APPLICATION NO:
F/2000/2342

LOCATION:
D A& S A Mayes Riseley Farm Part Lane, Swallowfield Reading.

APPLICANT:
Mr & Mrs Mayes C/O David R Munt

PROPOSAL:
Proposed change of use of grazing area to sand school for carriage driving.

EARLIEST DATE FOR DECISION: **09/10/2000**

APPLICATION WILL HAVE EXPIRED ON: 06/11/2000

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Mayes
C/O David R Munt
5 Southview Cottages
Sweetwater Lane
SHAMLEY GREEN
Surrey
GU5 0UP

Application Number: F/2000/2342

Parish:	**SWALLOWFIELD**
Location:	**D A & S A Mayes, Riseley Farm, Part Lane, Swallowfield, Reading**
Proposal:	**Proposed change of use of grazing area to sand school for carriage driving.**

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. The proposed sand school shall be surfaced with block rubber chips with sand beneath.

Condition
3. The finished surface of the sand school shall be no higher than that of the adjacent field.

Condition
4. The proposed fencing shall be natural timber colour and shall not be painted white.

Condition
5. The proposed sand school shall be used for domestic recreational use only and shall not be used for business use.

Condition
6. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
7. 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 during the first planting season during or following the sand school being brought into use.

Condition
8. 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.

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

Reason
2. To ensure that the external appearance is satisfactory.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of amenity.

Reason
6. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Reason
7. In the interests of visual amenity.

Reason
8. In the interests of visual amenity.

Informative
1. 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 C2, EN4, EN5, EN6
Loddon Area Local Plan Policies LTV2, LBE2
Deposit Draft Wokingham District Local Plan Policies WCC1, WHE8, WHE11, WBE1

John Mitchell
Development Control Manager
Date: 03/01/2001

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.

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

New Carriage Driving Ring, Riseley Farm, Swallofield, Berkshire

Archaeological Watching Brief

by Lisa-Maree Hardy

Site Code RSF01/68

(SU 7325 6375)

New Carriage Driving Ring, Riseley Farm, Swallowfield, Berkshire

An Archaeological Watching Brief

for Mrs S Mayes

by Lisa-Maree Hardy

Thames Valley Archaeological Services Ltd

Site Code RFS01/68

August 2001

Summary

Site name: Riseley Farm, Swallowfield, Berkshire

Grid reference: SU 7325 6375

Site activity: Watching Brief

Date and duration of project: July–August 2001

Area of site: 2400sq m

Summary of results: The watching brief did not reveal any deposits of archaeological interest. The topsoil-stripped construction areas and excavated pipe trenches were observed but this groundwork did not expose the archaeologically relevant subsoil levels.

Monuments identified: None

Location and reference of archive: The archive is presently held by Thames Valley Archaeological Services Ltd, 47-49 De Beauvoir Road, Reading, Berkshire, RG1 5NR. It is anticipated that the archive will be deposited with Reading Museum in due course.

Site code: RFS 01/68

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Report edited/checked by:	Steve Ford 8/7/01 Steve Preston 9/07/01

New Carriage Driving Ring, Riseley Farm, Swallowfield, Berkshire
An Archaeological Watching Brief

by Lisa-Maree Hardy

Report 01/68

Introduction

This report documents the results of an archaeological watching brief carried out at Riseley Farm, Swallowfield, Berkshire (NGR SU 7325 6375) (Fig. 1). The work was commissioned by Mrs S Mayes, of Riseley Farm, Swallowfield, Berkshire, RG7 1TB.

Planning permission (F/2000/2342) has been granted for the development of the site for a sand-based carriage driving school arena, subject to a condition (6) relating to archaeology, for a watching brief to be carried out during groundworks. This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG 16 1990) and District policies on archaeology.

The development was to consist of the stripping of topsoil from an area of 60m x 30m, which was then to be relaid with sand and surfaced with rubber block chips. Prior to the laying of sand, land drains were to be inserted. An additional area outside the arena was to be stripped for access and parking. It was not anticipated that the development would have much impact on any below-ground archaeological deposits.

The field investigation was carried out to a specification approved by Mr K Beachus, of Babtie, archaeological adviser to Wokingham District Council. The fieldwork was undertaken by Richard Oram, Lisa-Maree Hardy and Steve Ford, on 13th and 18th July, and 7th August 2001. The site code is RFS 01/68.

Location, topography and geology

The site is located to the east of the village of Riseley and south of the village of Swallowfield. The development area is just to the south of Riseley Farm and is currently used as grazing land. Riseley Farm is situated on the west bank of the Blackwater River at a height of approximately 45m above Ordnance Datum (Fig.2). The geology of the site is river gravel (BGS 1946).

Archaeological background

The development site lies adjacent to an extensive cropmark complex identified from the air (Gates 1975). In advance of a planning application for mineral extraction, a sample excavation was conducted in 1982. Three areas were excavated, including part of a double-ditched rectangular enclosure, part of a curvilinear ditch

(possibly defining an enclosure) and a small ring ditch. The earliest activity in the area was represented by Mesolithic struck flints. During this period, there may have been a pattern of riparian settlement in the Loddon and Blackwater valleys (Ford 1987). The small ring ditch provided evidence of activity from the early or middle Bronze Age. Occupation evidence, dating from the middle Iron Age, included a hearth and an enclosure.

A late Iron Age enclosure represented a change in the focus of settlement of the area, as it was constructed on higher ground, perhaps in order to avoid winter flooding. While the site lies next to the Roman road from Silchester (*Calleva*) to London, it appears that occupation of the site during the 1st century AD was relatively short-lived, the main concentration of settlement having been during the Bronze and Iron Ages (Lobb and Morris 1991-3).

Objectives and methodology

The purpose of the watching brief was to observe and record all archaeological deposits within areas of ground disturbance associated with construction of the new arena. Observations were made of the stripping of the main arena, excavated land drains and the removal of topsoil from the car-parking area adjacent to the main arena.

Results

The stripping of the surface soil in the area of the main arena involved the levelling of the area to a depth of 0.07m below the surface. It was observed that at this depth the formation level was still within the subsoil strata. No finds or archaeological features were observed. No finds were recovered from the spoilheaps.

Twelve land drains, aligned NNE-SSW, each approximately 30m long, and one east-west drain, approximately 60m long, were excavated to a depth of 0.2m, with a maximum width of 0.3m (Fig. 3). In each case, this depth did not exceed the subsoil strata. No finds or archaeological features were observed.

A car park/access area, approximately 8.5m by 34m, lay to the west of the main arena. This was stripped to a maximum depth of 0.17m and was, again, not deep enough to expose archaeologically relevant levels. No finds or archaeological features were observed.

Conclusion

No deposits or finds of archaeological interest were observed. It has been determined that this development had no impact upon archaeologically relevant layers. As such, no archaeological deposits, even if present on the site, have been disturbed or damaged during the groundworks.

References

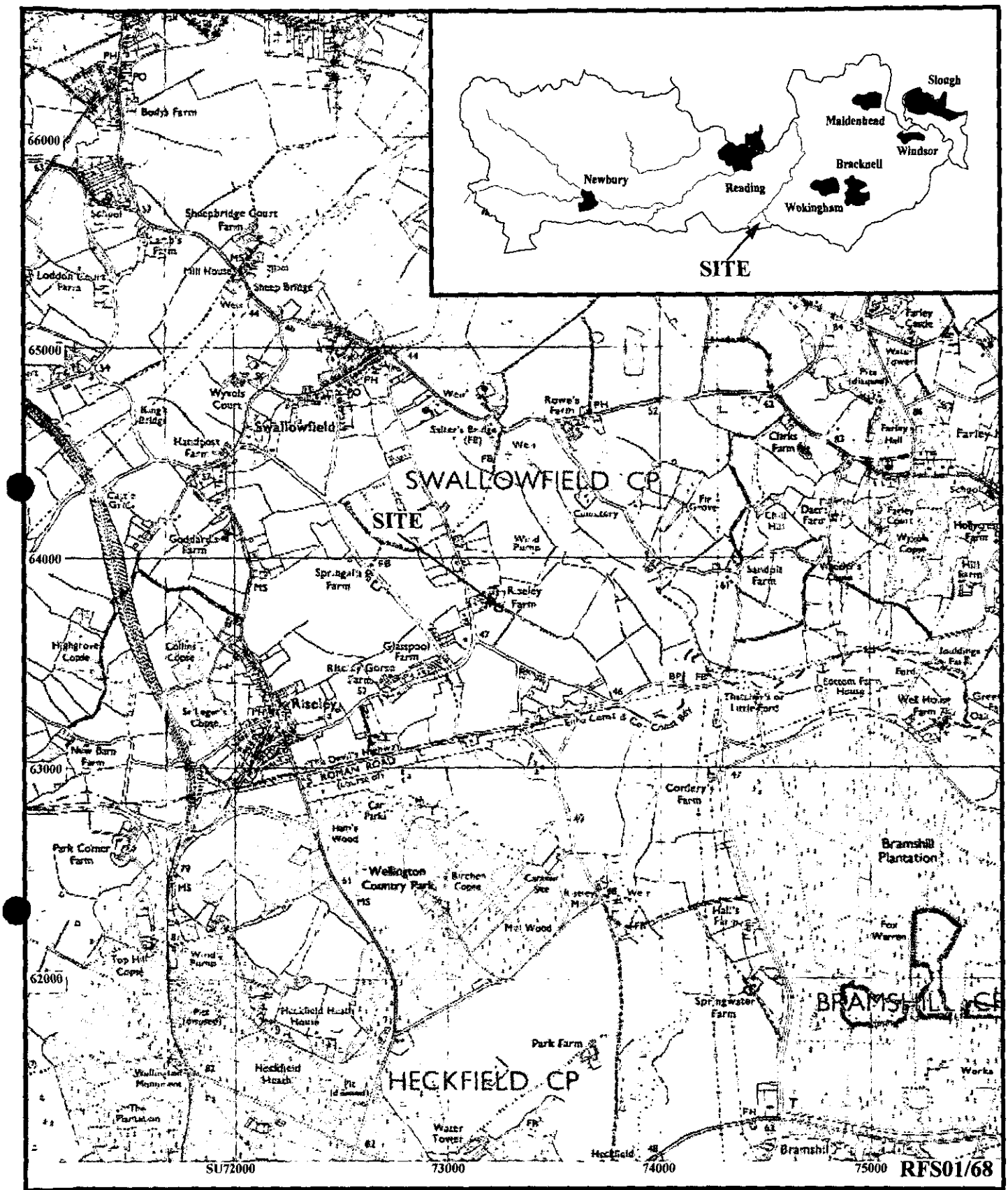
BGS, 1946, *British Geological Survey*, 1:50,000, Sheet 268, Drift Edition, Keyworth

Ford, S, 1987, *The East Berkshire Archaeological Survey*, Berkshire County Council Department of Highways and Planning, Occas Pap 1, Reading

Gates, T, 1975, *The Middle Thames Valley, An Archaeological Survey of the River Gravels*, Berkshire Archaeological committee pubn no 1, Reading

Lobb, S J and Morris, E L, 1991–3, 'Investigation of Bronze Age and Iron Age features at Riseley Farm, Swallowfield, Berkshire', *Berkshire Archaeol J* **74**, 37–68

PPG 16, 1990, *Archaeology and Planning*, Dept of the Environment Planning Policy Guidance 16, HMSO

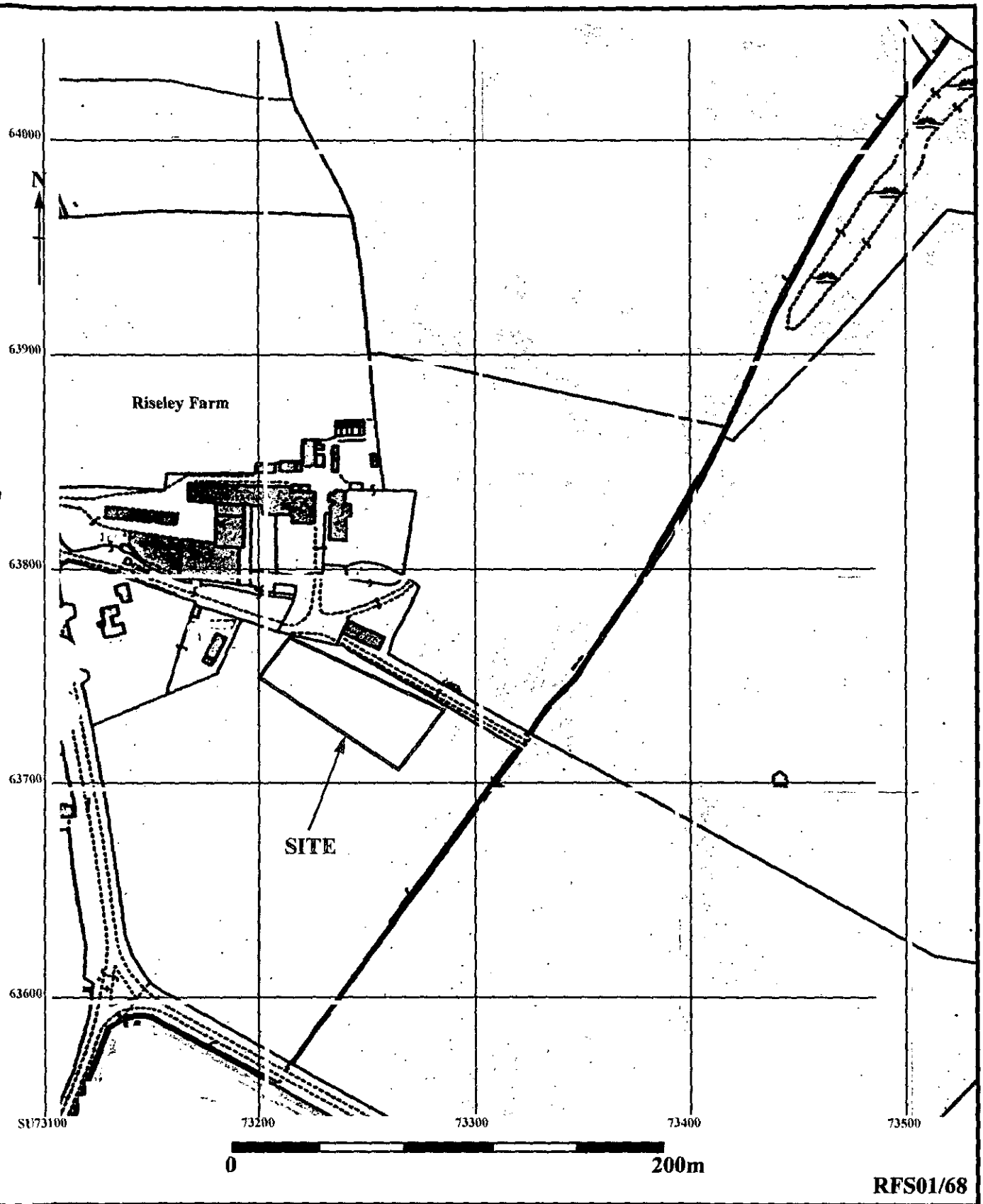


Riseley Farm, Swallowfield, Reading, Berkshire, 2001

Figure 1. Location of site within Swallowfield and Berkshire.

Reproduced from Ordnance Survey Pathfinder 1188 SU66/76 1:25000
Ordnance Survey Licence AL52324A0001

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES



Riseley Farm, Swallowfield, Reading, Berkshire, 2001

Figure 2. Location of site.

THAMES VALLEY ARCHAEOLOGICAL SERVICES

Riseley Farm, Swallowfield, Reading, Berkshire, 2001

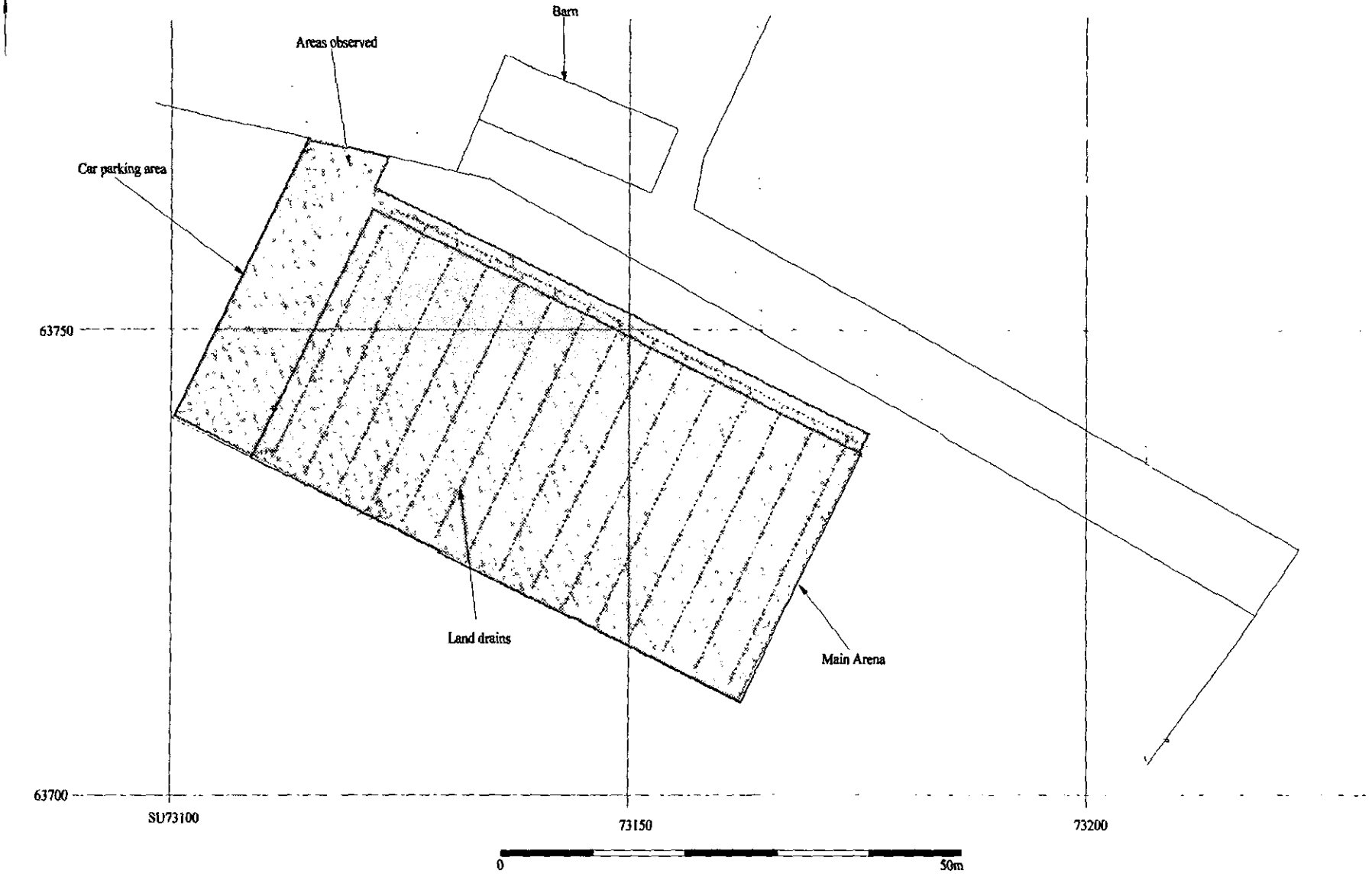


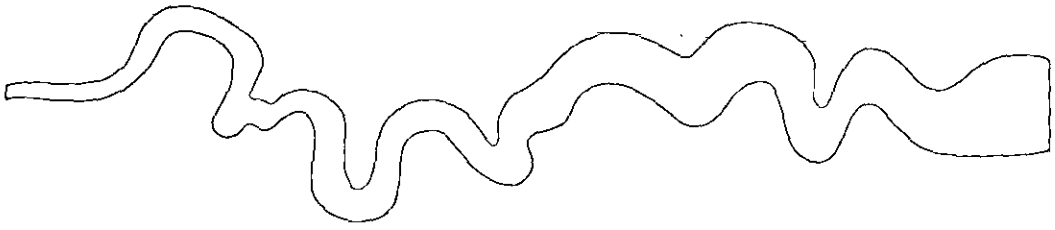
Figure 3. Areas observed during watching brief

RFS01/68

TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC



Thames Valley Archaeological Services Ltd,
47-49 De Beauvoir Road, Reading,
Berkshire, RG1 5NR

Tel: 0118 9260552

Reading (0118) 9883256

Riseley Farm,
Swallowfield,
Nr. Reading,
Berks. RG7 1TB.

16.5.01

Mrs A. Odell
Planning Officer,
Environmental Services Dept.
P.O. Box 157,
Shute End
Wokingham
Berks RG40 1WR.

PLANNING SERVICES	HPT 4/3416
POL	TLS
DC AO	ENF
APP	
CS	
18 MAY 2001	
COPIES TO:	ACK:
	FILE:

Dear Mrs Odell,

Riseley Farm - F.2000.2342.

As requested by Ms C. Bimble I now enclose a revised plan showing an additional group of trees to be planted around our sand school.

I do hope all is now in order.

Yours sincerely,

S A Mayos

Mrs S.A. Mayos.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 29 August, 2001
My ref. AO/F/2000/2342

Mrs SA Mayes
Riseley Farm
Swallowfield
READING
RG7 1TB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Mayes

PLANNING APPLICATION F/2000/2342
PROPOSED CHANGE OF USE OF GRAZING AREA TO SAND SCHOOL FOR CARRIAGE DRIVING AT RISELEY FARM, PART LANE, SWALLOWFIELD

I refer to the archaeological report submitted by Thames valley Archaeological Services, and advise you that condition 6 of the above consent has been satisfied.

I trust the above is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

Ao

MRS A ODELL
Senior Planner

PLANNING SERVICES
HPT 46948
POL
DC AO
APP
CS Your ref As below
21 AUG 2001
COPIES TO:
ACK:
FILE:

Babtie Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

20th August 2001

Mr H Sanders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Harold,

PLANNING APPLICATION F/2000/2342
New Carriage Driving Ring, Riseley Farm, Swallowfield.

With reference to the above planning application I would advise that I have received a copy of the archaeological report and consider the condition spent.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

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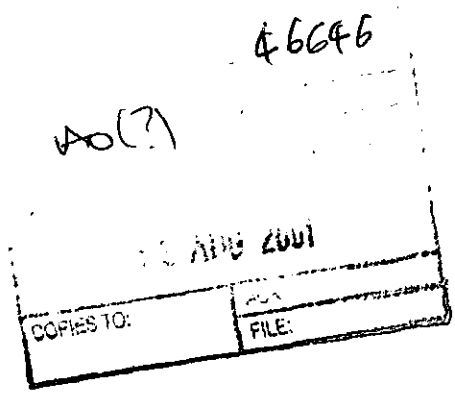
INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

46646

AO(?)



Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref.

9th August 2001

Dear Sir/madam,

New carriage driving ring, Riseley Farm, Swallowfield
Archaeological watching brief

I am pleased to enclose a copy of our report for this project. We did not find any finds or deposits of archaeological interest on this occasion. In fact the depth of the groundworks was not of sufficient depth to expose the archaeologically relevant levels which is what we anticipated back in January.

I have forwarded a copy of the report direct to Mr Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
enc

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 19 February 2001

Location:	Riseley Farm, Part Lane, Swallowfield, Reading
Proposal:	Proposed change of use of grazing area to sand school for carriage driving
Application Number:	F/2000/2342

In response to your informal consultation dated 14 February 2001 for the above application, the landscape comments are as follows:

The proposed layout plan, drawing no. MA54/2A shows two additional trees to be planted within the field to the north west and south east of the sand school, however this does not provide any further screening of the area to the south and is therefore unacceptable.

A landscape scheme needs to be provided to help integrate the sand school and the associated fencing into the surrounding rural countryside. This could be achieved through block planting of trees and / or hedgerow planting to the east, south and west. The proposed and existing levels are shown on the drawing and it gives the impression that there will need to be some ground excavation. If there is excess soil on the site then perhaps it could be used in a subtle way to form gentle mounding with planting to the south west of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

David R Munt BSc ARICS
Chartered Building Surveyor

Tel/Fax 01483 893346
E mail DavidRMunt@aol.com

5 Southview Cottages,
Sweetwater Lane,
Shamley Green,
Nr Guildford,
Sy GU5 0UP

PLANNING SERVICES 39842
POL TLG
DC AO DF
APP
CS
13 FEB 2001
COPIES TO: ACK: 10th February, 2001
FILE:

My Reference:- MA54/LKM

Your Reference:- F/2000/2342

Reply Req

Attention of Angela Odell.

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

Dear Sir,

Re:- Riseley Farm, Part Lane, Swallowfield.

In accordance with Condition No. 7, I enclose herewith two copies of my drawing number MA54/2A indicating landscaping details.

Hedging and trees adjacent to the Sand School are undesirable since leaves shed onto the surface will be detrimental to the surface. Further any hedging away from the Sand School would require additional fencing as Riseley Farm is a working livestock farm.

I look forward to receiving your confirmation that Condition No 7 has been complied with.

Yours sincerely,

D R Munt

David R. Munt

Enc.

Copy to:- Mr. & Mrs. D. Mayes

David R Munt BSc ARICS
Chartered Building Surveyor

Tel/Fax 01483 893346
E mail DavidRMunt@aol.com

5 Southview Cottages,
Sweetwater Lane,
Shamley Green,
Nr Guildford,
Sy GU5 0UP

PLANNING SERVICES 39842
POL
DC AO
APP
CS
13 FEB 2001
COPIES TO:
ACK:
FILE:

My Reference:- MA54/LKM

10th February, 2001

Your Reference:- F/2000/2342

Reply Req

Attention of Angela Odell.

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

Dear Sir,

Re:- Riseley Farm, Part Lane, Swallowfield.

In accordance with Condition No. 7, I enclose herewith two copies of my drawing number MA54/2A indicating landscaping details.

Hedging and trees adjacent to the Sand School are undesirable since leaves shed onto the surface will be detrimental to the surface. Further any hedging away from the Sand School would require additional fencing as Riseley Farm is a working livestock farm.

I look forward to receiving your confirmation that Condition No 7 has been complied with.

Yours sincerely,

D R Munt

David R. Munt

Enc.

Copy to:- Mr. & Mrs. D. Mayes

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 21 May, 2001
My ref. AO/F/2000/2342

Mrs SA Mayes
Riseley Farm
Swallowfield
READING
RG7 1TB

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mrs Mayes

PLANNING APPLICATION F/2000/2342
PROPOSED CHANGE OF USE OF GRAZING AREA TO SAND SCHOOL FOR CARRIAGE DRIVING AT RISELEY FARM, PART LANE, SWALLOWFIELD

Thank you for your letter of 16 May and enclosed plan No. MA54/2B. I confirm the landscaping proposals shown on this plan, together with the details of species and size of trees provided in your letter of 30 April 2001, are acceptable for compliance with condition 7 of the above consent.

I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

MRS A ODELL
Senior Planner

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 21 May 2001

Location:	Riseley Farm, Part Lane, Swallowfield, Reading
Proposal:	Proposed change of use of grazing area to sand school for carriage driving
Application Number:	F/2000/2342

In response to your informal consultation dated 21 May 2001 for the above application, the landscape comments are as follows:

The revised layout plan, drawing no. MA54/2B showing proposed tree plant and low banking within the field around the sand school is now acceptable. The species and size of the trees at time of planting have been provided in a letter from Mrs Mayes dated 30 April 2001, a copy of which has already been provided, these details are also acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2342

Applicant : Mr & Mrs Mayes C/O David R Munt.

Location : D A& S A Mayes Riseley Farm, Part Lane, Swallowfield, Reading.

Proposal : Proposed change of use of grazing area to sand school for carriage driving.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 20.9.00

Date Registered : 11/09/2000

Earliest Date for Decision : 09/10/2000

Latest Consultation Date/Site Notice Expiry Date : 09/10/2000

This application will have expired on: 06/11/2000. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Swallowfield Parish Council: No objection providing for private and not commercial use only.

- Letter of objection from Riseley Lodge — cause disturbance and loss of privacy, access would cause disturbance and via a narrow country lane unsuited to heavy traffic such as large horse boxes, concerned could become a business venture and traffic increase, could be re-sited.
- Env. Agency - No comment.
- Env. Health Offic: No objection.
- Archaeologist - recommends archaeological evaluation etc
- Landscape officer / Listed Building Officer — recommend landscaping scheme & no white railings.

Application Number: F/2000/2342

Appraisal :

Site is in countryside, adjacent to Broadclyst Conservation Area and is part of a large, flat field.

1) Effect on character and appearance of the area

Proposed materials of surface is dense rubber chips on sand. Consider this would be acceptable if not raised and landscaped around.

2) Effect on neighbouring property

Applicants have explained it is for their own hobby use only. Consider effect on neighbours unlikely to be unacceptable if restricted to this - boundary of Riseley Lodge is approx. 58m. to edge of proposed sand school and 80m. from the house at Riseley Lodge.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/2342
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	C001	R001.	
2	.	.	The proposed ~~sandschool~~ sand school shall be surfaced with block rubber chips ~~and~~ with sand beneath
		~~Reas~~ R0	12 delete 'of the building'.
3		R030.	The finished surface of the sand school shall be ~~to~~ not higher than the top of the adjacent field.
4		R030	The proposed fencing shall be natural timber colour and shall not be painted white.
5			The proposed sand school shall be used for domestic recreational use only and shall not be used for business ~~pose~~ use.
		Reason	In the interests of amenity
6	C182	R182	
7	~~Re~~ C150	R150	delete 'prior to the' ~~during or following the~~ insert 'during the first planting season during or following the sand school being brought into use.
8	C151	R151	

Informative for approvals

N16

LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE2

SOUTH-EAST AREA LOCAL PLAN POLICIES:

WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WCC1, WHE8, WHE11, WBE1

GREEN BELT LOCAL PLAN POLICIES:

BERKSHIRE STRUCTURE PLAN POLICIES: C2, ENV4, ENV5, ENV6

MINERALS LOCAL PLAN POLICIES:

RECORD OF SITE VISIT

SITE ADDRESS: D A& S A Mayes
Riseley Farm Part Lane Swallowfield
Reading.

APPLICATION NUMBER: F/2000/2342

OFFICER: Angela Odell

DATE OF SITE VISIT: 20.9.00

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Field.

4. RELATIONSHIP TO ADJOINING PROPERTIES Only residential property nearby is Riseley Lodge to W. of field.

5. SITE CONSTRAINTS

TREES Some hedgerows around boundaries of whole field.

ACCESS/PARKING

LEVELS flat.

BOUNDARY TREATMENT hedging around boundaries of the field.

OTHERS

Tel: (0118) 974 6445

Date: 18.12.00

My ref: F/2000/2342

CONFIDENTIAL

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2000/2342
D A& S A Mayes Riseley Farm, Part Lane, Swallowfield, Reading.
Proposed change of use of grazing area to sand school for carriage driving.

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 **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 28.12.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2342**
D A& S A Mayes Riseley Farm, Part Lane, Swallowfield, Reading.
Proposed change of use of grazing area to sand school for carriage driving.

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor D Beatty

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

Applicationo	Name & Address
F/2000/2342	P Makings Riseley Lodge Part Lane Swallowfield RG7 1TB

App. approved
Leter sent 11/01/01

35186

Babtie
Environmental

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

A member of Babtie Group

Our ref Kgb001

Your ref CO/HMC

PLANNING SERVICES	HPT
POL	TLS
DC	FIT
APP	
CS	
COPIES TO:	ACK:
	FILE:

10TH October 2000

Mr H Saunders
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Harold,

PLANNING REFERENCE F/2000/2342
RISELEY FARM, SWALLOWFIELD, READING
PLANNING REFERENCE O/2000/2292
LANE END FARM HORTICULTRURAL STATION, SHINFIELD, READING
PLANNING REFERENCE F/2000/2329
75 & 77, LONDON ROAD, WOKINGHAM

The above planning applications have archaeological implications

Please find enclosed written briefs for the above.

If you require any more information please do not hesitate to telephone me on 0118 988 1611

Yours sincerely,

Kev Beachus
Archaeologist

Group Offices:
Aberdeen
Abingdon
Aylesbury
Bedford
Belfast
Birmingham
Bristol
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Oxford
Preston
Reading
Shrewsbury
Telford
Wakefield
Wallingford
Westminster

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

INSTITUTE OF ENVIRONMENTAL ASSESSMENT
Registered Environmental Impact Assessor

RISELEY FARM, PART LANE, SWALLOWFIELD, READING
BRIEF FOR AN ARCHAEOLOGICAL EVALUATION

Prepared For
Wokingham District Council
By
Babtie

RISELEY FARM, SWALLOWFIELD, READING
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

1.1 This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Wokingham District Council. The brief is valid for six months only, after which time the Council should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Riseley Farm in field number 2169 to the east of Part Lane and School Road, Swallowfield and is located at National Grid Reference SU 732637.

3 PLANNING BACKGROUND

3.1 Planning application F/2000/2342, submitted to Wokingham District Council, proposes a change of use of grazing area to a sand school for carriage driving.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The application site lies in an area rich in single and multiple cropmark locations dating from the mid Iron age to the late Saxon Period. Riseley Farm House is a Grade II early 16th century hall house and byre, part timber framed with painted brick infill, it is possible that remains of buildings relating to the early period of the main house may be located to the south of the present farm buildings.

5 STAGES OF WORK AND TECHNIQUES

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by development.

5.2 The archaeological watching brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation or other trenches.

5.3 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.4 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

October, 00 © Babtie Group

5.5 The archaeological contractor will liase with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.6 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

6 METHODS

6.1 The project specification will include a method statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 TIMETABLE AND MONITORING ARRANGEMENTS

7.1 Details of timing should be the subject of discussion between the developer's representative, Babtie Group (archaeological consultant for Wokingham District Council) and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.2 A period of notice required to start site works following the award of the contract should be stated.

7.3 Babtie Group will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.4 The archaeological contractor will provide a projected timetable of activity on site.

8 REPORTING REQUIREMENTS

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 STANDARDS

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 ARCHIVE DEPOSITION

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in Reading Museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 PUBLICATION & DISSEMINATION

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report ***must*** have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this ***must*** be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area in which archaeological features were recognised;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 OTHER FACTORS

12.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

For plans see Part One or Officer File

19 SEP 2000

DELEGATED

To:
Harold Sanders
Urban Design And Conservation Officer

From: Angela Odell

Date: 15 September 2000

Application Number: F/2000/2342

Proposal: Proposed change of use of grazing area to sand school for carriage driving..

Site Address:
D A& S A Mayes Riseley Farm, Part Lane, Swallowfield, Reading.

Applicant:
Mr & Mrs Mayes C/O David R Munt.

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

---

1 THIS AREA IS STILL VERY RURAL IN CHARACTER AND THIS PROPOSAL COULD CREATE AN UNACCEPTABLE DEGREE OF VISUAL INTRUSION.

2. WHAT HAPPENS TO THE TOP SOIL? — HOW MUCH IS REMOVED, 300 MM + DEEP.

3. ARE OTHER BUILDINGS TO INTRODUCED?

4 RAILINGS — IF PERMITTED, SHOULD NOT BE WHITE.

5. A LANDSCAPE STRUCTURE SHOULD FORM PART OF ANY PERMITTED PROPOSAL.

Harold Sanders.
CONSERVATION + DESIGN
21. 09. 00.

DAVID R MUNT B Sc MIBC
Building & Architectural Consultant.

Tel/Fax : 01483 893346

5 Southview Cottages,
Sweetwater Lane,
Shamley Green,
Nr Guildford, Sy
GU5 0UP

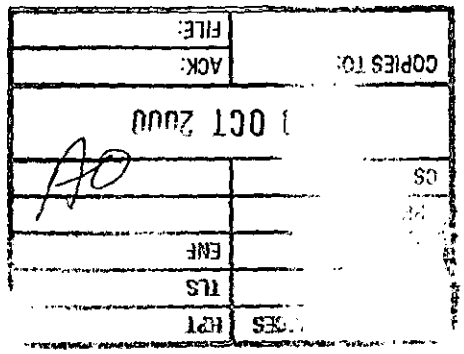
My Reference:- MA54/DRM

7th October 2000

Your Reference:- F/2000/2342

35115

Attention of Angela Odell.



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

Dear Sir,

Re:- Riseley Farm, Part Lane, Swallowfield.

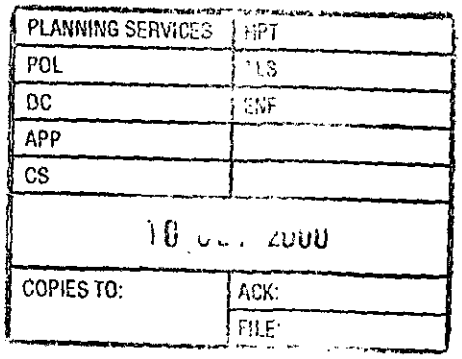
Further to my telephone conversation with Angela Odell, I enclose herewith a photo of a previously constructed "sand" school with a similar mix of rubber chips and sand. I have found in the past that many Planning Authorities prefer the rubber chips and sand mix than a brighter sand only surface.

I trust that you will now be able to recommend the granting of Planning Permission,

Yours faithfully,

D R Munt

D.R. Munt



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PLANNING SERVICES | APT 37257
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COPIES TO: | ACK: | FILE:

27th November, 2000.

Our ref: GAC/KAC/Mayes/Wokingham.D.C.

Wokingham District Council,
Shute End,
P.O. Box 157,
WOKINGHAM,
RG40 1WR

For the attention of Ms. A. O'Dell.

Dear Ms. O'Dell,

Re: Mr & Mrs Mayes, Rise Ley Farm, Swallowfields.
Application number: F/2000/2342.

As we understand from our clients Mr & Mrs Mayes and Mr D. Munt their planning consultant, you have some concerns regarding the proposed riding arena planning application surface.

I have listed some points below setting out why the surface considered is the best on the market at present.

The proposed rubber surface is dark in colour as are all the alternatives. Although the colour initially is dark, some of the sand below the rubber topping comes to the surface and tones down the colour. This surface provides a very safe surface for horse riding and carriage driving as it is non-slip. It also stops the sand from drying out during the summer months and prevents any possibility of blowing.

In view of the above and the fact that most planning authorities either prefer or require a rubber topping, I would urge you to recommend approval of the arena.

If you would like to have a site meeting with Mr. A. Cavaghan, our site manager, this could easily be arranged.

Yours sincerely,

KA Cavaghan

Kathleen A. Cavaghan,
for Alwyn Holder (Plant Hire) Limited.

VAT No. 209 5611 70
Reg. No. 688945
Directors: A. G. CAVAGHAN, K. A. CAVAGHAN

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 20 October 2000

Location:	Riseley Farm, Part Lane, Swallowfield, Reading
Proposal:	Proposed change of use of grazing area to sand school for carriage driving
Application Number:	F/2000/2342

In response to your informal consultation dated 10 October 2000 for the above application, the landscape comments are as follows:

Following the information supplied by the applicant of a photograph of the rubber surfacing, from a distance it will look very much like a tarmac surface, which I would consider unsuitable in this rural location.

The location of the area is seen in the context of the farm and therefore screened from the north and west by existing buildings. However, although the hedgerows along Part Lane and School Road are reasonably high restricting views to the site, the surfacing and fencing would be seen from the south where there are gaps in the hedgerows.

The proposals seem to be stark in relation to the existing character of the landscape and therefore if thought acceptable, the applicant needs to consider additional planting to integrate the scheme into the existing landscape character.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 4 October 2000

Location:	Riseley Farm, Part Lane, Swallowfield, Reading
Proposal:	Proposed change of use of grazing area to sand school for carriage driving
Application Number:	F/2000/2342

In response to your consultation dated 15 September 2000 for the above application, the landscape comments are as follows:

The site is located on the edge of an Area of Special Character and within the Blackwater River valley with views across the valley bottom from Part Lane and School Road to high ground north east of the river. The field within which the site is located is enclosed by reasonably high hedgerows, especially along Part Lane and School Road therefore restricting visibility. However the proposal should be considered in relation to the wider landscape context especially as the surfacing of the sand school is to consist of rubber(?) and without further details as to what this material looks like it may be inappropriate in this rural location.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 12/10/00

Location:
RISELEY FARM PART LANE SWALLOWFIELD
Proposal:
Change of use of grazing area to sand school for carriage driving
Application Number: F/2000/2342

In response to your consultation for the above application, the Conservation/Design/ comments are as follows;

Black rubber, like black tarmac could be considered inappropriate. Colour is only one consideration; the texture is however different to tarmac.
The proposed area is large compared to the farm building footprint, but is set back from Part Lane and will be partly screened by the buildings

The existing hedgerow pattern appears the more visually dominant element of the landcape in this area and the greatest impact of this proposal will be on views from the south.
The following issues appear some of the more sensitive requiring a solution acceptable to this rural landscape:

1 the level of the proposed surface ?
2 topsoil removal - how much and to where?
3 landcape planting and contouring

Harold Sanders
Conservation Architect

01483893346

DAVID R MUNT B Sc MIBC
Building & Architectural Consultant

Tel/Fax : 01483 893346

5 Southview Cottages,
Sweetwater Lane,
Shamley Green,
Nr Guildford, Sy
GU5 0UP

PLANNING SERVICES	HPT 34598
HOL	TLSS
DC AO	ENF
APP	
QSS	

COPIES TO:	ACK:
	FILE:

To Fax Number 0118 974 6484

My Reference:- MA54/LKM

22nd September, 2000

Your Reference:- F/2000/2342

Attention of Angela Odell.

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

Dear Sir,

Re:- Riseley Farm, Part Lane, Swallowfield.

Further to Angela Odell's message, I would confirm that the sand school will be surfaced with black rubber chips.

Yours faithfully,

D R Munt

D.R. Munt

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES DEPT
POL
DC
APP
CS
ENF
21 SEP 2000
COPIES TO:
ACK:
FILE:

From: John Mullaney

My Ref: JRM

To: Angela Odell
Planning Department

Your Ref:

Date: 19/09/2000

RISELEY FARM, PART LANE, SWALLOWFIELD. F/2000/2342. PROPOSED CHANGE OF USE TO SAND SCHOOL FOR CARRIAGE DRIVING.

Having considered the Environmental Health implications of the above planning application, I have no objections or comments to make.

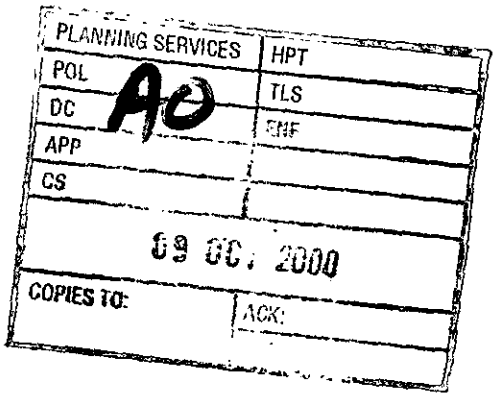
J Mullaney

John Mullaney
Environmental Health Officer

Our ref: SP\2000\002395\001
Your ref: F/2000/2342

Date: 5th October 2000

ENVIRONMENT AGENCY



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

Attention: Angela Odell

Dear Madam,

CHANGE OF USE OF GRAZING AREA TO SAND SCHOOL FOR CARRIAGE DRIVING AT D.A & S.A MAYES, RISELEY FARM, PART LANE, SWALLOWFIELD

Thank you for your letter dated 15th September 2000 which was received on 20th September 2000. You are asked to quote the following reference in any correspondence: SU76SW/24/6.

There are no comments on this proposal from the Environment Agency.

A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact me on 01276 454 323, quoting the reference cited at the beginning of this letter.

Yours faithfully

Sharon Sheahan

pp **Sarah Paxman**
Development Planning Officer

Cc. David R Munt, 5 Southview Cottages, Sweetwater Lane, Shamley Green, Surrey GU5 0UP

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

PLANNING SERVICES | HPT
POL | TLS
DC
APP
CS 0855 AMO
COPIES TO:

Riseley Lodge
Part Lane
Swallowfield
Berkshire
RG7 1TB
☎ 0118 988 3416
fax 0118 988 6624
email Pmak1947@aol.com
22 September 2000

Dear Sir

Application No: F/2000/2342
Site Address : Riseley Farm, Part Lane, Swallowfield
Proposal : Proposed change of use of grazing area to sand school for carriage Driving.

My comments/objections to the above application are:

- This development is directly behind my house and garden and will further obstruct existing views, and cause disturbance.
- Access to the site will be via a roadway to the side of my property, which will no doubt generate extra traffic and disturbance.
- Access to Riseley Farm is via Part Lane, a narrow country lane, which is not suitable for heavy traffic such as large horse boxes.
- I am concerned that this is a business venture, where the useage may increase and expand over future years, and could become a busy riding school and carriage driving centre directly behind our home.
- There is already an 8 foot high metal fenced circle, used for horse training, directly behind our boundary, for which I assume planning permission was not required, but which is none the less an eyesore.
- Riseley Farm is surrounded by acres of its own land, and the proposed siteing of the sand school for carriage driving, could be easily repositioned in such a way that would not affect any neighbours.

Yours faithfully

Paul Makings

SWALLOWFIELD PARISH COUNCIL
PENTON COTTAGE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.freeserve.co.uk

29 September 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2342
Location: Riseley Farm, Part Lane, Swallowfield
Proposal: Proposed change of use of grazing area to sand school for carriage driving
Case Officer: Angela Odell

The Parish Council considers that this change of use is totally appropriate in a rural area, provided that it remains for private use only, and not for commercial purposes.

The Parish Council therefore has no objection to this application.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/2342

Proposal:
Proposed change of use of grazing area to sand school for carriage driving.

Location:
D A& S A Mayes Riseley Farm Part Lane Swallowfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 28/09/2000 for the following reason(s);

THE PROPOSAL AFFECTS OR MAY AFFECT THE SETTING OF A LISTED BUILDING

The application can be inspected 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)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **19/10/2000**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not 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.

Date: 28/09/2000

Displayed by A. Odell
22. 9. 00

Received by Wokingham District Council

Application No: F/2000/2342

Proposal:
Proposed change of use of grazing area to sand school for carriage driving.

Location:
D A& S A Mayes Riseley Farm, Part Lane, Swallowfield, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/10/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

15 September 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	~~21 AUG 2000~~ Valid 11 SEP 2000

Officer:	AO	Application No. F/2000/2342

Map No. 111 Site 0.57
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED CHANGE OF USE OF GRAZING AREA TO SAND SCHOOL FOR CARRIAGE DRIVING

Location: RISELEY FARM PART LANE

Parish: SWALLOWFIELD Ward: Swallowfield ✓

Applicant: MR/MRS MAYES

Fee Received ~~285-00~~ Required 190-00 COU ✓ Additional ..... Refund ~~95-00~~ ?
(2) received 11/9

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	red line to include access & parking	5/9	✓ 11/9
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
(3)	Forms unsigned	Q 8 COU?	5/9	✓ 11/9
4	Correct S 66 certificate	Is this part of an agricultural holding?	5/9	✓ 11/9
(5)	Elevation plans	fence? elevations.	5/9	✓ 11/9
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 Affects the setting of a listed bdg.

Date Site Notice Sent : ..... 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 (BABTIE) .....
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: (Rural Area)

- British Horse Society ✓

NO pre-apps.

NEIGHBOURS:

S/N + Riseley Lodge, Part Lane ✓

DAVID R MUNT B Sc MIBC
Building & Architectural Consultant.

Tel/Fax : 01483 893346

5 Southview Cottages,
Sweetwater Lane,
Shamley Green,
Nr Guildford, Sy
GU5 0UP

DELEGATED

My Reference:- MA54/LKM

9th September, 2000

Mrs. C. Hurst,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham,
Berks
RG40 1WR

11 SEP 2000

11.SEP.2000* 2342

Dear Mrs. Hurst,

Re:- Risley Farm, Swallowfield.

I refer to your letter dated 5th September 2000 regarding the above.

1). The red outline has been extended to include access road and parking.

2). Application amended to change of use.

3). The property is a farm but not subject to an agricultural holding.

4). Fee of £190.00 enclosed herewith.

5). Six copies of my drawing number MA54/3 showing the fence elevation enclosed herewith.

Trusting you will now be able to register the application but should you require any further clarification please telephone me.

Yours sincerely,

David R. Munt

Enc.

Copy to:- Mr. & Mrs. Mayes

ADDRESS Riskley Farm PARISH Swallowt.

PLOT No. Part Lane ORD. SHEET No.

BUILDER 704/51 CIA 848/54 CIA 985/54 APP Farmhouse Listed

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 24788	D.A. MAYES	OFFICE, PORCH & ADD SEPTIC TANK	20.6.85	APP N/A
28285	"	RECLAIMATION AGR. LAND	11.9.87	R
44131	D.A.S. MAYES	REPL. AGR. STORAGE	3.5.95	CIA
95/60220/X		BUILDING.		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1789/a

SECTION 66 CERTIFICATE

Application No. 11 SEP 2008+ 2342

DELEGATED

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

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.

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

OR

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

+ See Note (a) to Certificate A

OR

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

the (c) .....

(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).

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 . . . . D R Mayes . . . . .

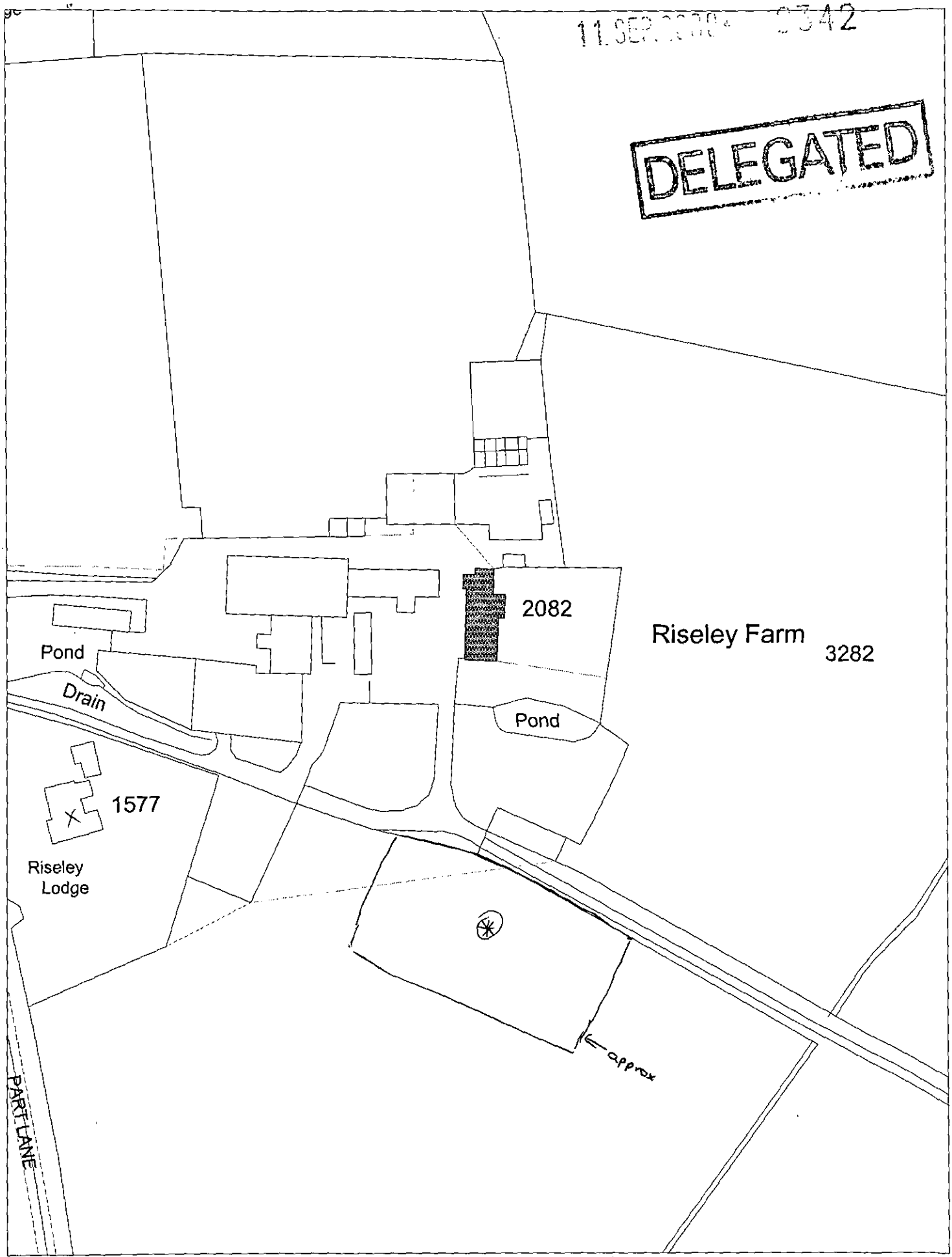
On behalf of Mr. & Mrs. Mayes . . . . .

Date . . ~~21/8/00~~ . . . . 9/9/00 . . . . .

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

11 SEP 2000 2342

DELEGATED



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Development Control Section, Environmental Services, Wokingham District Council.
25 August 2000 Scale: 1 : 1250

N
W E
S

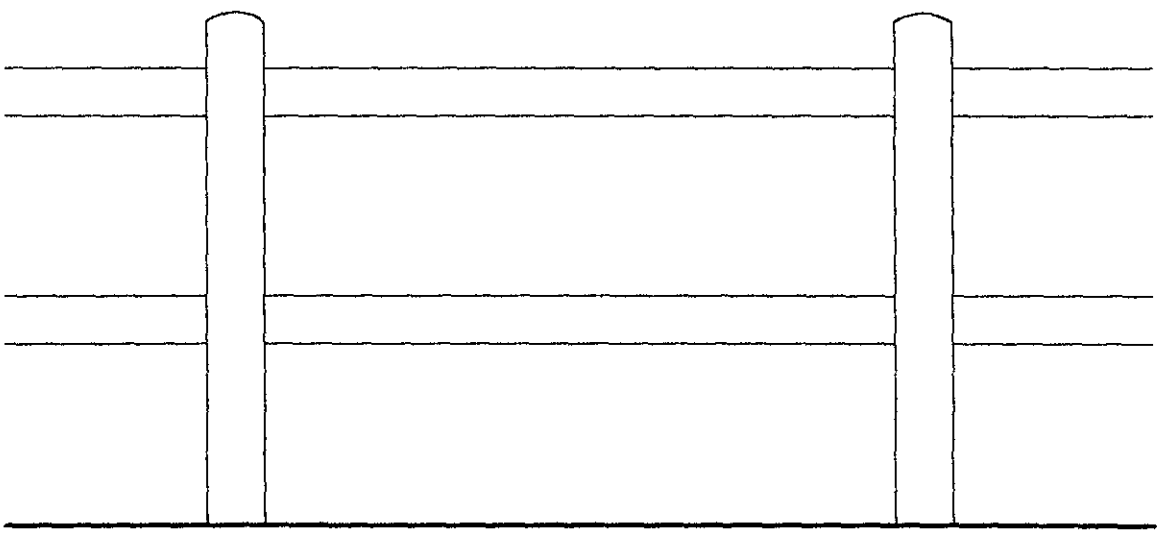
11.SEP.2000* 2342

David R Munt B Sc MIBC tel / fax 01483 893346

job

Riseley Farm, Part Lane, Swallowfield, Reading, Berks.

DELEGATED



POST & RAIL FENCING - elevation

APPROVED

date	scale	drwg no
July 2000	1 : 20	MA54 / 3

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.'

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

DELEGATED 11 SEP 1995 3542

1.	APPLICANT'S NAME	Mr. & Mrs. Mayes,
	ADDRESS	Riseley Farm, Part Lane, Swallowfield, Reading
	POST CODE	RG7 1TB PHONE 0118 988 3256
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	David R. Munt, B.Sc, MIBC
	ADDRESS	5 southview Cottages, Sweetwater Lane, Shamley Green, Surrey
	POST CODE	GU5 0UP PHONE 01483 - 893346
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	Riseley Farm, Part Lane, Swallowfield, Reading
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		Sand School for carriage driving for private use.
5. Give the area in hectares or part of a hectare	AREA OF SITE	~~0.27~~ 0.57
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	Drawings Numbers MA54/1 and /2 & 3 and Location Plan

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 ?

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

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.

Horse Grazing

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.

Rubber surfacing and post and rail fencing

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.

Post and rail fence around Sand School

16. HOW WILL SURFACE WATER BE DISPOSED OF?

To ditch

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details: N/A

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

No alterations to access

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	/	*	/	*	/	*
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.

~~£285.00~~ £190-00

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

SIGNED D R Hunt ON BEHALF OF Mr. & Mrs. Mayes DATE ~~28/08/00~~ 9/9/00

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".

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: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: 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				
OTHER	Please Specify				
	TOTAL				

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

WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
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.

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

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

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.

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".