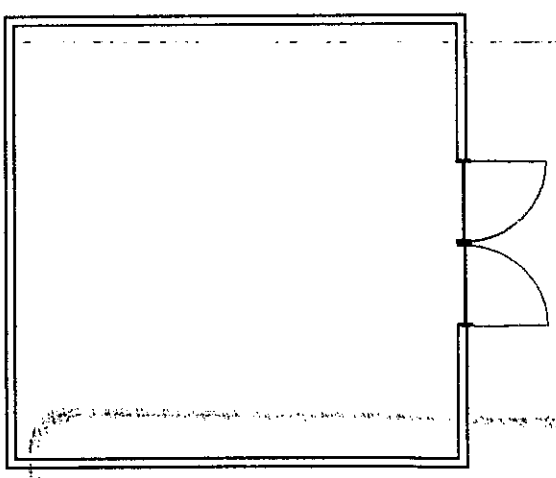

APPROVED

CLIENT

Mr P Doyle

PROJECT

Land at Broadcommon Road, Hurst

DEVELOPMENT LAND & PLANNING
CONSULTANTS LTD
RITZ PLAZA HOUSE, 10 DENTON ROAD,
WOKINGHAM, BERKS, RG40 2DX
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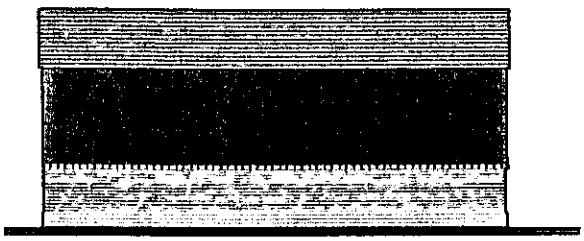
email wokingham@dlpconsultants.co.uk
Offices also at Bedford, Bristol, and Sheffield

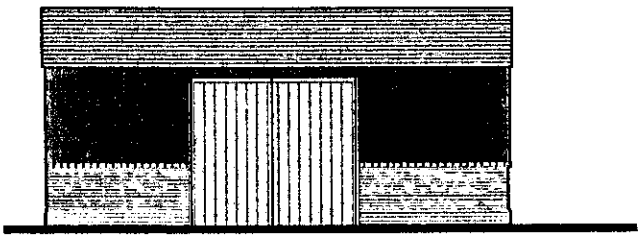
| | | | |
|---|---|---|---|
| Date 31.05.02 | OS Ref. | Drawn by sj | DRAWING TITLE |
| Scale 1:200 | Drawing no. 3 | Checked jb | **PROPOSED BARN FLOOR PLANS AND ELEVATIONS** |
| Job no. BKS328 | Rev. d | | |

22.MAR2002* 6112

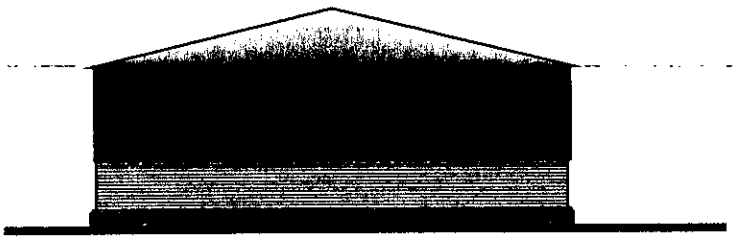
SUPERSEDED



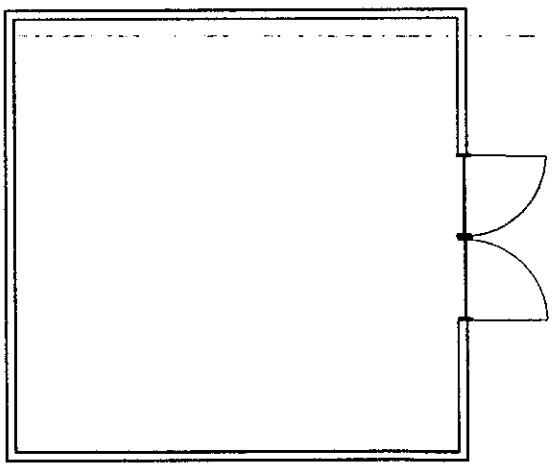
North West Elevation

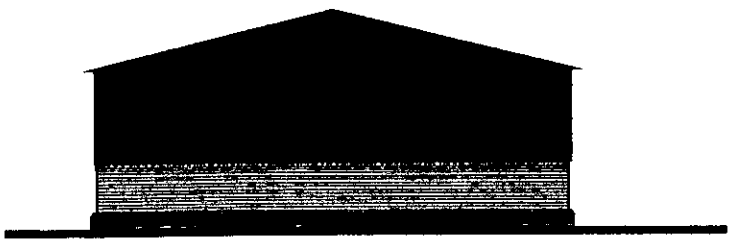


South East Elevation



North East Elevation





South West Elevation

CLIENT

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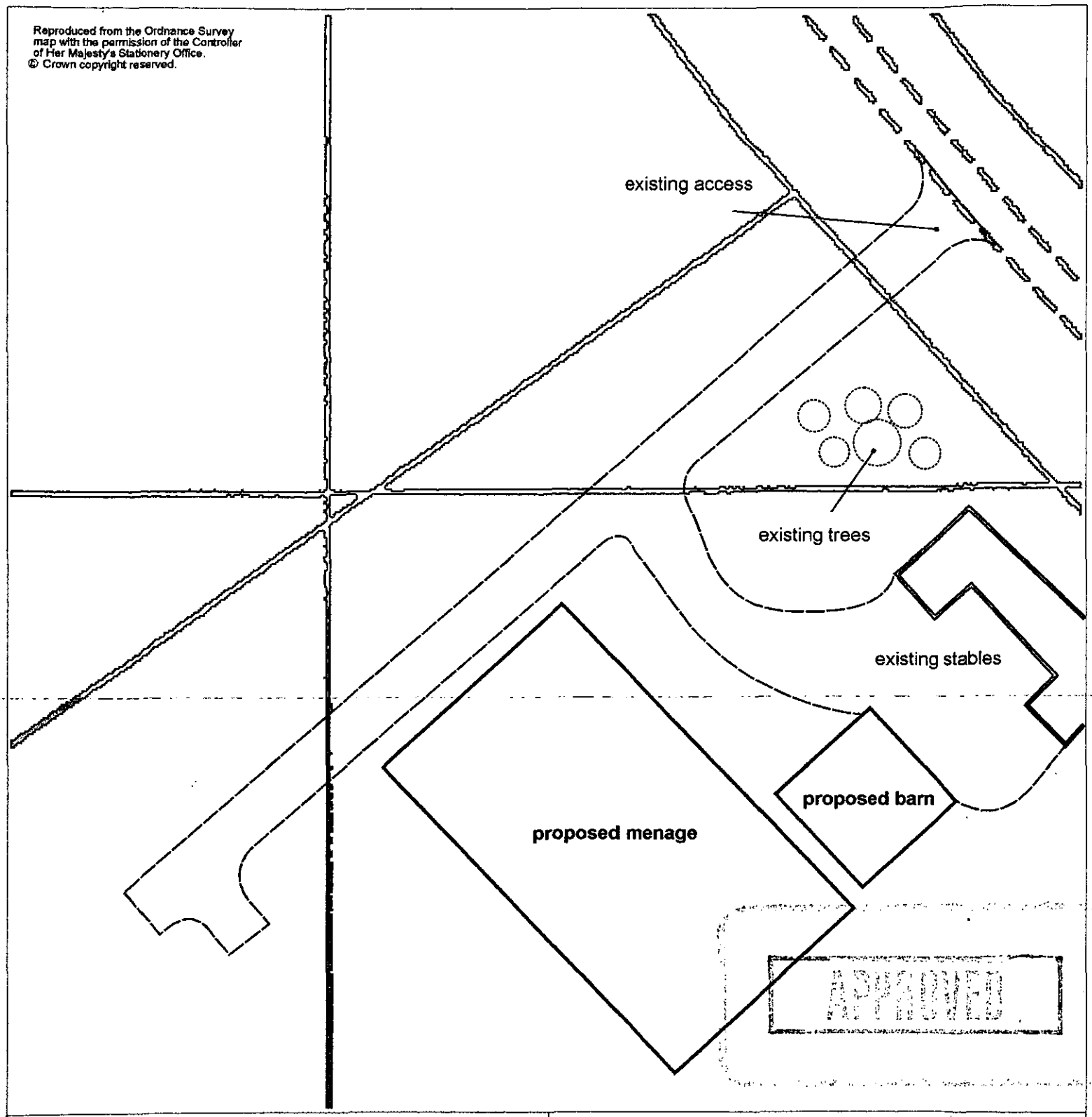
| | | | |
|---|---|---|---|
| Date 06.03.02 | OS Ref. | Drawn by sj | DRAWING TITLE |
| Scale 1:200 | Drawing no. 3 | Checked jb | **PROPOSED BARN FLOOR PLANS AND ELEVATIONS** |
| Job no. BKS328 | Rev. b | | |

22.MAR2002* 6112




| | |
|---|---|
| CLIENT | Mr P Doyle |
| PROJECT | Land at Broadcommon Road, Hurst |

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| | | | |
|---|---|---|---|
| Date 31.01.02 | OS Ref. | Drawn by sj | DRAWING TITLE |
| Scale 1:500 | Drawing no. 2 | Checked jb | **PROPOSED BARN AND MENAGE** |
| Job no. BKS328 | Rev. A | | |

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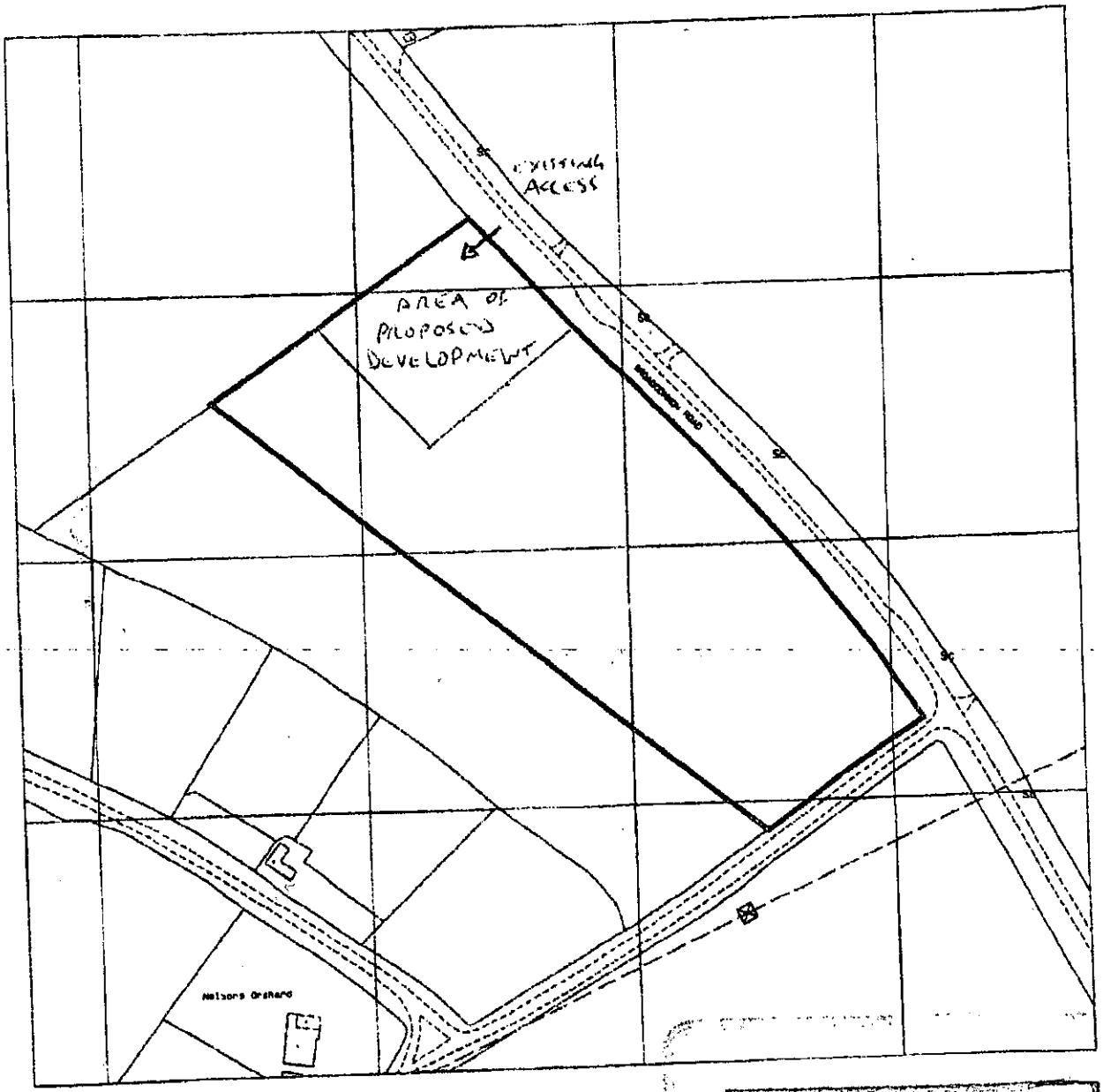


APPROVED

| | |
|---|---|
| CLIENT<br>Mr P Doyle | DEVELOPMENT LAND & PLANNING CONSULTANTS LTD<br>RITZ PLAZA HOUSE, 10 DENTON ROAD, WOKINGHAM, BERKS, RG 40 2DX<br>TELEPHONE: (0118) 978 9595 FACSIMILE: (0118) 978 6551<br>email wokingham@dlpconsultants.co.uk<br>Offices also at Bedford, Bristol, and Sheffield |
| PROJECT<br>Land at Broadcommon Road, Hurst | |

| | | | |
|---|---|---|---|
| Date 05/05/01 | OS Ref. | Drawn by sj | DRAWING TITLE<br>**SITE LOCATION PLAN** |
| Scale 1:2500 | Drawing no. 1 | Checked mm | |
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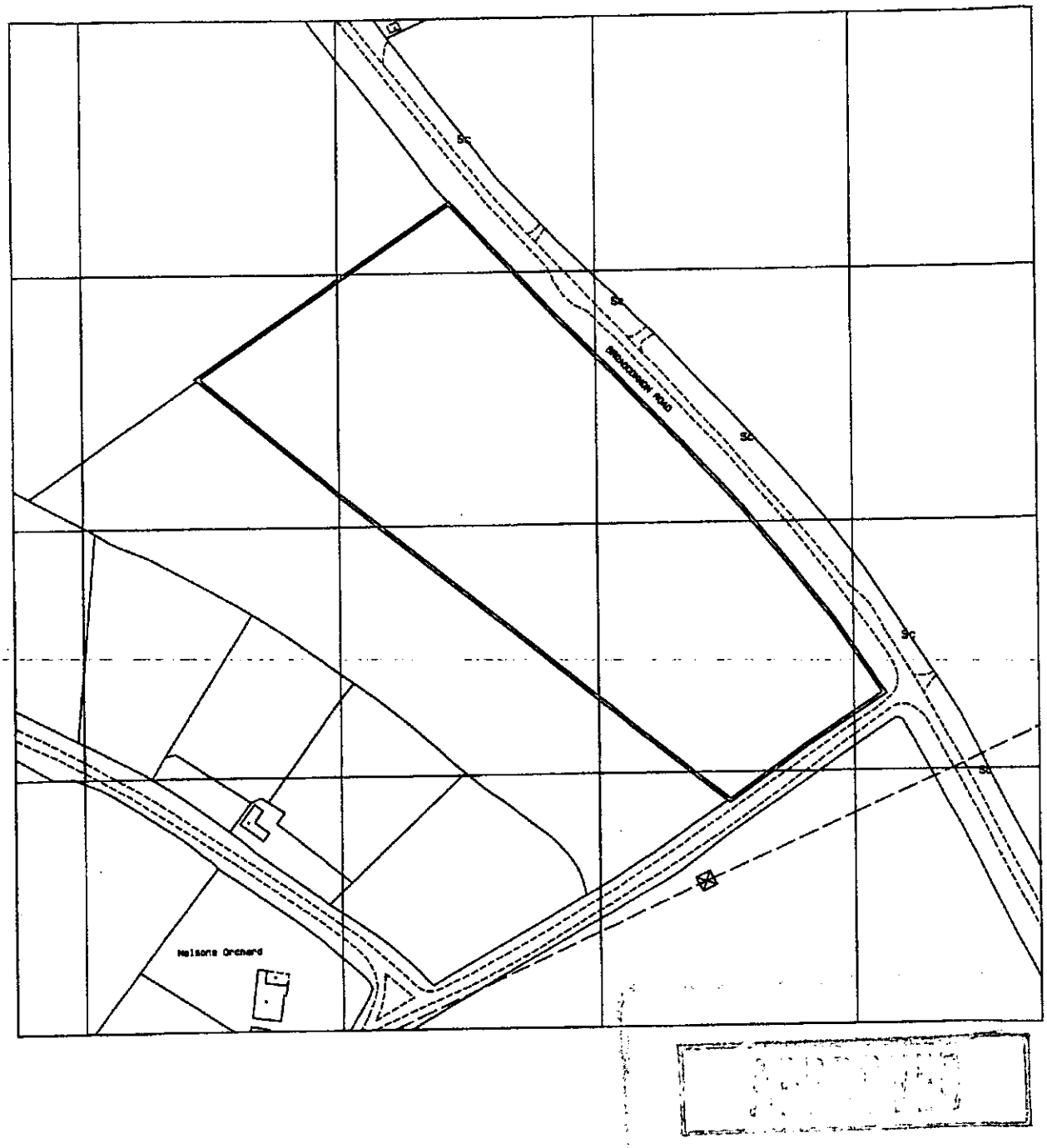


CLIENT

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PROJECT

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| | | | |
|---|---|---|---|
| Date 05/05/01 | OS Ref. | Drawn by sj | DRAWING TITLE |
| Scale 1:2500 | Drawing no. 1 | Checked mm | **SITE LOCATION PLAN** |
| Job no. BKS328 | Rev. | | |