APPLICATION NO:
F/2000/1100

LOCATION:
Handpost Farm School Road, Barkham Wokingham.

APPLICANT:
Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects

PROPOSAL:
Proposed demolition of indoor manage and erection of detached dwelling.

EARLIEST DATE FOR DECISION: **05/05/2000**

APPLICATION EXPIRY DATE: **26/05/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Oakwood U K Ltd
C/O Hubbert Halls And Barnes Architects
1 Elm Place
Eynsham
Oxford
OX8 1PU

Application Number: F/2000/1100

Parish: **BARKHAM**

Location: **Handpost Farm, School Road, Barkham, Wokingham.**

Proposal: **Proposed demolition of indoor manage and erection of detached dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposal would be inappropriate development in a rural area which is also in a gap between settlements. Due to its location, size and design, the proposal would have a detrimental effect on the character and appearance of the area. The proposal is therefore contrary to Berkshire Structure Plan Policies C2 and C6, Loddon Area Local Plan Policies LTV2 and LC1 and to Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC2 and to PPG7.

John Mitchell
Development Control Manager
Date: 11 May 2000

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.

Tel: (0118) 974 6445

Date: 9.5.00

My ref: F/2000/1100

CONFIDENTIAL

Councillor A Miller
12 Silver Birches
Elizabeth Park
Barkham
RG41 4YZ

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/2000/1100
Handpost Farm, School Road, Barkham, Wokingham.
Proposed demolition of indoor manage and erection of detached dwelling.

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 19.5.00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1100**
Handpost Farm, School Road, Barkham, Wokingham.
Proposed demolition of indoor manage and erection of detached dwelling.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Miller

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

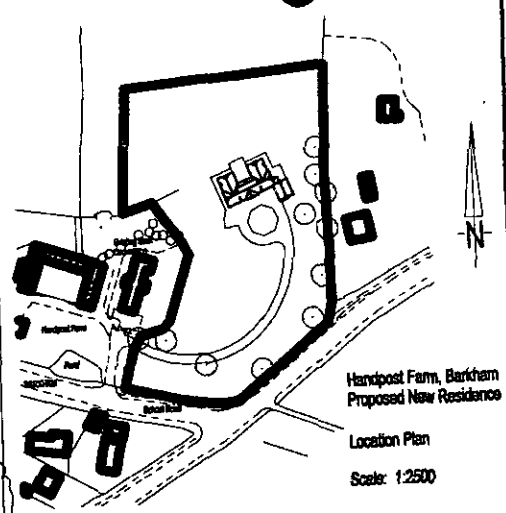
All dimensions to be checked on site before work commences.
Figured dimensions to be taken in preference to scaled dimensions.
If in doubt please ask.
Copyright reserved.

Site Area
=12,004m2
=1.2ha

Proposed New Residence
= 345m2

Existing Manege removed
=637m2

Existing Barn
Conversion



Handpost Farm, Barkham
Proposed New Residence

Location Plan

Scale: 1:2500

GENERAL NOTES.

1/ MATERIALS.

i) BRICKWORK,
TO BE RED/BROWN FACING BRICK, SUBJECT TO APPROVAL.

ii) CLADDING TO FIRST FLOOR UNDER EAVES AND TO SIDES OF DORMAS,
TO BE 6" TREATED SW BARK EDGED LAP BOARDING STAINED BLACK.

iii) ROOF TILING,
TO BE RED/BROWN PLAIN CLAY TILES WITH MATCHING RIDGE AND VALLEY TILES SUBJECT TO APPROVAL.

iv)WINDOWS AND DOORS,
TO BE CUSTOM BUILT HW, PAINTED WHITE.

v)ROOF LIGHTS:
TO BE FROM HERITAGE
RANGE FROM MESSRS. VELUX, OR SIMILAR APPROVED.

2/ DRAINAGE.

i) SURFACE WATER:
VIA NEW SOAKAWAYS WITHIN SITE.

ii) FOUL WATER,
TO NEW SEPTIC TANK WITHIN SITE.

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP |
CS OBS | AMO
11 MAY 2000
COPIES TO: | ACK:
FILE:

Feathercot
School Road
Barkham
Wokingham
Berks
RG41 4TP

10th May 2000

Angela Odell
PO Box 157
Council Offices
Shute End
Wokingham
Berks
RG41 4TP

Dear Ms Odell,

Ref Planning Application no F/2000/1100 Handpost Farm

We object to the above application on the following grounds.

1. The barn it would replace is in continuous use, is in keeping with the agricultural nature of the area and is well shielded from the road by trees. Wheras the proposed building would be obtrusive and make the whole area appear to be an 'executive' housing development, encroaching on the green gap around Wokingham.

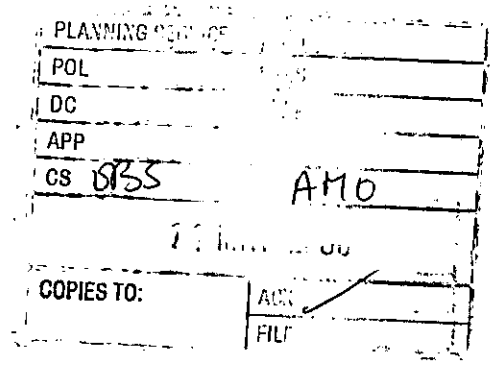
2. Removing the barn from Handpost Farm will change it from a viable equestrian property and leave the owner with no option but to convert the stable block into housing and keep the remaining land unused, like the plot on the other side of Cauldwell House and the plot beyond Primrose Cottage on School Road, for development in the future. As each new application is allowed it encourages these absentee land owners to do nothing with the land but leave it to grow wild and gather rubbish.

3. If this house is allowed in addition to the recent construction of Cauldwell House, next door to it, and Corringa on School Road then the building line will be taken back behind the existing properties. Both of these are large houses and Corringa, especially, dominates the skyline

If local plans are allowing development behind the building line we will certainly wish to develop our land which is sited between Handpost Farm and Corringa.

Yours sincerely,

Mr and Mrs H.W. Baxter



Bon Ami
School Road
Barkham
Nr Wokingham
Berks
RG41 4TN

9th May 2000

Dear Sir

RE: Handpost Farm – building proposal ref: F/2000/1100

I would like to put in an objection to the above building plan on the following grounds:

1. The previous barn conversion was in keeping with it's surroundings and has blended in very well with the established buildings. This new proposal would not.
2. The current plan demolishes a very useful and currently used building which is an integral part of the Hand Post Farm equestrian smallholding. There is currently a shortage of equestrian land in our area and it would be a pity to diminish the current set up in order to build another very high value property.
3. Although the current building does not have any kind of age or beauty, it is well placed off the road and is screened by trees therefore blending into the countryside.
4. The proposed site of the house is not directly replacing the old building and would be much more prominent and not at all in keeping with the current level of housing down the road.
5. There is a shortage of affordable housing in our area and building such a large house would not alleviate any of this shortage.
6. I believe that the fields between School Road and The Coombes is a green belt area of land. If this house is allowed I presume it would set a president for additional housing on these fields. As we are one of these land owners I would of course love to take advantage of this. However, the current road structure is already very overloaded therefore I assume that other areas would be more suited to development.

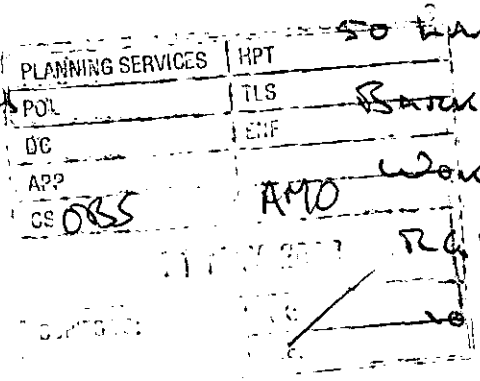
Yours faithfully

E C Baber

Elaine C Baber

50 HANGLEY COMMON RD.
BARKHAM
WOKINGHAM
RG40 6TS
16 MAY 00

COUNCIL OFFICES
PO BOX 157
WOKINGHAM
RG40 1WR



Dear Sirs,

With reference to the Planning Application F/2000/1100 - HANS POST FARM, I have been buying hay from Mr. & Mrs. Stillwell for many years now. The hay is stored in their barns at Hand Post Farm, Barkham and as they have recently lost one barn through development the loss of their biggest barn would be detrimental to their farming activities.

If they can't store their hay they will not be able to sell it in the winter when it is in demand. This will not only affect my business but will affect other locals to whom I deliver.

If this development goes ahead I

I can see it becoming the thin end of the wedge where the farming activities at Hand Post Farm will be destroyed, resulting in pressure for even more development on the land.

The site entrance is close to a very busy and awkward road junction. A second entrance across the field as a driveway would be very dangerous on this particular stretch of road.

I hope you consider these points carefully as I feel strongly that this development should not go ahead.

Yours faithfully,

T. Smith

MR. T. SMITH

Barkham Parish Council

Small Oaks
Doles Lane
Wokingham
Berkshire
RG41 4EB

Telephone / Fax ***01189 977 2857***
E-mail ***judith@neuhofer.freeserve.co.uk***

Mrs. A. Odell
Planning Department
Wokingham District Council

Date 10th May 2000

Dear Mrs. Odell,

Application Number F/2000/1100
Handpost Farm, School Road, Barkham

I have been asked to write to you on behalf of Barkham Parish Council concerning the above application.

This was originally discussed at our Planning Meeting on 25th April where a decision of "No Comment" was recorded. It has now been brought to the attention of the Council that there may well be a problem with the entrance and right of access through the gate on the corner of School Road. May I please ask you to consider this point when making your decision.

I look forward to hearing from you in due course.

Yours faithfully

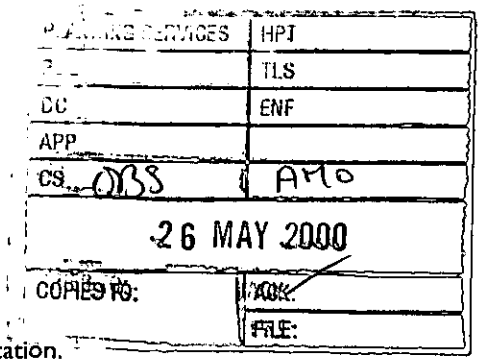
J. Neuhofer

Judith Neuhofer
Clerk to Barkham Parish Council

The Barn, Handpost Farm, School Road, Barkham, Wokingham, BERKS RG41 4TN

25th May 2000

Ms Angela O'Dell
Planning Department
Wokingham District Council
Shute End
Wokingham
RG40 1BN



Dear Ms O'Dell

Re: Application F/2000/1100

Thank you for the copy of the plans relating to this application.

We would directly overlook the property, if built, and have some major considerations we wish to have taken into account during your review.

- **How will our rear aspect be affected?**
- **Can the proposed driveway and entrance be moved away from our property?**
- **What protection could we expect for the aspect to the North of our property?**

To expand on these points:

- **How will our rear aspect be affected?**

A major attraction for our property when we moved here 6 months ago was the view from our property over the paddock. This would clearly be affected by any building and landscaping proposals. We are anxious to understand, in particular, what would be permitted. in terms of landscaping. Would there be restrictions on tree planting as otherwise trees/shrubs could be planted immediately on the other side of our rear fence, entirely ruining the view? Also, will existing trees be retained? Our preference is for minimal change to the paddock and restrictions (which we would be happy to support within our boundaries as well) on any planting.

- **Can the proposed driveway and entrance be moved away from our property?**

We would prefer these both to be as far away from our property as possible so as to limit the effect on our view and privacy.

- **What protection could we expect for the aspect to the North of our property?**

We recognise that the northern aspect may be improved by the proposal but therefore need to know how we can be protected from future building and/or landscaping additions which could encroach on this side of our property.

If you wish to ask any questions regarding these comments please ring me at work on 01753 514189.

Yours sincerely,

Mrs S. Austin

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1100

Applicant : Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

Location : Handpost Farm, School Road, Barkham, Wokingham.

Proposal : Proposed demolition of indoor manage and erection of detached dwelling.

Site Notice Displayed ? :	YES	NO	DATE
	✓		2.5.00

Date of Neighbour Notifications : .....

Date of Site Visit : 2.5.00

Date Registered : 31/03/2000

Earliest Date for Decision : 05/05/2000

Latest Consultation Date/Site Notice Expiry Date : 05/05/2000

Application Expiry Date: 26/05/2000

Consultation Responses : Hw officer: No obj subj to condition.
2 letters of obj. from Handpost Cottage: - still working farm/stables where horse training. - if this allowed then enterprise would not be viable. Also access dangerous, out of character, loss of privacy, excessive size

Planning Issues :

Application Number: F/2000/1100

Appraisal :

Site in rural area and gap between settlements in both local plans
Proposal to remove equestrian use building and erect dwelling would
be contrary to PPG7 & PSPC2, As a new building & not a
conversion, would be contrary to LALP & LTV2 as LC20 does not apply
also contrary to WDLP WCC1 and similarly ~~does not comply~~ WCC5 does
not apply as not a conversion. (637m²) partially
Existing building, whilst quite large in ~~footprint~~ screened
and for equestrian/or was recently in equestrian use.
Proposed dwelling will be of semi-barn style appearance but large windows
compromise this style. It will also be large and sprawling (345m²) and
double garage with underspace over proposed. and on lower ground
Consider that, also apparently smaller in size, would be more
obtrusive in gap due to its different characters appearance and
further away from existing buildings. Thus consider also contrary to C6/LC1/WCC2.
Site also exposed.
Due to distances away, consider no unacceptable effects on neighbours

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

Application Number F/2000/1100
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			~~Due to its location in a rural area in the gap between settlements,~~
			~~Due to its [illegible] situ, size and design the~~
1			The proposal would be inappropriate development
			in a rural area which is also in a gap
			between settlements. Due to its location ~~and~~, size and
			design the proposal would have a
			detrimental effect on the character and appearance
			of the area. The proposal is therefore
			contrary to BSP Policies C2 + C6, LALP
			Policies LTV2 + LC1 + to WDLP(DD) policies
			WCC1 + WCC2 and to PPG 7.

RECORD OF SITE VISIT

SITE ADDRESS: Handpost Farm
School Road Barkham Wokingham.

APPLICATION NUMBER: F/2000/1100

OFFICER: Angela Odell

DATE OF SITE VISIT: 2.5.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 2.5.00

2. DESCRIPTION OF SURROUNDINGS Sporadic dwellings in rural area

3. DESCRIPTION OF SITE/BUILDING Existing metal barn - set outside as indoor riding manage.

4. RELATIONSHIP TO ADJOINING PROPERTIES Nearest property is new barn conversion to SW.

5. SITE CONSTRAINTS

TREES Overgrown hedgerow along South east side of barn. Ditches in line running from west corner of barn towards.

ACCESS/PARKING – via yard.

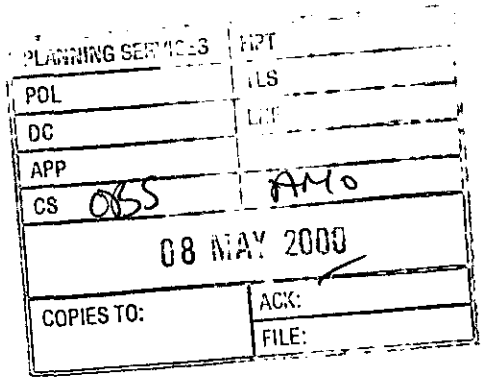
LEVELS Land falls to north west. (barn is on lower land than newly converted barn)

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1100	Mr M Cull Hand Post Cottage School Road Barkham RG41 4TN
F/2000/1100	Mr & Mrs Green Caldwell House Barkham Road Barkham RG41 4TH
F/2000/1100	Mr T Smith 50 Langley Common Road Barkham Wokingham RG40 4TS
F/2000/1100	Mr & Mrs H Baxter Feathercot School Road Barkham RG41 4TP
F/2000/1100	Ms E Baber 'Bon Ami' School Road Barkham Rg41 4TN
App refused, letter sent 11/05/00	

05/05 BY HAND



Caldwell House
Barkham Road
Barkham
Berkshire
RG41 4TH

5 May 2000

Mrs A Odell
P O Box 157
Council Offices
Shute End
Wokingham
Berkshire

Re: Planning Application F/2000/1100 - Handpost Farm, School Road, Barkham

Dear Mrs Odell

It was with great surprise that we yesterday discovered the above planning application for Handpost Farm. This property is our near neighbour and as such we would have expected to have been advised of their intention to build a new property at close proximity to our own, particularly since their entrance gates, at which the Notice was displayed, is not in the same road as ours and would, therefore, not normally come to our attention. I understand from a conversation with your office that it is usual practice for planning applicants to consult with close neighbours in such circumstances.

However, we would like to document our initial objections to the above planning application on the following grounds:

- The proposed new property is an additional dwelling on the site, not a replacement for an existing house
- An additional dwelling (a barn conversion) has already recently been added to the site, which raises the question of whether all of the land at Handpost Farm will ultimately be developed for domestic/residential use
- An additional dwelling on this piece of land permanently changes the current nature/outlook from rural/agricultural to domestic/residential
- A house built on this part of the existing land will overlook our property, as the land to the west is higher than that to the east
- The proposal is to build the house much closer to our boundary than the existing manege – just 32 metres at its closest point. From our point of view this is unacceptable given the fact that the primary reason for our very recent purchase of our own property was its secluded position, which is not overlooked by other houses The existing manege poses no threat to our privacy whereas a house, with windows facing in our direction clearly would. The garden of the proposed new house would also directly adjoin ours, and this again would compromise our privacy.
- The proposal is for an extremely large property – 345 Sq. metres, with a total of 8 bedrooms/ensuites and, strangely, only a lounge and dining room

downstairs where one would expect several reception rooms, such as a study, a family room, etc to cater for the number of people living there. The size and layout of this property would seem to lend itself to uses other than simply a domestic dwelling and this also causes us some concern.

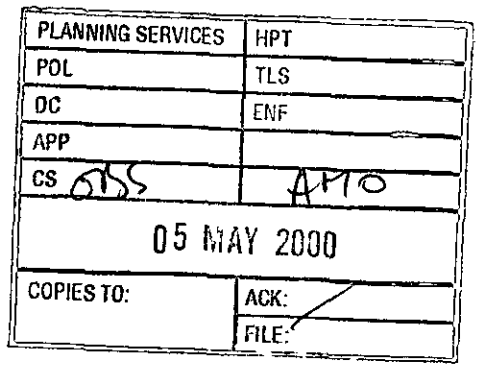
- We also note that the Application comes from a third party, presumably a property developer, rather than from the owner of Handpost Farm. This therefore is clearly a speculative application based purely on financial gain rather than an identified need for additional accommodation on the part of the current owners.
- Finally, permission to build yet another new property on this site sets a worrying precedent for other rural/agricultural land in the Barkham area

In addition to the above points, we would also hope that you would take a similar approach to this planning application as was taken with our application for the replacement of the bungalow at Caldwell Nursery. Your main concerns with Caldwell were to protect the integrity of the local environment and not to have additional domestic dwellings in the area, particularly nothing of the size proposed for Handpost Farm. This application, if granted, will permanently change the local landscape and will bring the total number of dwellings on this site to three, where there was (very recently) only one.

We would appreciate your comments on the above issues and trust that you will not grant the requested permission.

Yours sincerely

Karen and Stephen Green



Mr M.S.Cull
Hand Post Cottage,
School Road,
Barkham.
RG41 4TN

5th May 2000

Angela Odell
PO Box 157,
Council Offices,
Shute End,
Wokingham.
RG40 1WR

RE: Application F/2000/1100 - Hand Post Farm

I have a number of concerns regarding the above application to build a large dwelling at Hand Post Farm.

Hand Post Farm is still a working farm, where horses are stabled and trained. The farm also produces a reasonable quantity of hay, which is supplied to a number of the other stables and smallholdings in the area. Mr Stillwell is now semi - retired but still trains horses and riders in the indoor school and field beside it. He has in the past trained 13 Olympic gold medal winners at the farm and many top riders. He is very highly regarded in the industry.

This application involves dismantling and removing the indoor school, which is also used for the storage of hay. It also uses the field currently used for jump training as a driveway to the proposed dwelling.

This would remove all the training facilities at the farm and severely restrict haymaking as there is insufficient storage elsewhere on the farm for the hay. I believe Hand Post Farm would then no longer be a viable business and this would result in hardship to the current owners. The future of the farm as a farm would also be brought into question encouraging further use of the land for development, which would completely change the character of that part of Wokingham.

There are currently three separate dwellings in Hand Post Farm all sharing the same entrance onto School Road. This entrance is very close to the junction of School Road and Barkham Road and has severely limited visibility to the right when leaving the entrance. It is difficult to guess at how many extra vehicles would require access if the proposed dwelling was built but I would envisage a large increase in traffic in the construction stage. This will increase the risk of an accident at this junction, as well as having a serious effect on the quality of life for the other people living at the farm and those people who currently keep and ride horses there.

I feel strongly that this is not a proper use for agricultural land which is still in use and a large development of this type is not appropriate or in keeping with this area which still mainly consists of farms and small holdings.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 11 April 2000

Application Number: F/2000/1100

Proposal: Proposed demolition of indoor manage and erection of detached dwelling.

Site Address:
Handpost Farm, School Road, Barkham, Wokingham.

Applicant:
Oakwood U K Ltd C/O Hubbert Halls And Barnes Architects.

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

✓ below as applicable;

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

SC 23 - PARKING, GARAGING & TURNING (SR 06)

Signed: N.S. Trotter **Print name:** N TROTTER

20-4-00

Received by Wokingham District Council

Application No: F/2000/1100

Proposal:
Proposed demolition of indoor manage and erection of detached dwelling.

Location:
Handpost Farm, School Road, Barkham, 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 letter 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 05/05/2000. 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

A0

1792

I have today displayed the site notice(s) in a prominent position on the land/ buildings to which the application number T/2000/1100 relates.

Address of site HANDPOST FARM

SCHOOL ROAD, BARCHAM, WOKINGHAM

Signed

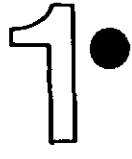
Date 18/APRIL/2000

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



Business reply service
License no. RG147



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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 31 MAR 2000	Map No. 89.. Site ...1:2.....
Officer: AO / Application No. F/2000/1100	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED DEMOLITION OF INDOOR MANAGE AND ERECTION OF DETACHED DWELLING

Location: HANDPOST FARM SCHOOL ROAD

Parish: BARKHAM Ward: Barkham 11.4.2000

Applicant: OAKWOOD UK LTD

Fee Received 190-00 (12) 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 : 11.4.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

..... See attached red tab.

.....

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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

31.MAR2000* 1000

1. APPLICANT'S NAME: OAKWOOD UK LTD.
ADDRESS: 423 OXFORD ROAD
READING
POST CODE: RG30 1HA PHONE: 0118 956 9980

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME: HUBBERT HALLS + BARNES ARCHITECTS
ADDRESS: 1 ELM PLACE
EYNSHAM, OXFORD
POST CODE: OX8 1PU PHONE: 01865 880080

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: PADDOCK AND SITE OF EXISTING MANEGE ADJACENT TO HANDPOST FARM, SCHOOL ROAD, BARKHAM

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
DEMOLITION OF EXISTING INDOOR MANEGE AND ERECTION OF SINGLE DWELLING WITH ASSOCIATED WORKS

5. Give the area in hectares or part of a hectare
AREA OF SITE: 1·2

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee
OWNERSHIP: PROSPECTIVE PURCHASER

7. List all the plans and drawings submitted with the application
PLANS/DRAWINGS: HHBA DRAWING 99049/010D; LOC PLAN, SITE PLAN G.A.PLANS, SECTION + ELEVATIONS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☑	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

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

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

		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.

EQUESTRIAN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

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

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

NONE FELLED

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.

BRICKWORK; RED/BROWN FACING; SUBJECT TO APPROVAL
CLADDING; 6" TREATED S.W. BARK EDGED LAP BOARDING,
ROOF TILES; RED/BROWN PLAIN CLAD; SUBJECT TO APPROVAL
WINDOWS/DOORS; H.W. PAINTED WHITE

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

EXISTING FENCING + HEDGING TO BE RETAINED TO THE PERIMETER

16. HOW WILL SURFACE WATER BE DISPOSED OF?

VIA NEW SOAKAWAYS WITHIN SITE

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: VIA NEW SEPTIC TANK

18. WHAT ARE THE ACCESS ARRANGEMENTS?

AS *EXISTING*

- NA

AS PROPOSED

VIA EXISTING ROAD JUNCTION TO HANDPOST FARM

Give details of pedestrian and vehicular access

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

ENTRY LEVEL IN ACCORDANCE WITH SECTION 'M' GUIDELINES

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	1	8	—	—	—	—
BUNGALOW	NA					
FLAT/MAISONETTE	NA					
OTHER	NA					

* 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.

£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 [signature] ON BEHALF OF OAKWOOD UK LIMITED DATE 28-03-00

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".

1769c

PLANNING APPLICATION

PART 2

This part of the form need only be completed if the application involves non-residential development. Please answer all questions in print or block letters. If the answer is not applicable, write N/A in the space. You may wish to amplify your answers in a covering letter.

24. STATE THE GROSS FLOOR SPACE (by external measurement) OF ALL BUILDINGS TO WHICH THIS APPLICATION REFERS. Please give all floor areas in SQUARE METRES.

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
	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		
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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.

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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.
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WHAT ELSE MAY YOU HAVE TO DO ?

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Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1789/a

SECTION 66 CERTIFICATE

Application No.

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

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

OR

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

+ See Note (a) to Certificate A

Owner's(a) name	Address at which notice was served	Date on which notice was served
MR RICHARD STILWELL	HANDPOST FARM SCHOOL ROAD BARKHAM.	28-3-00

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.

(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).

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

  (b) .....

  .....

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

  on (d) .....

1789/b

CERTIFICATE D

I certify that 31.MAR2000* 1000

● 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

Agricultural Holdings Certificate

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

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.

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

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

OR

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

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

Signed . . . . . .

On behalf of OAKWOOD UK LIMITED . . . . . .

Date 28-03-00 . . . . . .

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

31 MAR 2000* 1050

✓ ADDRESS Hand Post Farm. PARISH Bark

PLOT No. School Road ORD. SHEET No.

BUILDER O/170/60 Hse. Granage - O/L Res - 5.7.60 - REF

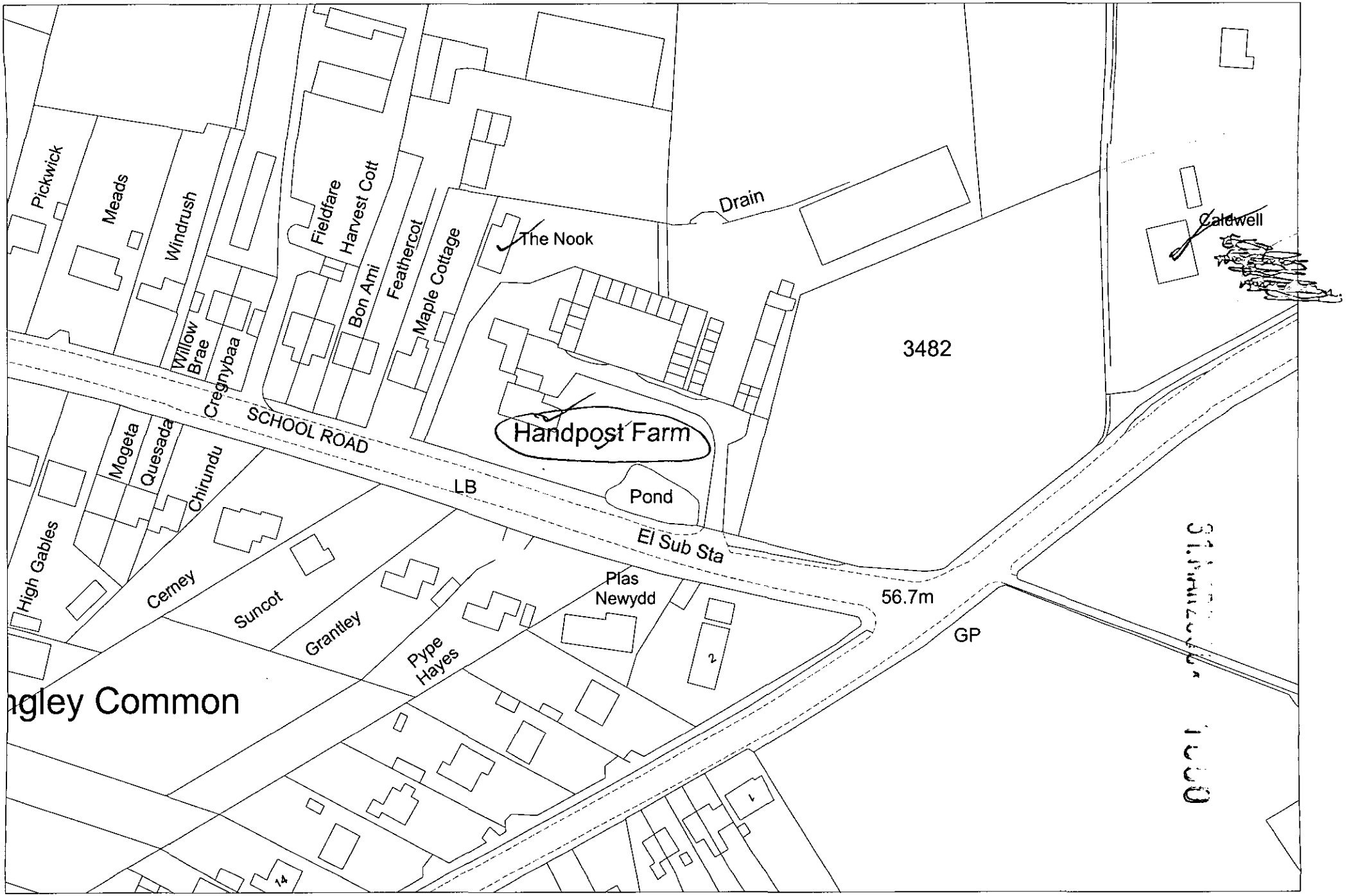
Plan No.	Applicant	Description of Development	Date of Decision	Decision
O/236/60	Mrs. S Granage	O/L Res	30.8.60	REF
855/72	Mr. Stillwell.	Ext/Lounge & Bedroom	8.6.72	App. App.
98/67942/F	OAKWOOD LTD	DWELLING & GARAGE	14.8.98	REF
98/68416/F	"	Farm Bld. to Res.	19.1.99	C/A.
FP99/8600	"	Barn conversion	8.4.99	APP
99/69918/V	"	Var. to cond. 6 on 68416 for inclusion of extra windows	27.7.99	C/A
C/69918/01	OAKWOOD (UK) Ltd.	D. to C. - cond 01 of 69918/V for Appl of Roof lights	6.10.99	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE



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Development Control Section, Environmental Services, Wokingham District Council.

4 April 2000

Scale: 1 : 1250

N W E S

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

31 MAR 2000* 1000

1.	APPLICANT'S NAME	OAKWOOD UK LTD
	ADDRESS	423 OXFORD ROAD READING
	POST CODE	RG30 1HA PHONE 0118 956 9980
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	HUBBERT HALLS + BARNES ARCHITECTS
	ADDRESS	1 ELM PLACE EYNSHAM, OXFORD
	POST CODE	OX8 1PU PHONE 01865 880080
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	PADDOCK AND SITE OF EXISTING MANEGE ADJACENT TO HANDPOST FARM, SCHOOL ROAD, BARKHAM.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		DEMOLITION OF EXISTING INDOOR MANEGE AND ERECTION OF SINGLE DWELLING WITH ASSOCIATED WORKS
5. Give the area in hectares or part of a hectare	AREA OF SITE	1·2
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	PROSPECTIVE PURCHASER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	HHBA DRAWING 99049/010D; LOC. PLAN, SITE PLAN, G.A. PLANS, SECTION + ELEVATIONS

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ? Tick the boxes(x)	CHANGE OF USE	☑	REDEVELOPMENT	☐
	ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

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

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
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EXTERNAL APPEARANCE	☐	DESIGN	☐
MEANS OF ACCESS	☐	LANDSCAPING	☐

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EQUESTRIAN

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

~~YES~~/NO

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

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/~~NO~~

NONE FELLED

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.

BRICKWORK; RED/BROWN FACING; SUBJECT TO APPROVAL
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EXISTING FENCING + HEDGING TO BE RETAINED TO PERIMETER

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VIA NEW SOAKAWAYS WITHIN SITE

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To existing system ~~YES~~/NO

If no, please give details: VIA NEW SEPTIC TANK

18. WHAT ARE THE ACCESS ARRANGEMENTS?

AS EXISTING

AS PROPOSED

- NA

Give details of pedestrian and vehicular access

VIA EXISTING ROAD JUNCTION TO HANDPOST FARM

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

ENTRY LEVEL IN ACCORDANCE WITH SECTION 'M' GUIDELINES

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	1	8*	—	—	—	—
BUNGALOW	NA	*		*		*
FLAT/MAISONETTE	NA	*		*		*
OTHER	NA	*		*		*

*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?

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1769c

PLANNING APPLICATION

PART 2

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1769d

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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.'