APPLICATION NO:
F/2001/3527

LOCATION:
Spring Croft Dell Road, Finchampstead Wokingham.

APPLICANT:
Mr J Trainor C/O Colin Dawson And Associates

PROPOSAL:
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

EARLIEST DATE FOR DECISION: **12/04/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/05/2001

CASE OFFICER: **Martin Durkan**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(MD)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Trainor
C/O Colin Dawson and Associates
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Application Number: F/2001/3527

Parish: **FINCHAMPSTEAD**

Location: **Spring Croft, Dell Road, Finchampstead, Wokingham.**

Proposal: **Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).**

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.

Condition
3. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the protection of existing trees and planting in the course of construction in accordance with BS 5837:1991 - 'Trees in Relation to Construction'.

Condition
5. No materials shall be stored within a 5 metre buffer zone of the adjacent watercourse. There shall be no fires, dumping or tracking of machinery within the buffer zone, which should be suitably marked and protected during the carrying out of the 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. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

Reason
4. In the interests of visual amenity.

Reason
5. To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side 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 run-off 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. 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 Policies LD3, C2 and C8.
South East Area Local Plan Policies STV2, SC3 and SC15.
Deposit Draft Wokingham District Local Plan Policies WOS1, WOS2, WOS3 and WLL2.

John Mitchell
Development Control Manager
Date: 16/05/2001

Notice checked by: _____

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

WORK SHEET FOR : Martin Durkan

Application Number : F/2001/3527

Applicant : Mr J Trainor C/O Colin Dawson And Associates.

Location : Spring Croft, Dell Road, Finchampstead, Wokingham.

Proposal : Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

Site Notice Displayed ? :	YES	NO	DATE
	✓		19/04/01

Date of Neighbour Notifications : .....

Date of Site Visit : 19/04/01

Date Registered : 08/03/2001

Earliest Date for Decision : 12/04/2001

Latest Consultation Date/Site Notice Expiry Date : 12/04/2001

This application will have expired on: 03/05/2001. 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 :

1. FINCHAMPSTEAD PARISH COUNCIL - NO OBJECTIONS
2. ENVIRONMENTAL HEALTH - NO OBJECTIONS
3. LANDSCAPE ARCHITECT - NO OBJECTIONS IN PRINCIPLE SUBJECT TO TREE PROTECTION DETAILS.

Planning Issues :

SITE DESIGNATION

ASLI (SEALP - POLICY SC3, WDLP - POLICY WLL2)

MAIN ISSUE

IMPACT ON THE CHARACTER OF THE AREA AND THE AREA OF SPECIAL LANDSCAPE IMPORTANCE.

Application Number: F/2001/3527

Appraisal:

Planning permission was granted in 1993 for a number of extensions, a replacement garage, demolition of agricultural buildings, change of use of agricultural buildings and land for keeping of horses and the rebuilding of two structures for use as a tack room and stables. (The agent has submitted the current application as an amendment to the tack room approved under that planning permission, arguing that since the development was commenced with most of it has now been completed, the permission is still valid.)

The proposed tack room would be 12m x and 6m wide x 5m high (to the ridge). It would comprise brick plinth walls, horizontal boarding and a clay tiled roof.

The land slopes down from Dell Road to the proposed building and the front boundary of the site is well screened with trees and other vegetation. The building would not therefore be seen from the public highway. However, it would be close to the boundary of the adjoining dwelling and the open countryside.

The design of the tack room has been amended from the proposal that was refused planning permission on 29 January 2001. That design included a side gable and large windows, which gave the building a residential, rather than a rural appearance and character. Under this amended scheme, the gable has been omitted and the windows reduced to a size that it is more in proportion with the building and more in keeping with its intended use. The proposal is therefore now considered to be acceptable and, consequently, it is recommended that planning permission should be granted.

Recommendation: Approval ✓ ~~Refusal~~

Application Number F/2001/3527
Conditions/Reasons

No	Std Con	Std Reas	Non Std Conditions/Reasons
1	C001	R001	-
2	C012	R012	-
3	C070	R070	-
4	-	-	No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for the protection of existing trees and planting in the course of construction in accordance with BS 5837:1991 – 'Trees in Relation to Construction'. Reason: In the interests of visual amenity.
5	-	-	No materials shall be stored within a 5 metre buffer zone of the adjacent watercourse. There shall be no fires, dumping or tracking of machinery within the buffer zone, which should be suitably marked and protected during the carrying out of the development. Reason: To reduce the impact of the proposed structure on wildlife habitats upstream and downstream, including bank-side habitats.

Informative for Approvals

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 run-off 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. **N16**
   SOUTH EAST AREA LOCAL PLAN POLICIES: STV2, SC3, SC15
   WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS1, WOS2, WOS3, WLL2
   BERKSHIRE STRUCTURE PLAN POLICIES: LD3, C2, C8

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

Date:.....

RECORD OF SITE VISIT

SITE ADDRESS: Spring Croft Dell Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2001/3527

OFFICER: Martin Durkan

DATE OF SITE VISIT: 19/04/01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES

2. DESCRIPTION OF SURROUNDINGS OPEN COUNTRYSIDE TO THE WEST AND SOUTH, WOODED AREA TO THE NORTH. OTHER DETACHED DWELLINGS ON SOUTH SIDE OF DELL ROAD. FEWER ON NORTH SIDE

3. DESCRIPTION OF SITE/BUILDING
LARGE TWO-STOREY DWELLING WITH LODGE HOUSE. BARN, WOOD STORE AND STABLES AT REAR. PADDOCK TO SOUTH OF DWELLING.

4. RELATIONSHIP TO ADJOINING PROPERTIES PROPOSED TACK ROOM WOULD BE CLOSE TO REAR GARDEN OF ADJOINING DWELLING TO NORTH.

5. SITE CONSTRAINTS

TREES ALONG FRONT BOUNDARY AND WITHIN SITE

ACCESS/PARKING EXISTING ACCESS AND PARKING ON SITE

LEVELS GRADIENT FROM DELL ROAD TO TACK ROOM

BOUNDARY TREATMENT TREES AND SHRUBS ALONG BOUNDARY

OTHERS

Tel: (0118) 974 6446

Date: 30.4.01

My ref: F/2001/3527

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

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/2001/3527
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☑ ~~REFUSAL: ☐~~ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 10.5.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3527**
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor G Cockroft

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

Tel: (0118) 974 6446

Date: 30.4.01

My ref: F/2001/3527

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

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/2001/3527
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☑ REFUSAL: ☒ under delegated powers.

If you have any questions please do not hesitate to contact **Martin Durkan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 10.5.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Martin Durkan** Application Number: **F/2001/3527**
Spring Croft, Dell Road, Finchampstead, Wokingham.
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

LISTING FORM

Case officer: **Martin Durkan** Application Number: **F/2001/3527**

Spring Croft, Dell Road, Finchampstead, Wokingham.

Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

Transfer: Yes ☐ No ☑

Reason for Transfer:

Signed: _____ Date: _____

Councillor M Long

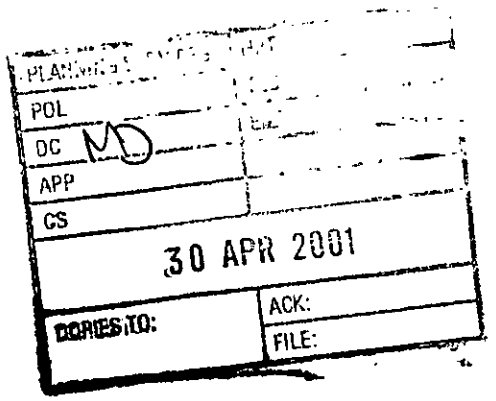
NB. It would be helpful for speedy decision making if you could respond, even if you do not wish this application to be transferred.

Rec'd 3.5.01

Our ref: SP\2001\003416\001
Your ref: F/2001/3527
Date: 25th April 2001

ENVIRONMENT AGENCY

FAO: Martin Durkan
District Planning Officer
Wokingham District Council
Council Offices,
Shute End,
PO Box 157
Wokingham
Berkshire
RG11 1BN



Dear Sir

SUBJECT: Amendment To Consent41107 - Erection Of Tack-room & Changing Facility
LOCATION: Springcroft, Dell Rd, Finchampstead

Thank you for your letter dated 19 March 2001, which was received on 22 March 2001. You are asked to quote the following reference in any correspondence: **SU86SW/16/2**.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: The developer must avoid storing materials within a 5m buffer zone to the water-course and should avoid gaining access in this zone. There must be no new development, 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 structure on wildlife habitats upstream and downstream, including bank-side 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.

Cont/d..

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

Advice To Planning Authority

Waste

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Advice To Applicant

Conservation

Pollution Prevention
There must be no contamination (e.g. by silt, oil, rubble or any other debris or pollutants) of the adjacent watercourses / adjacent ditches or drains if development proceeds.

Wildlife Enhancement
Bird and bat nesting and roosting sites should be built into the proposals through the incorporation of ledges, crevices, holes and boxes, where possible.

Groundwater Protection

Surface water from hard standing areas should discharge via deep seal trapped gullies incorporating a minimum water-seal of 85mm or similar. Roof water down-pipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Decision Notice

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

M. ROSE

Matt Rose
Development Planning Team

CC: Colin Dawson & Associates, 1 Malvern Way, Twyford, Reading, Berks. RG10 9PY

Rec'd 1.45pm 9.4.01

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Martin Durkan DATE: 9th April 2001

Location:	Spring Croft, Dell Road, Finchanpstead
Proposal:	Proposed erection of replacement tack room and changing facility (Amendment to consent 41107)
Application Number:	F/2001/3527

In response to your consultation dated 19th March 2001 for the above application, the tree and landscape comments are as follows:

The proposed building would largely replace the existing structure and not give rise to concerns on the grounds of visual impact or change in landscape character and I have on objections to the proposal in principle.

However, the proposal lies close to a belt of existing planting and a number of mature trees. In order to protect this planting during construction and ensure its long term survival the applicant should be required to submit for approval Tree Protection details in accordance with BS 5837 : 1991 - Trees in Relation to Construction.

ROBERT PETROW
Consultant Landscape Architect

See Part One Plans'

TO:
Neil Etherington
Senior Arboricultural Officer

(RP)

From: Martin Durkan

Date: 19 March 2001 21 MAR 2001

Application Number: F/2001/3527

Proposal: Proposed erection of replacement tack room and changing facility (Amendment to consent 41107)..

Site Address:
Spring Croft, Dell Road, Finchampstead, ~~Wokingham~~.

TREE protection-

Applicant:
Mr J Trainor C/O Colin Dawson And Associates.

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

No TPO

WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref:

To: Martin Durkan
Development Control

Your Ref: F/2001/3527

Date. March 21, 2001

PROPOSED: REPLACEMENT TACK ROOM AND CHANGING FACILITY

LOCATION: SPRING CROFT, DELL ROAD, FINCHAMPSTEAD.

These proposals have been evaluated and I have no environmental health objections to the application.

John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

CS

COPIES TO:

FROM: Martin Durkan

DATE: 19 March 2001

DELIVERED

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/3527

Proposal: Proposed erection of replacement tack room and changing facility (Amendment to consent 41107)..

Site Address: Spring Croft, Dell Road, Finchampstead, Wokingham.

Applicant: Mr J Trainor C/O Colin Dawson And Associates.

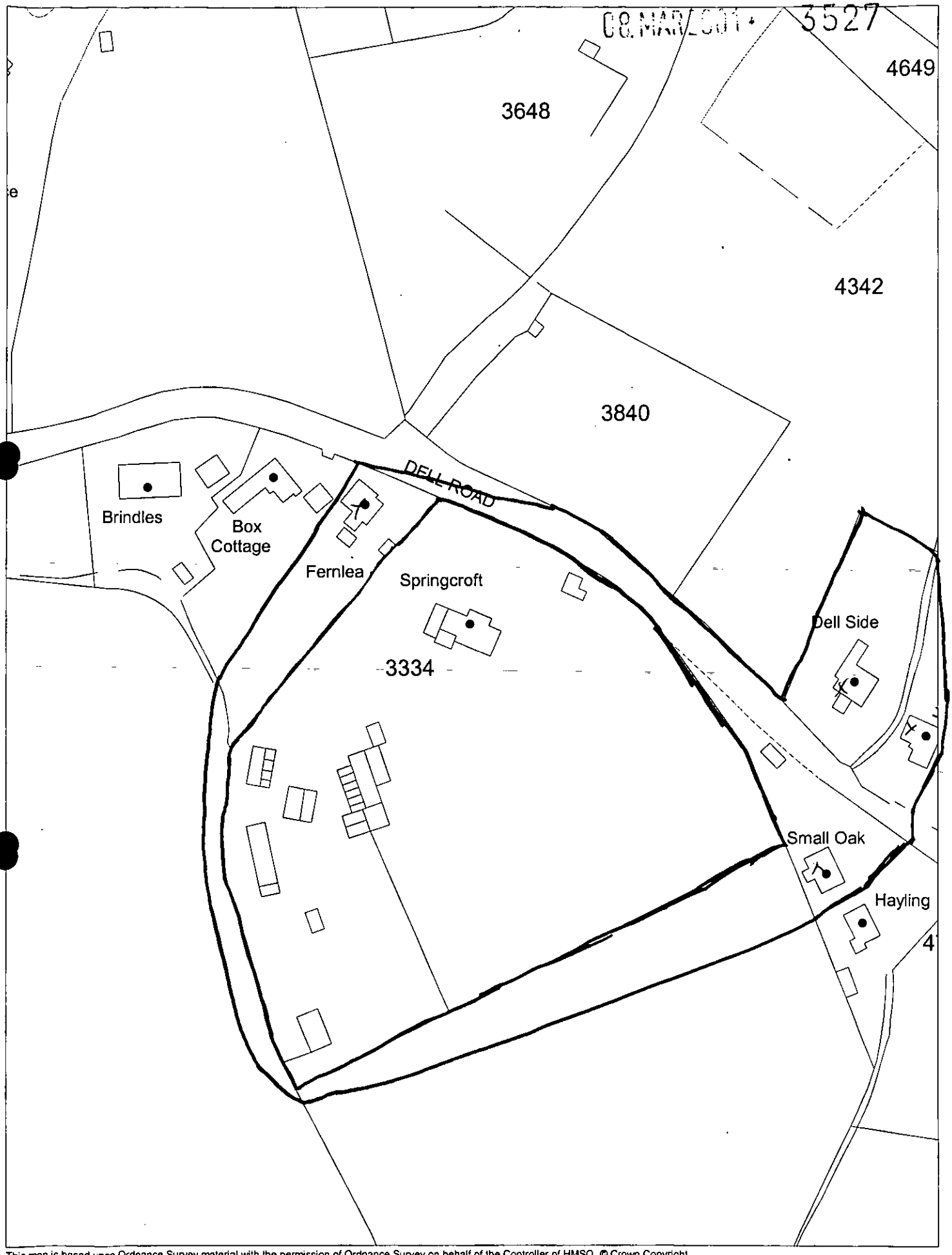
Your observations are required in respect of this application **by 12/04/2001** .

The Parish Council has no objections to this application.

DC	
APP	
CS	
03 APR 2001	
COPIES TO:	ACK:
	FILE:

SIGNED: C.S. Clerk To Finchampstead Parish/Town Council.

DATE: 30-3-01



This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of HMSO. © Crown Copyright.
Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings.Wokingham District Council Licence LA086134

Development Control Section, Environmental Services, Wokingham District Council.

9 March 2001 Scale: 1 : 1250

N W E S

Received by Wokingham District Council

Application No: F/2001/3527

Proposal:
Proposed erection of replacement tack room and changing facility (Amendment to consent 41107).

Location:
Spring Croft, Dell Road, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Martin Durkan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/04/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not normally be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

19 March 2001

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/3527
CASE OFFICER: Martin Durkan

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

MD

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number F/2001/35.2/ relates.

Address of site SPRINGCROFT, DELL RD

FINCHAMPSTEAD

Signed

Date 23/3/01

Postage
will be paid
by licensee

Do not affix Postage Stamps if posted in
Gt. Britian, Channel Islands, N Ireland
or the Isle of Man

[redacted]

Business reply service
License no. RG147

1

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	08 MAR 2001
Officer: MD	Application No. F/2001/352

Map No. 115 Site 2.69
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF REPLACEMENT TACK ROOM & CHANGING FACILITY (AMENDMENT TO CONSENT 41107)

Location: SPRINGCROFT DELL ROAD

Parish: FINCHAMPSTEAD Ward: Finch South, 19.3.01 D.

Applicant: MR J TRAINOR

RESUBMISSION 2000/30211 refused.

Fee - Received 00-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 19.3.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ .....
Trees ✓ .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways .....

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ : .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS:

.....no pre-app.....

NEIGHBOURS:

.....site notice + see map for neighbour notices.....

.....T. D. Gillespie, Hayling, Dell Road, Finchampstead.

Rec'd 7.3.01

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel: **(0118) 9343322** *Fax:* **(0118) 9343322.**

08 MAR 2001 3527

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

Our Ref; CED/BK/569
6th March 2001

Dear Sir

RE; SPRINGCROFT, DELL ROAD, FINCHAMPSTEAD

Please find enclosed a revised application for Planning Consent with regards to the design and appearance of a tack room at the above property, originally approved under Planning Reference 41107.

I believe no fees are payable as this application is submitted within twelve months of refusal for substantially similar proposals under reference F/2000/3021.

I would be pleased if you could assess the application under your delegated powers or place it before the next meeting of the Planing Committee for consideration.

The amended proposals are submitted in the light of my conversation with your Officer, Mr Durkan, indicating that the removal of the side gable and reduction in window size to give a more rural appearance to the building would be generally acceptable to the council.

I would very much appreciate the opportunity of discussing the proposals further if there are still any concerns as I would seek to avoid a further rejection.

Yours faithfully

Colin Dawson MBIAT. ACIOB. ABEng
Encs;

1933 SPRINGCROFT

ADDRESS DELL ROAD **PARISH** FINCHAMPSTEAD

PLOT No. **ORD.SHEET No.**

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plannin
F/2000	3021	Mr. J. Trainor	Invert replacement tack	29.1.01		RE
			room & changing facility (amendment to design on 41107			

MINISTRY DECISION:

SPECIAL ORDERS:

Springcroft

ADDRESS DELL ROAD PARISH FINCHAMPSTEAD

PLOT No. Barrack Lane ORD. SHEET No. SU 8063 (113)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
70/50	Mr C G Hull	2 span hutch greenhouse	14.3.50	APP A
325/50	"	glasshouse	12.9.50	APP A
271/52	"	outbuildings as storage packing shed	10.6.52	APP A
	"			
904/53	"	conv. of outbuilding to form add room	12.1.54	APP A
39026 W/DR.				
~~CHEST~~				
Lp93/164/A	MR. S TRAINOR	ALT./ALTS/GARAGE	28.9.93	APP
41107	"	2/ST. HT. /S/ST. HT/	8.9.93	CLX
		REPL. GARAGE / DEM		
		OF AGR. BLDGS 'D'/C/O/use		
DATE OF COMPLETION		AGR. BLDGS & LAND FOR		
MINISTRY DECISION		KEEPING OF HORSES/REQUIRED		
SPECIAL ORDERS		'A' & 'C' AS TACKROOM &		
DRAINAGE		STABLES.		

091074

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

1.	APPLICANT'S NAME	Mr J Trainor
	ADDRESS	Springcroft, Dell Road, Finchampstead, Berks RG40. 3TB
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Colin Dawson & Associates
	ADDRESS	1 Malvern Way, Twyford, Reading, Berks
	POST CODE	RG10 9PY PHONE 0118 9343322
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	Springcroft, Dell Road, Finchampstead, Berks RG40 3TB
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose the site and any buildings will be used.		Design and external appearance for re-building of tack room (Amendment to Planning Approval 41107)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.45 hectares
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	D569-01.B Planning proposals

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.

Land for keeping of horses for recreational purposes

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

Red plain clay tiles to roof
Dark stained timber boardings to walls with red brick plinth. Dark stained windows and doors.

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.

As existing - mature hedging and post rail fence

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Adjacent water ditch

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

None
No change

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

NO

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	N/A / •	/ •	/ •
FLAT/MAISONETTE	/ •	/ •	/ •
OTHER	/ •	/ •	/ •

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO

* STATE No. OF HABITABLE ROOMS

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO

If YES, please ask for and complete Part 3 of the form

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

Re-application following refusal under reference F/2000/3021 within a 12 month of decision date.

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 W H Trainor ON BEHALF OF Mr J Trainor DATE 6th March 2001

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	N/A			
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				
OTHER	Please Specify				
	TOTAL				

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	N/A	
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.
— Tack room and dry food storage for adjacent private stables

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 J Trainor owner in residence

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
NONE			

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

89/a

SECTION 66 CERTIFICATE

Application No.

lease fill in both Certificate , B, C or D and the gricultural Holdings Certifi- ate. Delete sections not elevant.

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

08.MAR1991* 3527

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

(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).

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) . . . . . .

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 . . . [signature] . . . . . .

On behalf of . . . . . MR. T. TRAINOR . . . . . .

Date . . 6th March 2001 . . . . . .

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