APPLICATION NO:
F/2001/3116

LOCATION:
Rooks Nest Farm Barkham Ride, Finchampstead Wokingham.

APPLICANT:
Mrs C D Farmer

PROPOSAL:
Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).

EARLIEST DATE FOR DECISION: **03/02/2001**

APPLICATION WILL HAVE EXPIRED ON:
28/02/2001

CASE OFFICER: **Elaine Connor**

RAILEX
Marbleboard

(EC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mrs C D Farmer
10 Barkham Ride
Wokingham
Berkshire
RG11 4EU

Application Number: F/2001/3116

Parish:	**BARKHAM**
Location:	**Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.**
Proposal:	**Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).**

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, the reason for which is specified hereunder.

Reason

1. It is considered that the change of use of the field to the south east of the site to equestrian would continue to cause disturbance to the residents of No. 12 Barkham Ride by way of noise and dust pollution, thereby having an adverse impact upon their living conditions. As such the proposal is contrary to policy SBE2 of the South East Area Local Plan and policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

John Mitchell

John Mitchell
Development Control Manager
Date: 25/05/2001

Notice checked by: _____

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

Applicationo	Name & Address
F/2000/3116	Mr W R Smith Hillsborough Farm 16 Barkham Ride Barkham RG40 4EU
F/2000/3116	M Robinson 12 Barkham Ride Barkham RG40 4EU

Application refused
Letters sent
05-06-01

Tel: (0118) 974 6451

Date: 15/5/01

My ref: F/2001/3116

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/2001/3116
Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.
Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).

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 **Elaine Connor** on **(0118) 974 6451**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 25/5/01.

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Elaine Connor** Application Number: **F/2001/3116**
Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.
Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).

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.

Received by Wokingham District Council

Application No: F/2001/3116

Proposal:
Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).

Location:
Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Elaine Connor P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 03/02/2001. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

10 January 2001

Memo

To: Elaine Connor

From: Conrad Moore

Date: 29/01/01

Re: **Policy Comments upon VAR/2001/3116**

I note this application is retrospective. I am concerned about the description of a change of use of field to equestrian and erection of two stables. The accompanying application details are unclear in so far as the three detailed red application plans are at variance to the broader site location red lined areas. Want is the application area? I note that the livery yard was once part of Rooks Nest Farm. Under PPG7 annex F - Para. -F4 -Buildings used for horses in agriculture or where kept as pets' ancillary to a dwelling house do not need consent. This proposal refers to a separate commercial equestrian enterprise that has no permission. Any farm diversification proposal to include equestrian uses would be considered under Policy WRE1. This application does not appear to be a farm diversification proposal (in that no wider farm plan accompanies the application). You may wish to clarify this. I am concerned that the equestrian use may be absorbed into the applicant's adjoining residential property – however this can be prevented by use of conditions.

The site is within the countryside (WCC1) and within a Gap and Green Wedge (WCC2) between a circle of settlements that include Wokingham, Finchampstead North and Barkham Hill.

The site is within the countryside (WCC1) and criteria (b) and (d) would apply to the broad principle. An equestrian use is not alien to a countryside location. However, depending on the level of use and stables, storage buildings and a variety of jumps and equine bric-a –brac can have an undesirable 'horseyculture' impact. The small fields characteristic of this Finchampstead North fringe are visually sensitive, particularly if overgrazed or the associated equine equipment proliferates. Further development on this site and a change in intensity of use could result in urbanising effects such as vehicle movement, intensity of use and equine bric-a-brac being permanent in nature, noise and lighting. Will there be future demand for equestrian worker dwellings? All this could result in the land feeling more related to the identified settlement particularly in conjunction with the 'horseyculture' and could adversely impact the rural character.

Inconjunction with above, the linear form of development on this part of the road with buildings could erode the character of the countryside fringe. The clear–cut definition between urban area and countryside perception as you travel along the road could be lost contrary to the overall strategy of the *Wokingham District Local Plan (Deposit Draft)* that seeks to conserve settlement patterns and the balance between settlements and countryside. You will need to make an assessment on these impacts.

Note that in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. under Policy WCC1. The new stable buildings will need to comply with the 3 criteria set out in Policy WCC4.

Detailed comments from the Tree Section should be sought to assess any potential impact on the trees and take account of the hedgerow regulations regarding retention of older established hedgerows. I note that trees and hedges are along the eastern side of the site may be physically damaged by grazing or potentially impeded from future growth to an extent that their longevity is threatened.

The functions and purpose of the Green Gap and Wedge (Policy WCC2) have been established in the last local plan inquiry and in appeals. Gaps provide physical and visual separation. The Planning Inspectorate have further considered openness and increased risk of urbanised character (of particular note is the Wokingham Cricket Club Appeal Decision Letter). Gaps and Green Wedges are vital to achieving the overall strategy of the Local Plan. They are considered to be of such strategic and local importance that development within them should be resisted where harm to their function would result. The gap here is vulnerable and sensitive being below the minimum usually required set out in the Loddon Area Local Plan Working Papers and established through the Adopted local plan (1990). This site could represent a clear intrusion into this gap and would seriously impact the perception of travelling between settlements and being free from the influence of the settlements taking account of the above issues. In terms of Gap and Green Wedge (WCC2) a decision will have to be taken as to whether the level and type of use and additional buildings would affect or detract from the countryside appearance and character to affect the physical or visual separation function of the policy. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the Countryside as well as Gap and Green Wedge.

Given the proximity of a commercial equestrian use to residential property and health, noise and activity impacts I advise you consult Environmental Health.

A further consideration is that the Rural White Paper published in Dec 2000 that encourages sport and recreational uses on the countryside fringe that are accessible to the public. The key objectives to this aspect are:To conserve and enhance rural landscapes and the diversity and abundance of wildlife (including habitats on which it depends).To increase opportunities for people to get enjoyment from the countryside.

In conclusion I think a number of matters need to be clarified relating to the site, type and intensity of use (health and amenity impacts?). The need for additional stables in the Gap and Green Wedge should be justified. Re-use of the redundant agricultural buildings appear to be acceptable. The associated potential for urbanising impacts (including physical and visual) need to be considered.

However this is tempered by the fact that equestrian uses are not alien or necessarily incompatible with the countryside. I note that outdoor sport is encouraged in fringe areas by the Rural White Paper and is seen to increase opportunities for people to get enjoyment from the countryside.

If you are minded to approve, in light of above, consider the use of appropriate conditions to ameliorate potential visual (from equine structures, lighting for winter evening riding schools, and other bric-a-brac) and level and type of use impacts (including health and amenity). Also avoid the equestrian use being absorbed into the applicant's adjoining residential property curtilage over time with its potential urbanising impacts.

Conrad Moore

Senior Planner. Policy & Plans Team.

WORK SHEET FOR : Elaine Connor

Application Number : F/2001/3116

Applicant : Mrs C D Farmer .

Location : Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.

Proposal : Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective).

Site Notice Displayed ? : YES ✓ NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 03/01/2001

Earliest Date for Decision : 03/02/2001

Latest Consultation Date/Site Notice Expiry Date : 03/02/2001

This application will have expired on: 28/02/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

POLICY & PLANS - see file for detailed comments.
OBS LETTERS - 2 (one supporting; one obj) - see file
ENV. HEALTH - no objection
ENV. AGENCY - no ob subject to conditions
ENV. DESIGN - no objection.

Planning Issues : COUNTRYSIDE
* Impact upon Neighb. dwellings
* Impact upon char. of Area.

Application Number F/2001/3116

Appraisal

The application being considered is a retrospective application for the change of use of two areas within the farm to equestrian use, plus the erection of 2 wooden stables at Rooks Nest Farm, Barkham Ride.

Principle of Development

Rooks Nest Farm is located along Barkham Ride in an area designated as countryside in the local development plan. To the north east of the site is located a pair of semi detached cottages, no.10 and no.12 Barkham Ride. It is considered that the principle of reuse of land to equestrian is acceptable as is the erection of a modestly sized and appropriately designed stable block, as both would not be alien uses in the countryside, provided the intensity of use and equine bric-a-brac is controlled.

Impact upon Neighbouring Properties

The field to the south east of the site included in the application for change of use from agricultural to equestrian is located adjacent to no.10 and no.12 Barkham Ride and is situated within approximately 1m of the side boundary of no.12 and the same with the rear boundary of no.10. For some time now a riding school has been operating from the premises, which has caused concern to the residents of no.12 Barkham Ride. It is considered that due to noise and disturbance caused by visitors and users of the riding facility and the generation of dust from the riding area itself the use has been a bad neighbour and has had a negative impact upon the amenity of the residents of no.12. For this reason it is considered that the change of use of the field to equestrian is contrary to policy WBE1 of the Wokingham District Local Plan (Deposit Draft).

Impact Upon the character of the area

As mentioned above the principal of change of use of part of the holding to equestrian and the development of a modest stable block is not an uncommon feature in the countryside. Given that the application only includes one additional building to house two stables it is not considered that the proposal would have an adverse impact upon the character of the surrounding countryside.

Conclusion

It is considered that the use of the field to the south east of the site is for equestrian will continue to have a negative impact upon the living conditions of local residents, in particular those at no.12 Barkham Ride.

Application Number F/2001/3116
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			change of
			It is considered that the use of the
			field to the south-east of the site to
			equestrian would continue to cause
			disturbance to the residents of no. 12
			Barkham Ride by way of noise & dust
			pollution, thereby having an adverse
			impact upon their living conditions.
			As such the proposal is contrary to
			Policy SBE2 of the SEALP, Policy &
			policy WBE1 of WDLP.

RECORD OF SITE VISIT

SITE ADDRESS: Rooks Nest Farm
Barkham Ride Finchampstead
Wokingham.

APPLICATION NUMBER: F/2001/3116

OFFICER: Elaine Connor

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS
rural area.

3. DESCRIPTION OF SITE/BUILDING
farm holding with associated farm buildings

4. RELATIONSHIP TO ADJOINING PROPERTIES
fencing & planting along side bound with no. 12
hedging along rear bound. w. no. 10

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Recd 3.05PM 24.1.01

12 Barkham Ride, Barkham. Wokingham Berks. RG40 4EU
Phone 0118 973 4959 Fax 0118 973 0004
Mobile 079 7375 9091
e-mail, no_problem@compuserve.com

25 JAN 2001
COPIES TO:
ACK:
FILE:

Environmental Services Dept
Shute End

22 January 2001
Application Number F / 2001 / 3116
Att of Elaine Connor

I can not express too strongly just how much of a problem allowing the field adjacent to our boundary is as a riding field. The retrospective planning application has been brought about primarily because of the differences between Mrs Farmer (at No 10, the garden being part of Rook's Nest Farm) and ourselves since the riding school was set up.

We have lived in our present house for 21 years and the school has been set up for the last two or three and since day one it has caused us a great deal of distress. The primary problem is that we are east of the field and down wind of the summer prevailing wind which causes an enormous barrage of air born soil and dirt to flood our garden completely in clouds of this dry dust making our garden completely out of bounds, especially at weekends and after school every evening.. There are an endless amount of horse owning children riding round and round this dry field, it is used for jumping and this just pumps soil and dirt in clouds over us. The screaming and shouting and laughter from the riders is a secondary issue and not our major point but it is like having a school playground on your boundary, unfortunately being worse on Saturday and Sunday when we would most like to use the garden.

I enclose the last of several letters we have addressed to the Farmers asking if this matter can be resolved in an amiable way, if there is anything that we can do to move the field further away behind the stables which is now where they are applying for permission for a second field. Rooks Nest Farm is inhabited by the parents of our neighbour and we are surrounded by what I was told, is 59 acres of this farm, Mr Duncan Farmer has seen the dust from his fields at the bottom of our garden and has admitted to us that it is awful and must be stopped. He had made a promise to us that the field adjacent to our boundary would be moved to behind the stables, this has never happened. Negotiations with Carol Farmer have always come to an abrupt end as she has a habit of using fowl language and telling us that 'that's how its going to be'.

It is with interest they are applying for permission for both field and I would ask in the strongest possible terms that the field on our boarder line is returned to grazing, which is what Mr Farmer had promised he would do, but never to put into practice. The thought of another summer with dust that actually gets into your teeth, the inability to have a bar-be-que or have friends round because of dust clouds is more than my wife or myself can suffer anymore. Despite our pleads, our phone calls, our requests, our tolerance in trying to sort this matter out there has not been one ounce of sympathy from Mrs Carol Farmer and although Mr Duncan Farmer is pleasant to talk to and fully understanding does absolutely nothing to appease the problems.

We have absolutely no objection for the farther field as a school as this takes it from our boundary and with a farm of this size, we feel that there should be a better place to put it than on the boundary of our garden and down wind of us. I think there is a strong health and safety issue here and would like this to be taken into account together with the other issues I have put forward.

Enclosed are copies of two letters of many asking if we can sort this out, also enclosed are copies of photos which do not show the full extent of the dust but the typical situation, the dust in our garden is equal to this dust seen in the riding school. Shown also are the jumps which indicate the excessive pick up of soil from the horses which enters our house if windows are left open for even a short time.

Thank you for the time and courtesy extended to us in listening to our problem regards this planing application; any further questions you have please do not hesitate to call me.

Regards

Mike Robinson

1999

Saturday, 21 August 1999

Dear Duncan,

Now my father has retired, as I think yours has, I don't see so much of him, our work has changed so much, and I am on the road more than ever.

Yesterday (Friday) it was his birthday and as it was a lovely sunny day, too good to miss for us to invite him and family around for drinks and food. Nice so far, but unfortunately two young girls riding around your paddock kicking up a dust storm followed by another rider after that. with Carol watching on not only made things unpleasant but rather spoils a pleasant time.

As you and Carol are well aware by now that riding dust causes us great distress and Sue, frankly actually gets depressed when she comes home and the dust is flying. I have to cope with this and her talk of wanting to move through it, I don't want to move !

You are nice people, I like you both and we all work long hours, I do about 16 hours every day and need a bit of leisure time just being in the garden whenever I can. Knowing the distress that the dust causes by allowing someone else's children to ride round and round so close to our small garden, (we have no where else to sit). I wondered why you feel you have the right to inflict this on us. You are not heartless people, you are understanding and you have understood the problem in the past but you still do it on a regular basis

Duncan, is there any way around this problem, is there any way, with the amount of land you have verses what we have that a solution could be found once and for all. After all we were here before you set the paddock up on our boundary. I think I am fairly easy going but have a fairly stressful job and would like nothing more than life at home to be easy.

If you want to talk about it come and have a glass of something or give me a shout, I want this to be a friendly solution.

Thanks for listening

Mike

2000

12 Barkham Ride
Barkham. Wokingham Berks. RG40 4EU
Phone 0118 973 4959
Fax 0118 973 0004
Mobile 09 7375 9091
e-mail, no_problem@compuserve.com

17 August 2000

Dear Duncan
I am writing this rather than coming to see you because I know you have an eye problem right now and I want you to take what I am saying seriously.

Yesterday we were being once again showered with dry dust from horse riding, Sue pointed this out once again to Carol and received such a foul-mouthed amount of verbal abuse and swearing with every other word being the 'F' word that I am now taking a direct involved in this problem.

I have posted letters through your door putting our side of the situation before, asking kindly if you could stop covering us in dust, but it has been totally ignored so I am writing this again and for the final time.

The problem

The horses operated by you and Carol ride around the paddock area, which you installed on our boundary and 'down wind' of us and absolutely flood our garden with heavy dust. We get nothing but abuse from Carol when we ask her to refrain as they ride equally on dry days as wet.

- I have not established why Carol gives us abuse when you are causing the problem. Please note we do not give you abuse.
- I wonder why you feel you have the *right* to flood us with dust and ignore our request for a solution?
- What would you do if we lived in reverse?

This has been a problem we tell you about every year and still you like to cover us in dust and then give us the abuse when trying to point it out. We need a solution to this, which works for both of us and I am only too willing to talk about it, we cannot carry on as we are.

Sue is at her wit's end and is distraught with the dust, which makes our small garden unusable, the washing filthy and the attitude of Carol is totally unnecessary. I work long hours and not often here during the day so have let Sue try to sort this out but it has upset her too much.

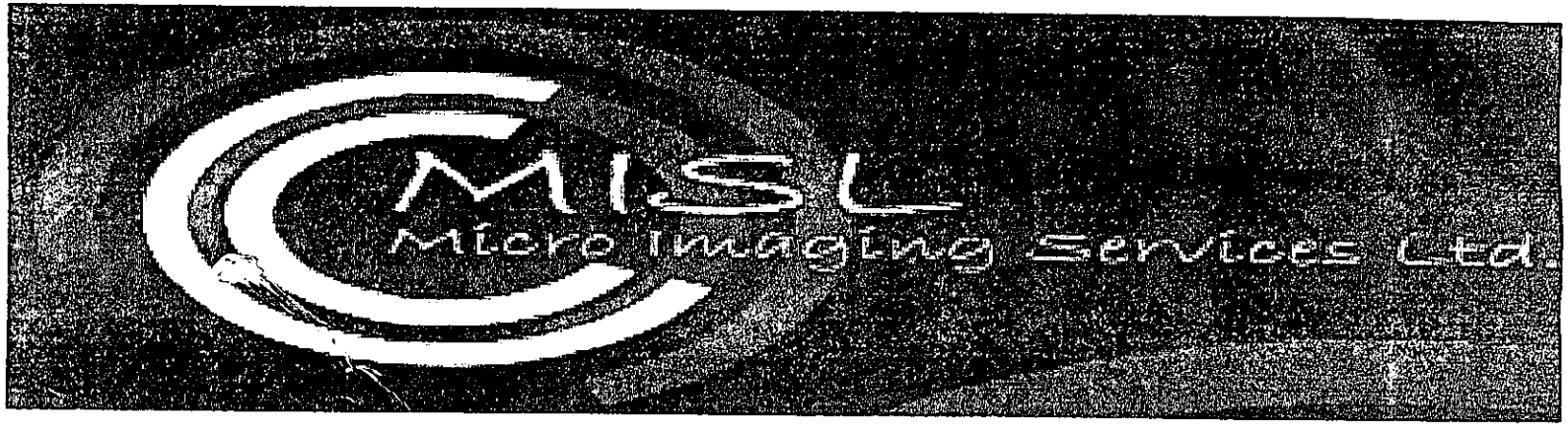
We wish you no harm but we either come to a solution, or this letter, plus our other requests form the basis of further action, there are strong health & safety issues here.

We feel we have had enough, I am here for a talk

Regards

Mike Robinson

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



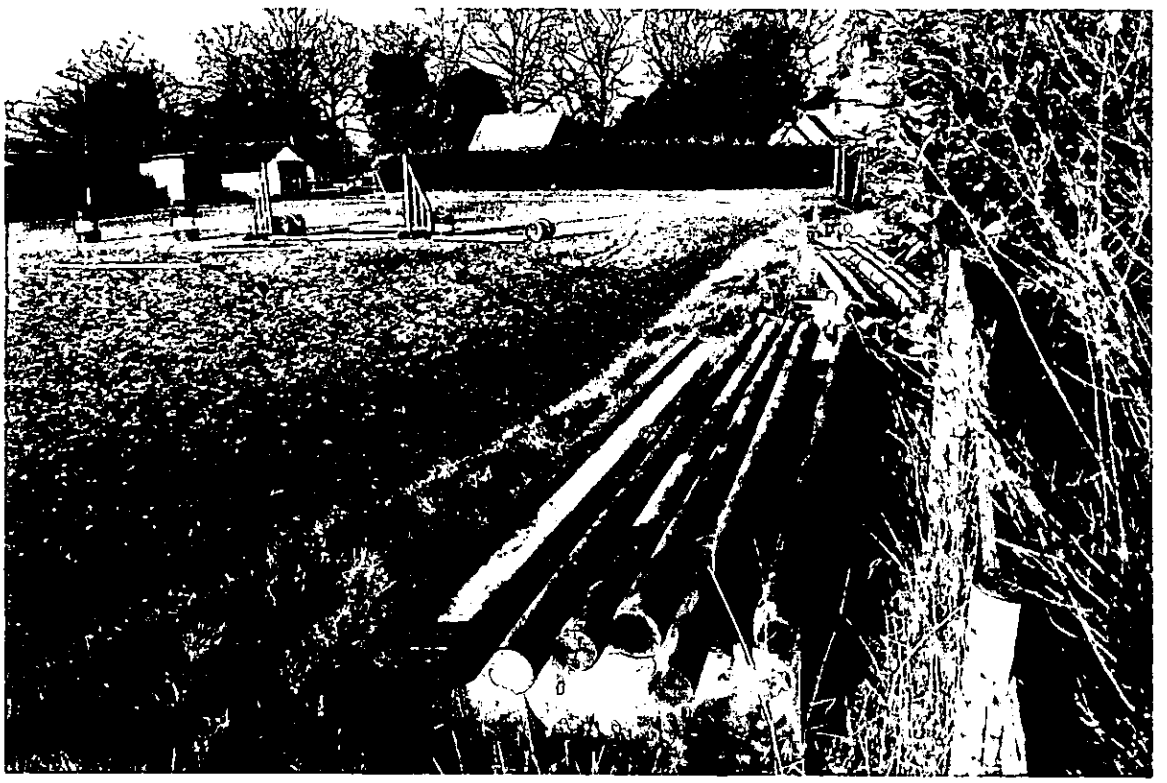




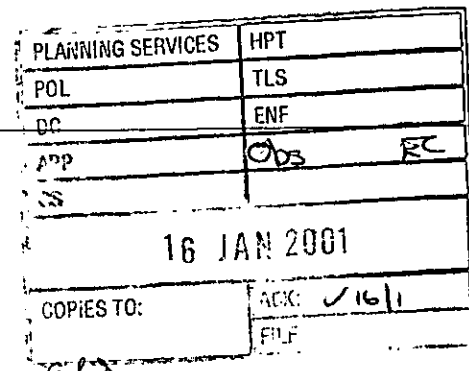
↑ OUR ↑
GARDEN.

OUR Boundry →





OUR → Boundry



Ian Jordan

From: WebComments@wokingham.gov.uk
Sent: 15 January 2001 17:05
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

NatureofEmail: Support
ApplicationNumber: F/2001/3116
Correspondent_FullName: Mr.William R Smith
Correspondent_StreetAddress: Hillsborough Farm 16,Barkham Ride,
Correspondent_Address2: Barkham
Correspondent_Town: Wokingham
Correspondent_County: Berkshire
Correspondent_PostCode: RG40 4EU
Correspondent_Telephone:
Correspondent_Email: billrsmith@ukonline.co.uk

Comments:

The design, appearance & layout of this small rural business have obviously been carefully thought out & as this is a retrospective application its success in these areas is self evident.
Highway safety has always been a major issue with the applicant & they have displayed a high level of discipline within the business & its users. Ex. Training given to customer users of this rural amenity has been strictly taught & carefully managed thereafter.
There has been very little evidence that the business even exists with regard to "noise, disturbance or smell" & once again as this is a retrospective application I am commenting with the benifit of having the business running for an appreciable period of time as a close neighbour of my property.
General summary comment: This small rural business development has supplied a much needed & benificial resource to the local community. It has given many hours of great pleasure to folk of all ages, but most importantly to children. It has also contributed to keeping alive our village by supplying a much needed resource & alternative means of rural employment.

12 Barkham Ride
Barkham. Wokingham Berks. RG40 4EU
Phone 0118 973 4959
Fax 0118 973 0004
Mobile 09 7375 9091
e-mail, no_problem@compuserve.com

PLANNING SERVICES | HPT 38263
POL | TLS
DC | ENF PW
APP |
CS |
03 JAN 2001
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FILE:

Planning dept.
Wokingham Council
Shute End

30 December 2000

Att Mr Phil Wratten

Dear Mr Wratten,

From our conversation I understand that Mr & Mrs Farmer at 10 Barkham Ride, have to apply for planning permission for the horse riding school, adjacent to our garden.

As you are aware the dust from this area has been a serious problem to us for a couple of years now, since it was put there. We have asked, pleaded, written, had meetings and talked face to face with Duncan Farmer and many timed on the phone with Mrs Farmer, explaining just how bad the dust is and asking if we can we resolve this problem.

Duncan Farmer has admitted it is awful, having seen it from the field, but his wife is rude and stubben, she swears, shouts and has told my wife to f..off. I do not want to miss the opportunity of raising my strong objection to the siting of this school, being on our boundary, down prevailing wind of us and on a 59 acre plot, right on our garden edge. We have been here for 20 years but these last few have been a strain on my wife's nerves and from May onwards she does not want to be here at weekends as lots of people ride round and round bringing clouds of grit and dust clouds over us.

I have not seen a planning poster at their gate and fear they may not apply or not display the poster on view. Am I right to just wait ? This really is a serious problem to us.

Can this letter go on file at this time as an objection.

Thank you for your time

Mike Robinson

Yours truly,

Mike & Sue Robinson

Elaine Connor.

PLANNING SERVICES	HPT
POL	TLB
DC	ENF
APP	
CS	
17 JAN 2001	
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	FILE:

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Elaine Connor
Planning

Your Ref: F/2001/3116

Date. January 16, 2001

PROPOSED: CHANGE OF USE OF FIELD & ERECTION OF STABLES

LOCATION: ROOKS NEST FARM, BARKHAM RIDE, BARKHAM

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

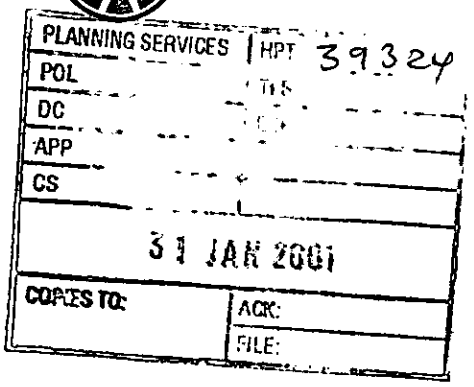
John Mullaney

JOHN MULLANEY
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Our ref: SP\2001\003039\001
Your ref: F/2001/3116

Date: 29th January 2001

ENVIRONMENT AGENCY



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

For the attention of: Elaine Connor

Dear Sir/Madam

COU OF FIELD TO EQUESTRIAN AND WOODEN STABLES
ROOKS NEST FARM, BARKHAM RIDE, FINCHAMPSTEAD (RETROSPECTIVE)

Thank you for your letter dated 10 January 2001 which was received on 12 January 2001. You are asked to quote the following reference in any correspondence: SU76NE/4/2. The Environment Agency has the following comments:

The Environment Agency has no objection to this proposal.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is currently required for any discharge of sewage or trade effluent onto or into ground and for surface runoff into groundwater. Such consent may be withheld. If there is an existing discharge consent the applicant should ensure that any increase in volume is permitted under the present conditions. *Contact Ian Doyle on 01276 45 4365 for further details.*

ADVICE TO PLANNING AUTHORITY

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

Cont/d..

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

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

ADVICE TO APPLICANT

All sewage or trade effluent should be discharged to the foul sewer if available subject to the approval of Thames Water Utilities or its sewerage agent.

Any open chemical or refuse storage areas should be surrounded by suitable liquid tight bunded compounds to prevent drainage from these areas discharging into the surface water system. Such areas should be connected to the foul sewer subject to the approval of Thames Water Utilities or its sewerage agent.

DECISION NOTICE

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc: Mrs C D farmer, 10 Barkham Ride, Wokingham, RG11 4EU

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Elaine Connor DATE: 22nd January 2001

Location:	Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham
Proposal:	Proposed change in use of field to equestrian use plus erection of 2 wooden stables
Application Number:	F/2001/3116

In response to your consultation dated 10th January 2001 for the above application, the tree and landscape comments are as follows:

I have on objections to the proposal in principle. Although the buildings are visible from Barkham Ride through the existing trees and hedgerow which line the road, this type of land use is not an usual or alien feature within the rural landscape in this locality. The buildings are single storey, stained a dark brown and create a minimal degree of visual impact.



ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

From: Elaine Connor

12 JAN 2001

Date: 10 January 2001

Application Number: F/2001/3116

Proposal: Proposed change of use of field to equestrian use plus erection of 2 wooden stables (retrospective)..

Site Address:
Rooks Nest Farm, Barkham Ride, Finchampstead, Wokingham.

3

Applicant:
Mrs C D Farmer .

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

Green Gap/Hedge.

5 stables, visible on
Road, not visually intrusive



WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~03 NOV 2000~~ valid 03 JAN 2001	Map No. 22 Site 0.43
Officer: EC / Application No. F/2001/3116	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF FIELD TO EQUESTRIAN USE PLUS ERECTION OF 2 WOODEN STABLES (RETROSPECTIVE)

Location: ROOKS NEST FARM (POPES COTTAGE) BARKHAM RIDE

Parish: BARKHAM Ward: BARKHAM 10.01.01

Applicant: MRS FARMER

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified (1) ☑ PW tick if required

Additional information required for validation

		Reason	Requested	Received
(1)	1:2500 OS location plan showing property edged in blue/red	- No red line - No plan.	✓ 13/1	✓ 3/1
2	1:500 block plan showing existing & proposed dev. + adj. Properties	- need to see all of land to have change of use. SCALE	✓ 13/11	✓ 3/1
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	- need plans of stables + school all elevation — (may by photo's ~~of~~ may help if it is retrospective)	TO Scale	
6	Floor plans	need full plans of both stables + School, showing doors + windows	✓	
7	Metric scale disclaimer			
8	Encroachment letter	Photos to follow 3/1	13/11	
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 10.01.01 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Finchampstead : ✓
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:

NDO pre-apps
(C.P.R.E.)
Rural Area

• Council for protection of Rural England

NEIGHBOURS:

S/N + 10 → 16 Barkham Ride
Rooks Nest Farm - Barkham Ride
Model Farm - Barkham Ride

1789/a

SECTION 66 CERTIFICATE

Application No. 03.JAN.2001* 3116

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

Owner's(a) name	Address at which notice was served	Date on which notice was served
Wokingham District Council	10 Barkham Ride (Part of Rooks West farm)	31-10-00

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

N/A ●

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
Wokingham District Council	10 Barkham Ride (part of Brooks West farm)	31-10-00

Signed Carol Farmer . . . . . .

On behalf of . . . . . .

Date 31-10-00 . . . . . .

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

1913 /a **SCHEDULE 2** **Articles 6, 7 and 9**

PART 1
Town and Country Planning (General Development Procedure) Order 1995

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be published in a newspaper or to be served on an owner or a tenant**)*

Proposed development at *(a)* Ropes cottage Lilley yard 10 Barkham Ride.

I give notice that *(b)* Carol farmer

is applying to the *(c)* W.D.C. Council

for planning permission to *(d)* 2 additional stable + change of use of land.

Any owner* of the land or tenant** who wishes to make representations about this application should write to the Council at *(e)* Shute End.

by *(f)* 21-11-00

* "owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than seven years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

** "tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed Carol farmer

03.JAN.2001 * 3116

† On behalf of .....

Date 31-10-00

Statement of owners' rights

The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights

The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address of the Council
(f) date giving a period of 21 days beginning with the date of service, or 14 days beginning with the date of publication, of the notice (as the case may be).

1913/b **Town and Country Planning (General Development Procedure) Order 1995**

NOTICE UNDER ARTICLE 6 OF APPLICATION FOR PLANNING PERMISSION

(to be posted in the case of an application for planning permission for development consisting of the winning and working of minerals by underground operations (in addition to the service or publication of any other requisite notices in this Schedule))

Proposed development at *(a)* .....

I give notice that *(b)* .....

is applying to the *(c)* ..... Council

for planning permission to *(d)* .....

Members of the public may inspect copies of:

- ◇ the application
- ◆ the plans
- ◇ and other documents submitted with it

at *(e)* ..... during

all reasonable hours until *(f)* .....

Anyone who wishes to make representations about this application should write to the Council at *(g)* .....

..... by *(f)* .....

Signed .....

† On behalf of .....

Date .....

† Delete where inappropriate

Insert:

(a) address or location of the proposed development
(b) applicant's name
(c) name of Council
(d) description of the proposed development
(e) address at which the application may be inspected (the applicant is responsible for making the application available for inspection within the area of the local planning authority)
(f) date giving a period of 21 days, beginning with the date when the notice is posted
(g) address of Council

ADDRESS Rook's Nest Farm Barkham Ride PARISH Barkham

PLOT No.

BUILDER

ORD. SHEET No. (98)

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR9937	B.C.C	AGR. CONCR. FRAMED BLDG	8.12.78	APP N/A
BR17523	"	extd ext bld.	8.10.81	APP NO

DATE OF COMPLETION

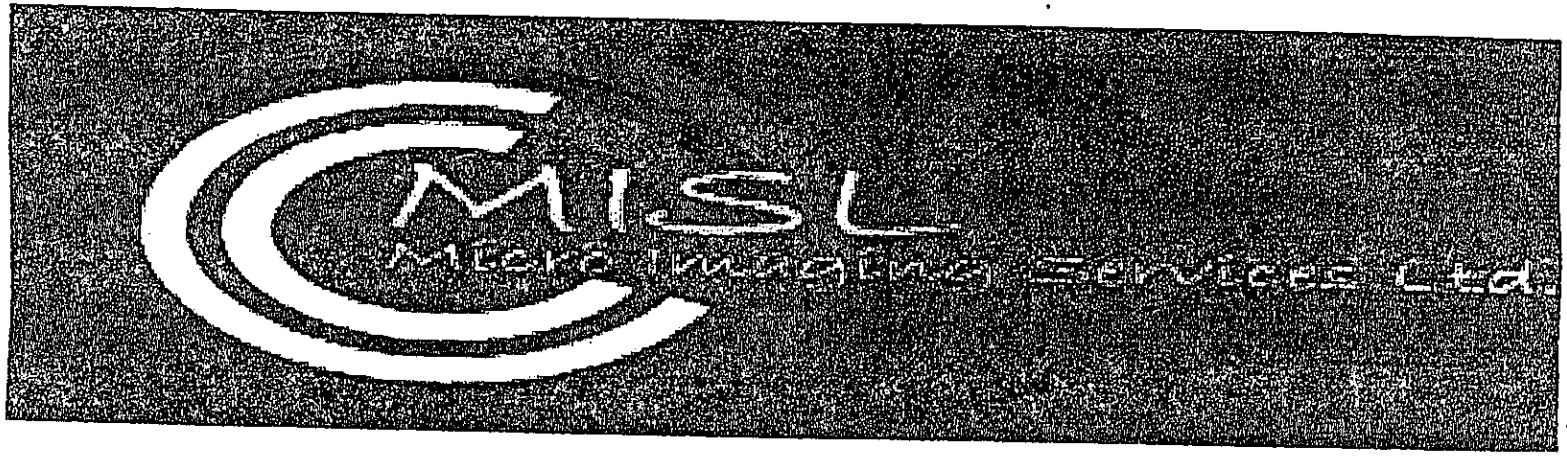
MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Ref: Popes cottage Hil[redacted]

To Whom it may concern.

Enclosed are the plans for 2 additional Wooden Stables, Space occupied 12' x 24'. Not a Permanent fixture as wooden, on Agriculture land.

1 Very small school, size 90' x 60' again on agriculture land. post & Rail fencing + iron gate 9' Long.

Exercise paddock which is just under one acre, which is a dog leg off the farm field (Agriculture use) - change in usage, so we can ride our horse's somewhere. with electric fencing.

Wishing for a favourable solution, because without any riding facilities, no hilery yard, No Business.

Please find attached 2 copies of articles written in the Horse & Hound for farmers to diversitise.

03.JAN.2001 * 3116