APPLICATION NO:
F/2002/6035

LOCATION:
Pine Ridge Mobile Home Park Nine Mile Ride, Finchampstead Wokingham.

APPLICANT:
Mr J Connors C/O The Development Planning Partnership

PROPOSAL:
Proposed siting of 4 additional mobile homes on site.

EARLIEST DATE FOR DECISION: **03/05/2002**

APPLICATION WILL HAVE EXPIRED ON:
22/05/2002

CASE OFFICER: **Angela Odell**

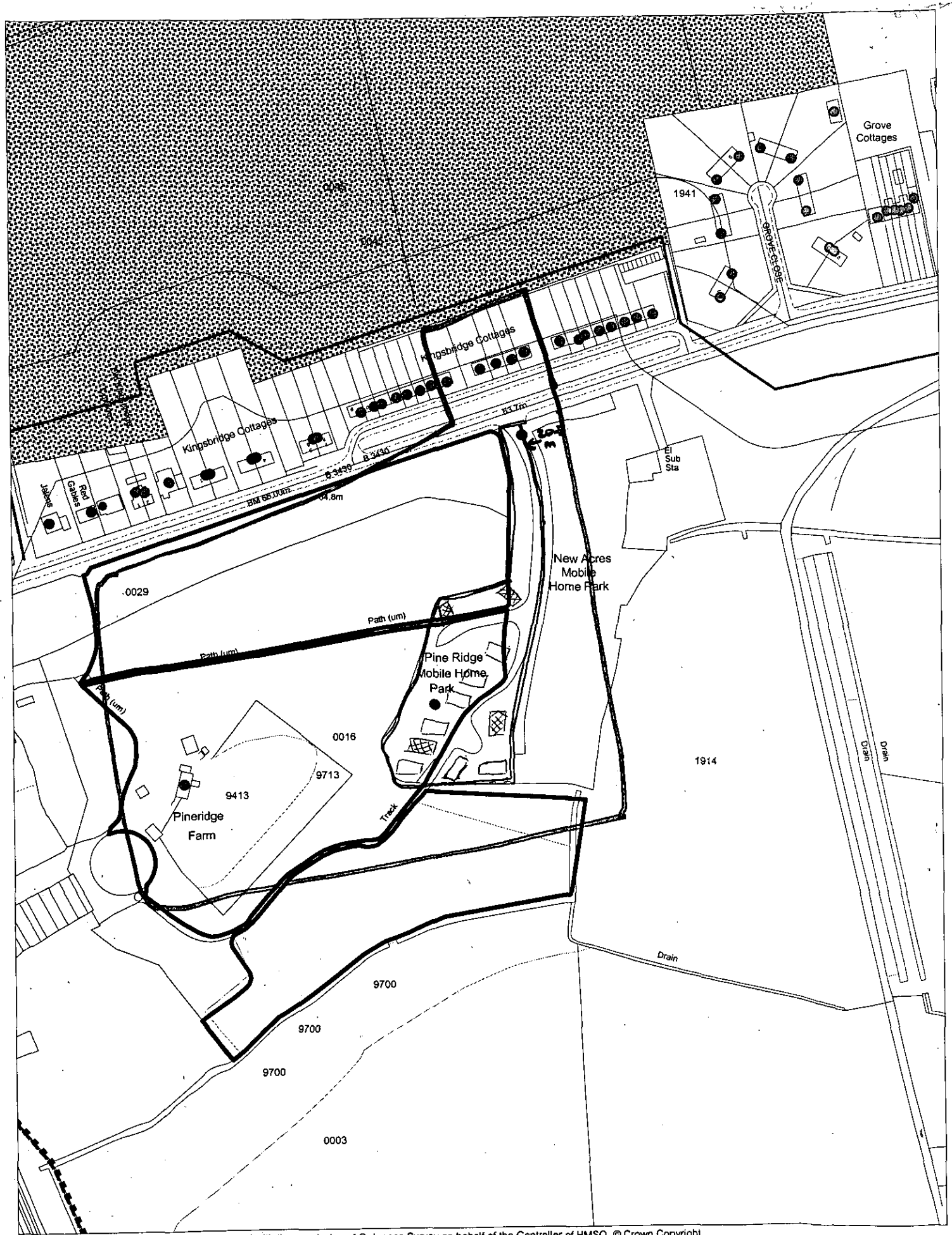
REFUSED

1151

D1

R/A/I/L/E/X
Marbleboard

27.MAR2002* 6035



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Development Control Section, Environmental Services, Wokingham District Council.

6 March 2002

Scale: 1 : 2500

N W E S

27 MAR 2002 6035

STATELY
THE HOME BUILDERS

EUROPE'S LONGEST ESTABLISHED AND MOST EXPERIENCED MANUFACTURER OF PARK HOMES

Our plans for your New Home



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"Live the Dream"

Because **Stately Albion** are Europe's oldest and most experienced manufacturer of park homes we can make the home that you dream of a reality.

Our philosophy of combining traditional values with the benefits of modern technology has caught the imagination of homeowners for generations. And so, for more than three decades, people seeking that sometimes elusive combination of quality and value for money have made a Stately Albion Home their first choice.

Our emphasis on continuing development means that, as well as the high quality of materials and manufacture already standard with a Stately home, the next generation are also guaranteed the very best service from us.

Park homes can be found on sites all around the world; They provide living comfort in arduous conditions near to the North Pole - many are used by holidaymakers basking under the hot sun in North Africa. Whatever the location all have a certain charm and practicality that makes them irresistable to all who set foot inside them.

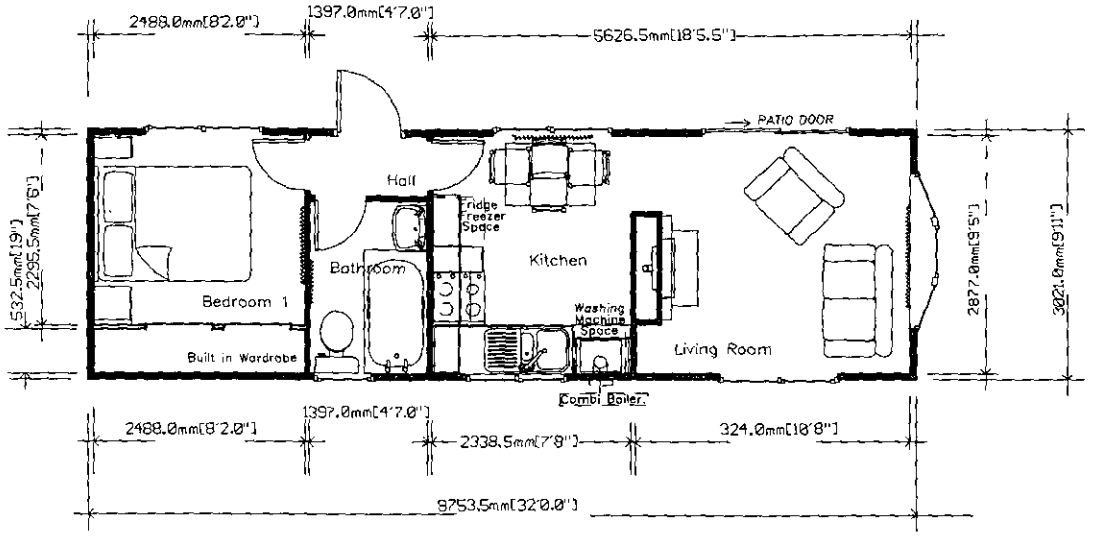
And now you can experience the delights of our homes too by visiting our showroom in Abercarn, South Wales. Please contact our sales department for more information.

Stately Park Homes -
investments that are as safe as houses.

The floor plans shown on the following pages are only intended as a guide to the range of layouts available, however we can design and build homes to suit individual requirements.

For full details of build specifications please turn to the inside cover of this booklet.

STATELY
THE HOME BUILDERS



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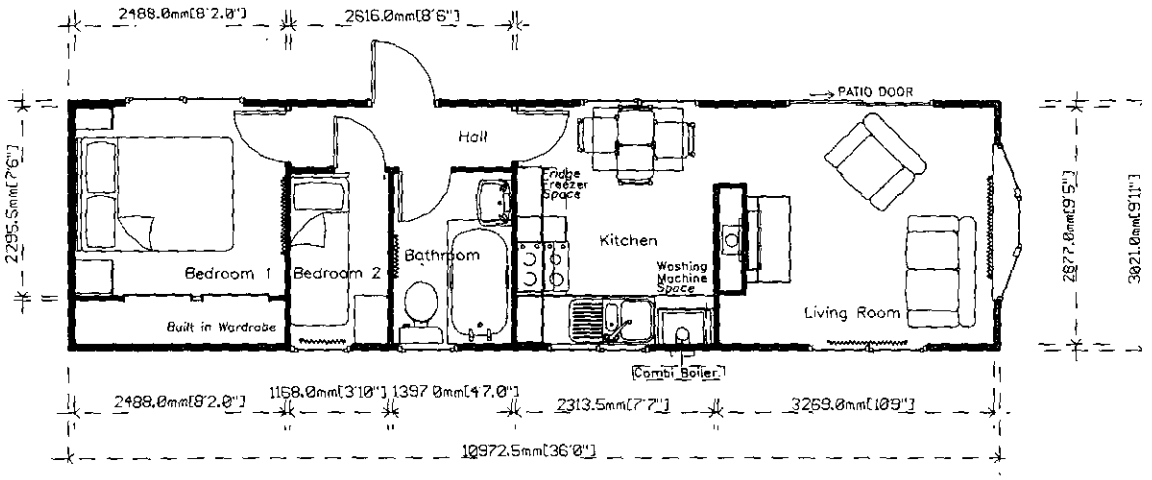

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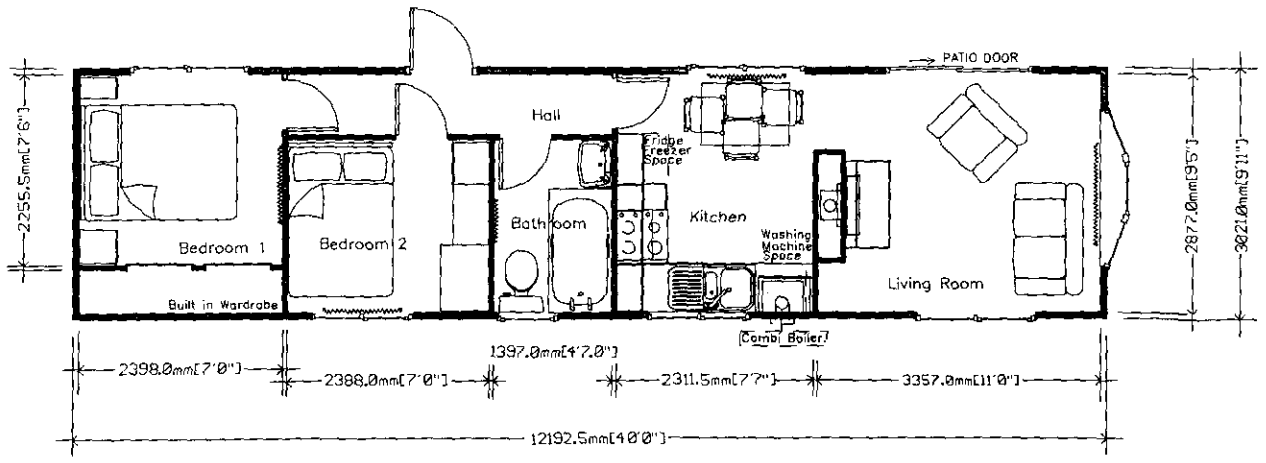

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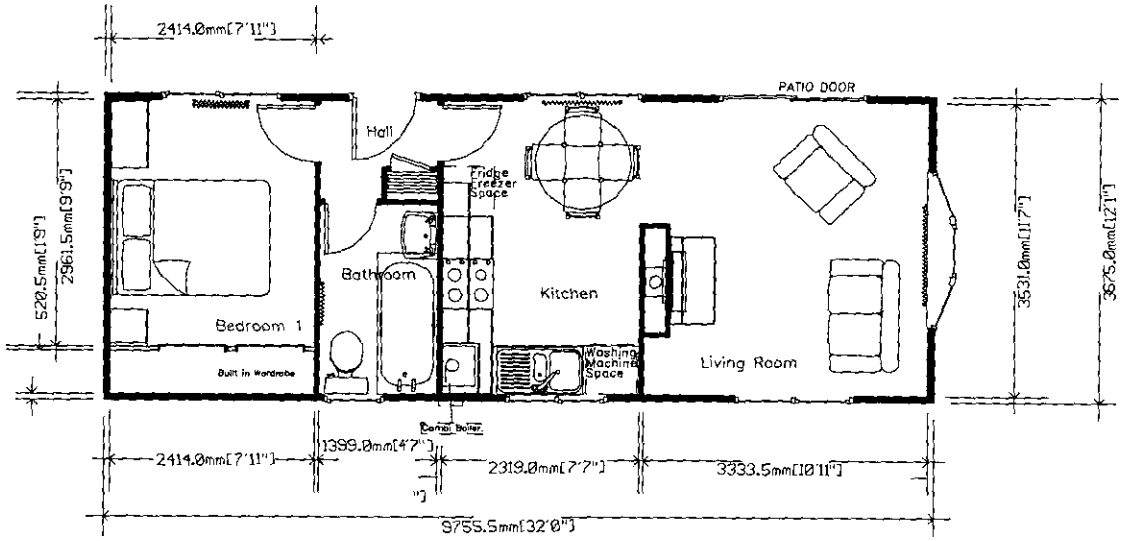
The **Tredegar** Range



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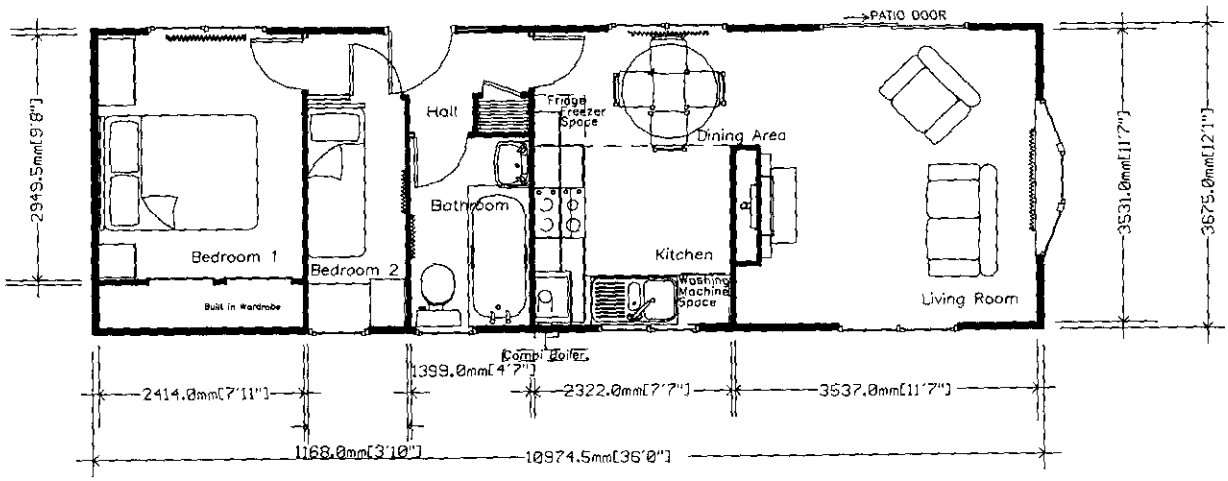

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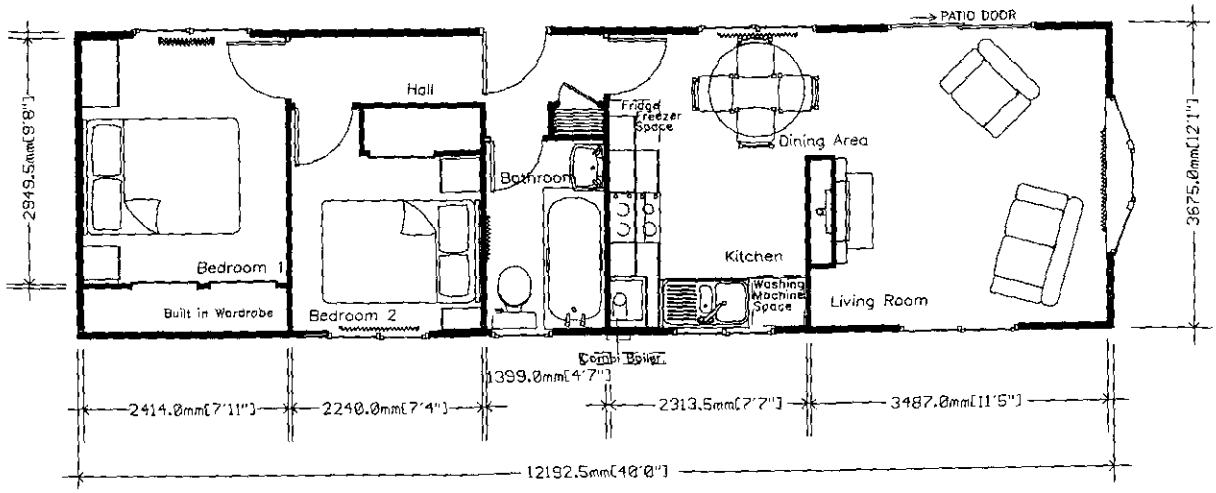

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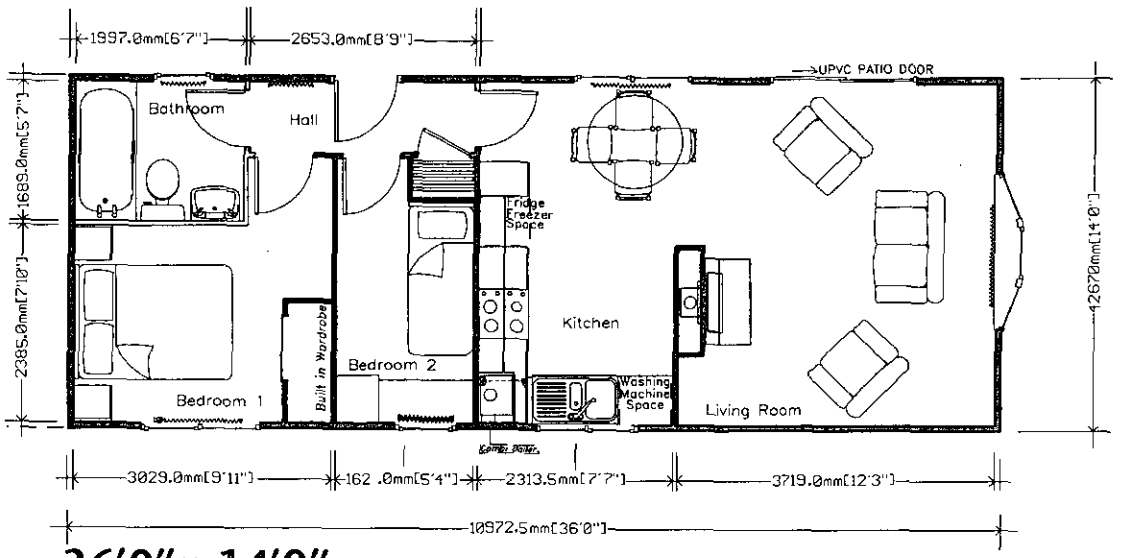

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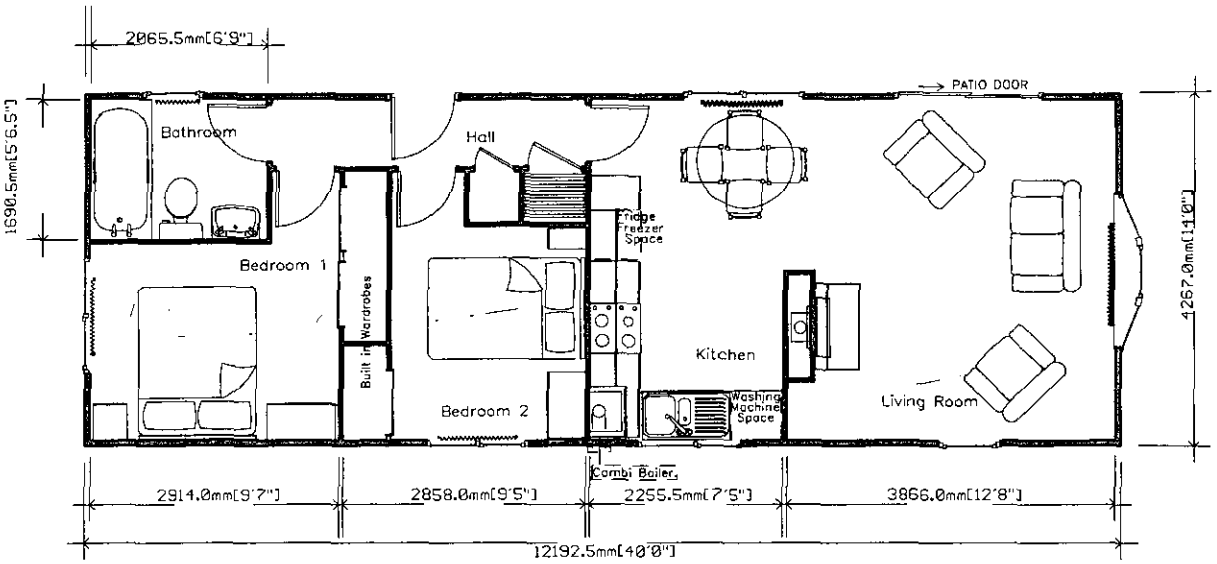

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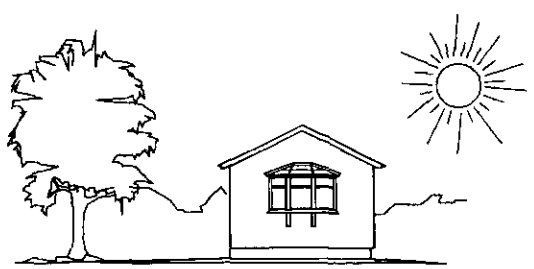
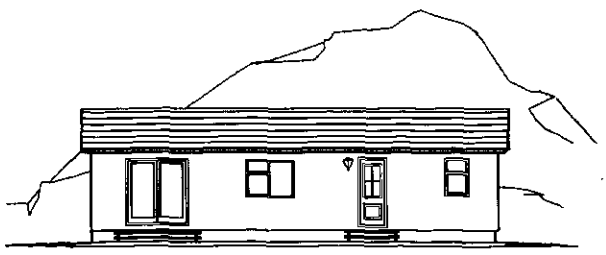
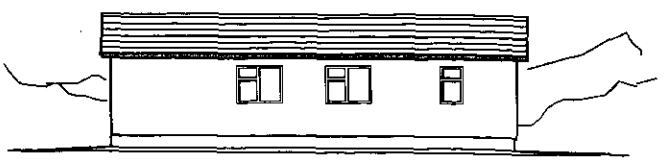
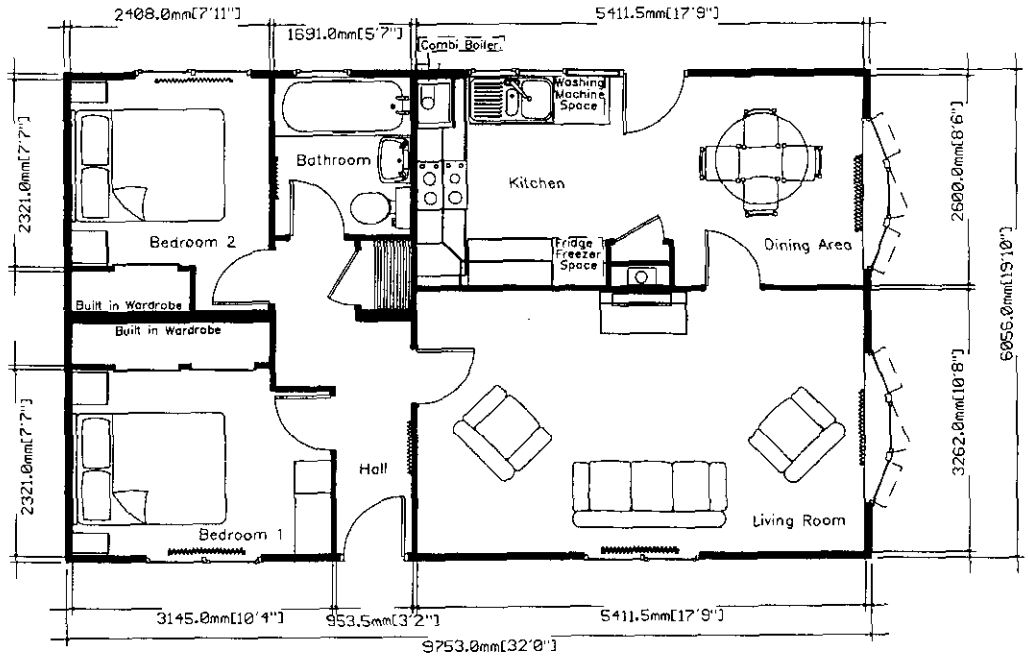






The Tredegar Range Side Lounge



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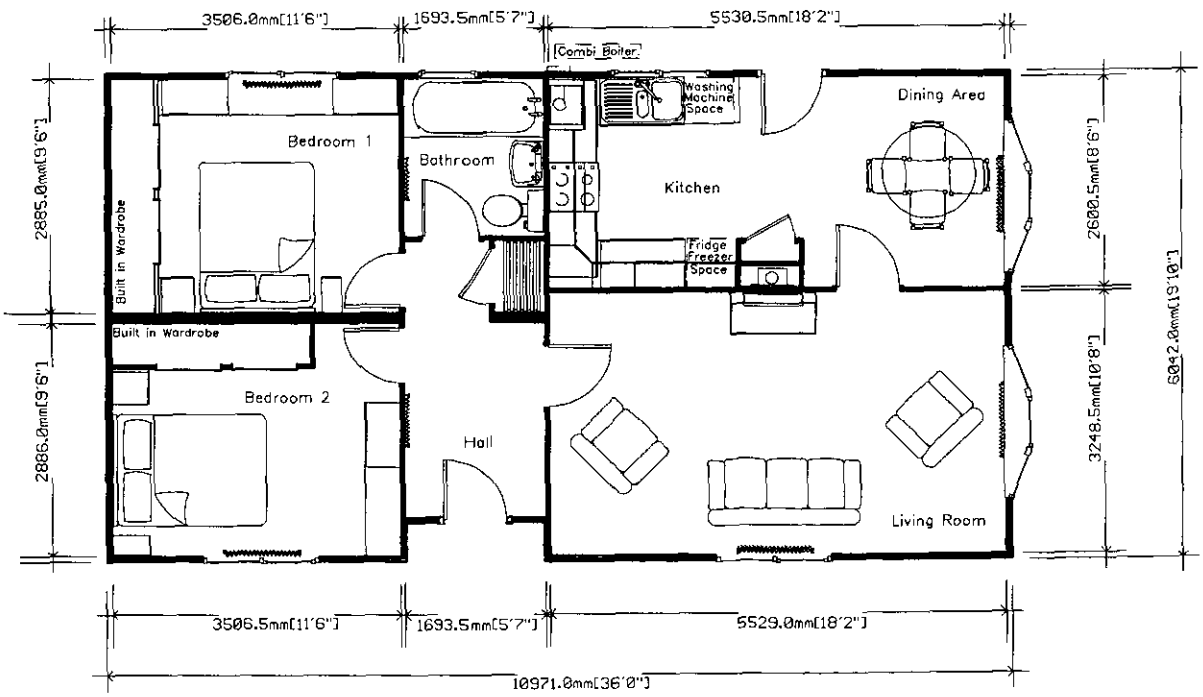

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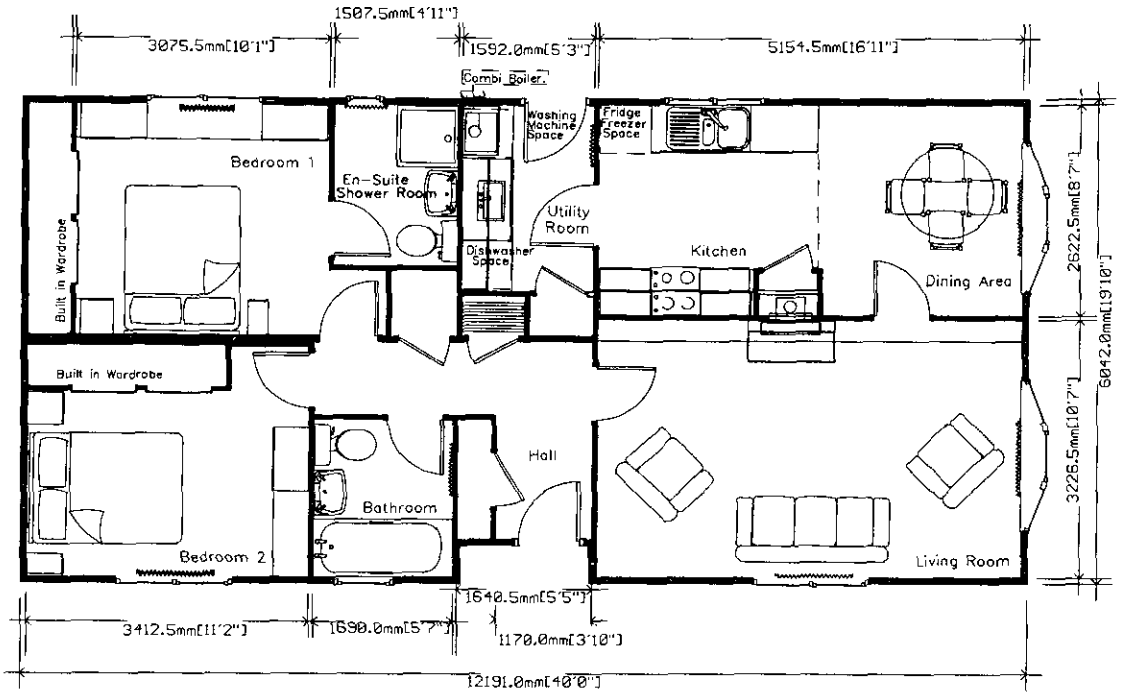

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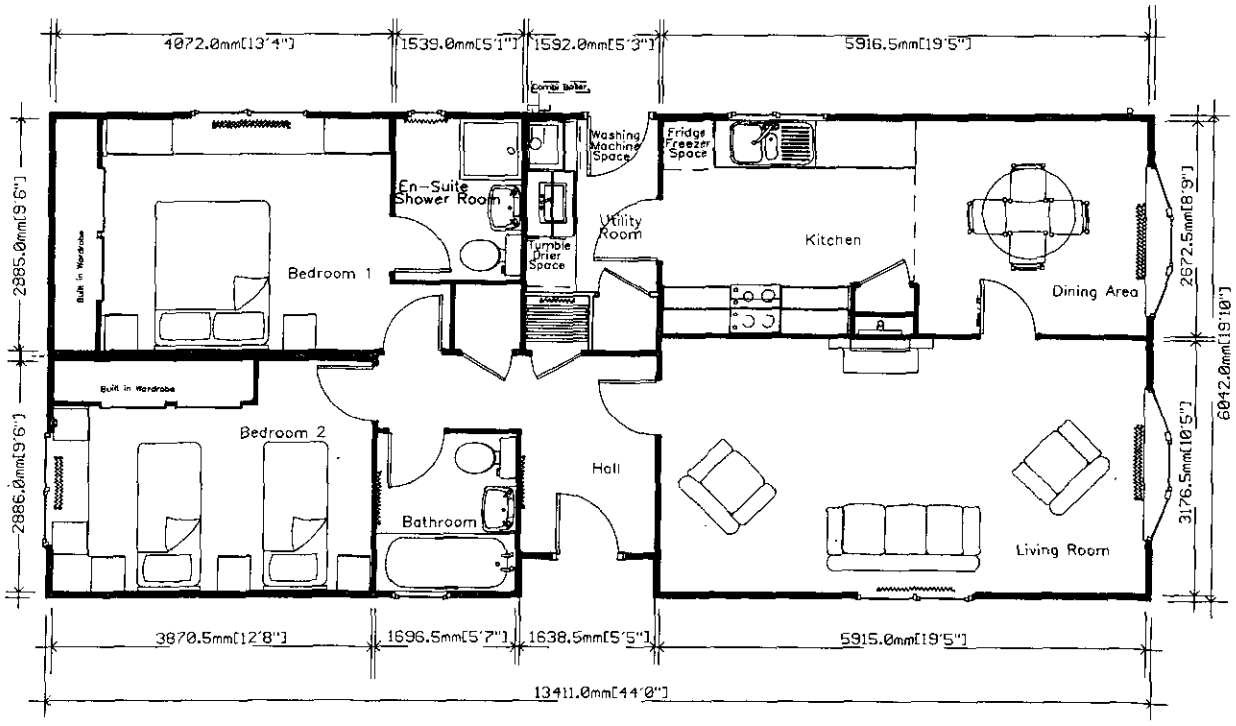

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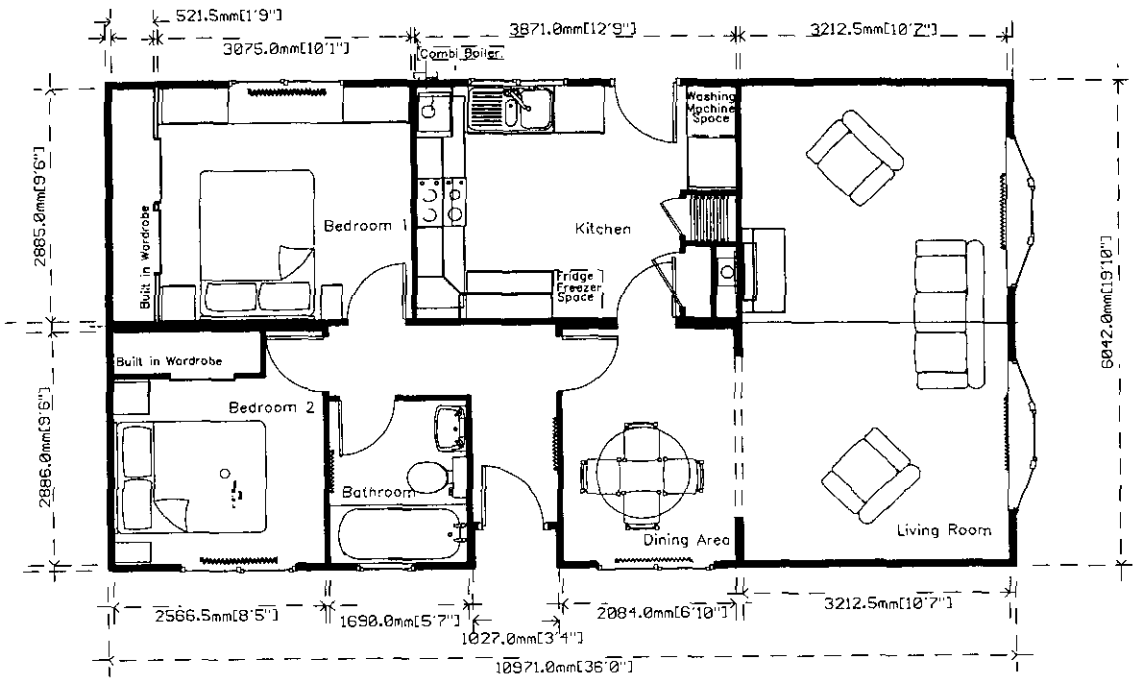
The **Tredegar** Range Cross Lounge



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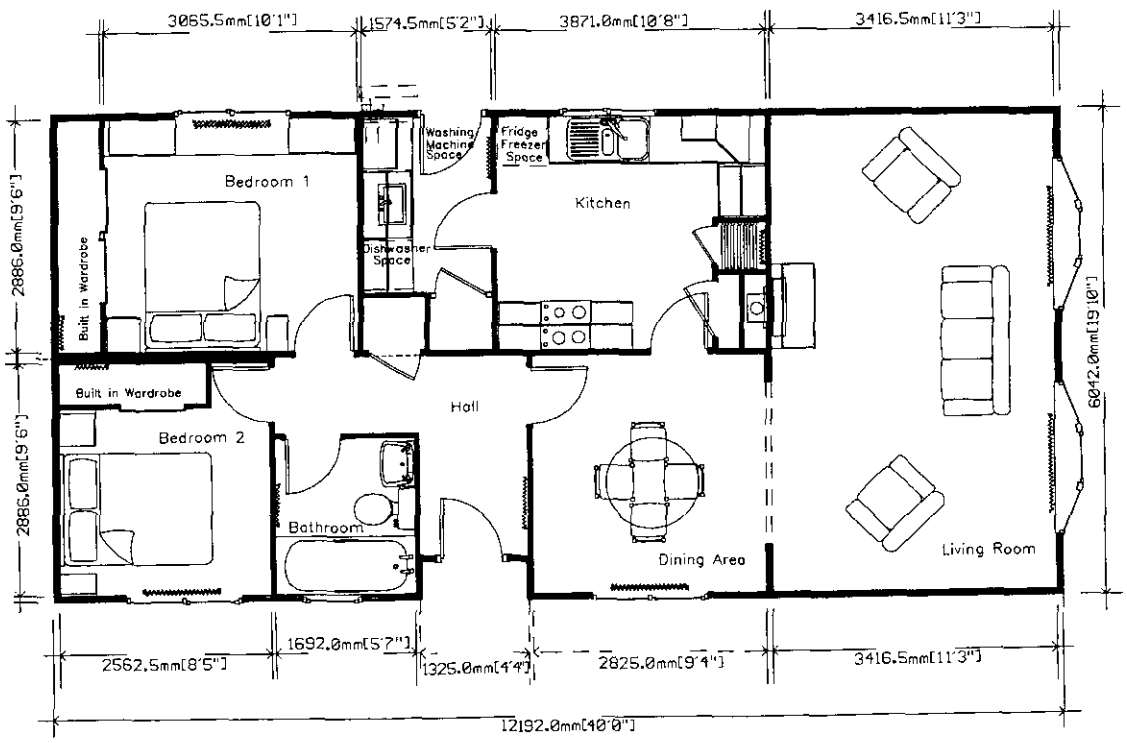

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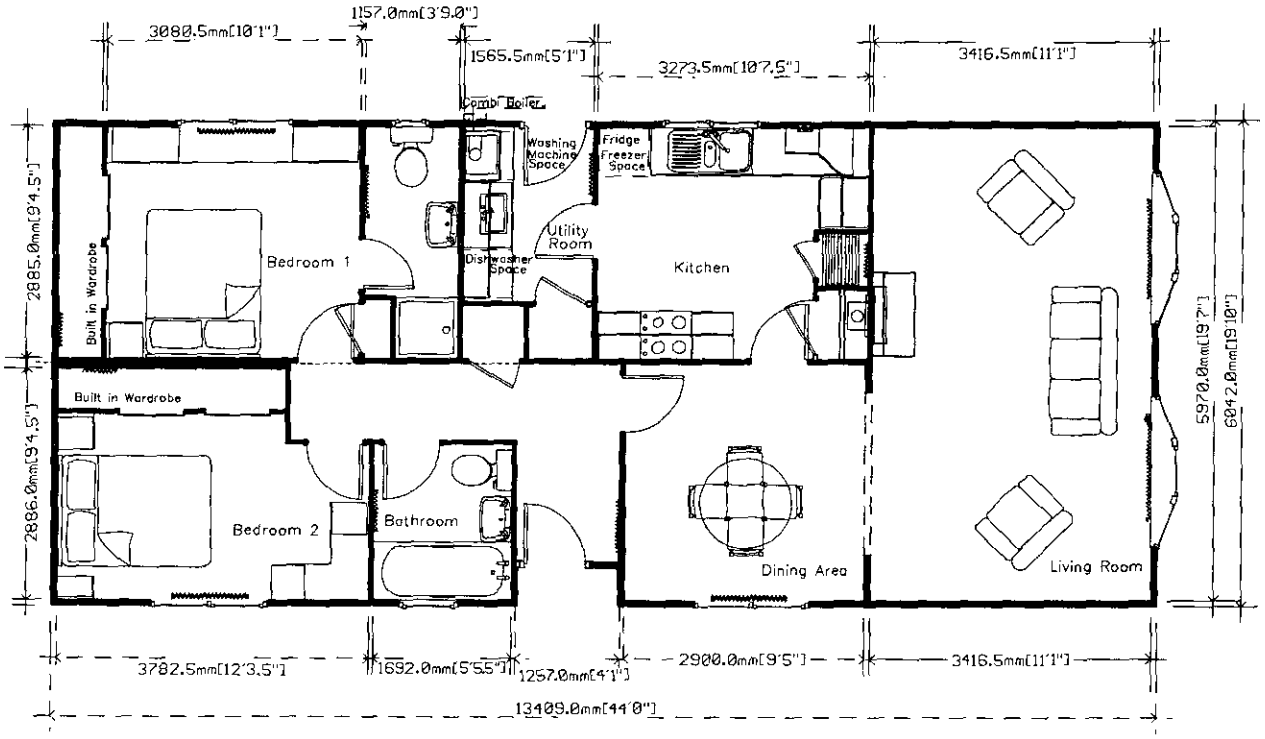
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3080.5mm[10'1"]
1565.5mm[5'1"]
3273.5mm[10'7.5"]
3416.5mm[11'1"]
Comb' Boiler
Washing Machine Space
Fridge Freezer Space
Utility Room
Dishwasher Space
Kitchen
Bedroom 1
Built in Wardrobe
Built in Wardrobe
Bedroom 2
Bathroom
Dining Area
Living Room
2885.0mm[9'4.5"]
2886.0mm[9'4.5"]
5970.0mm[19'7"]
6042.0mm[19'10"]
3782.5mm[12'3.5"]
1692.0mm[5'5.5"]
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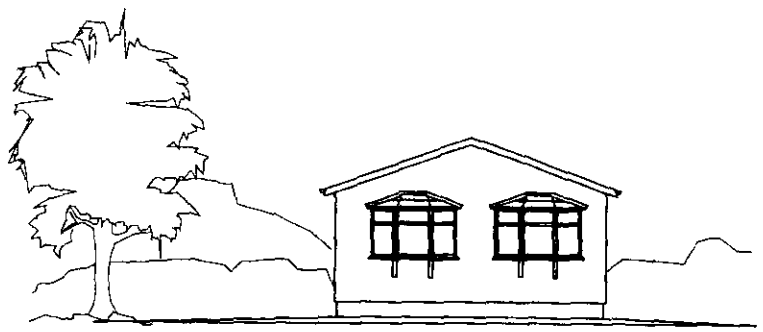
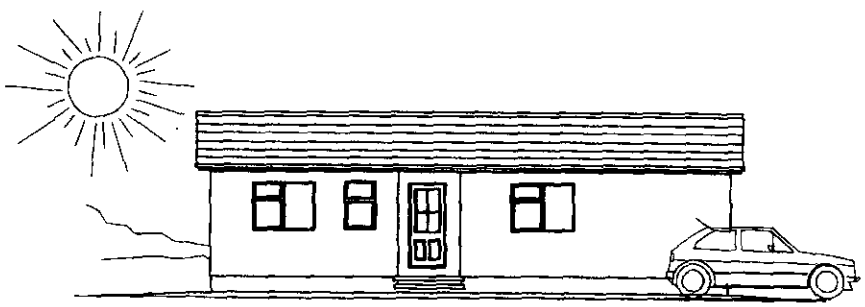
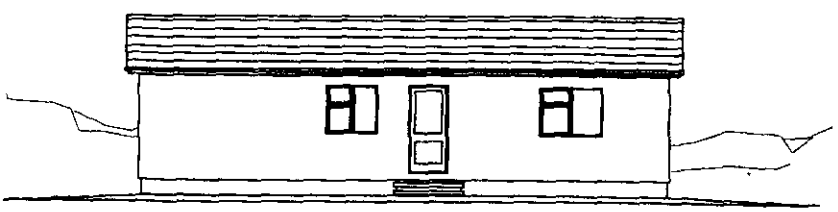
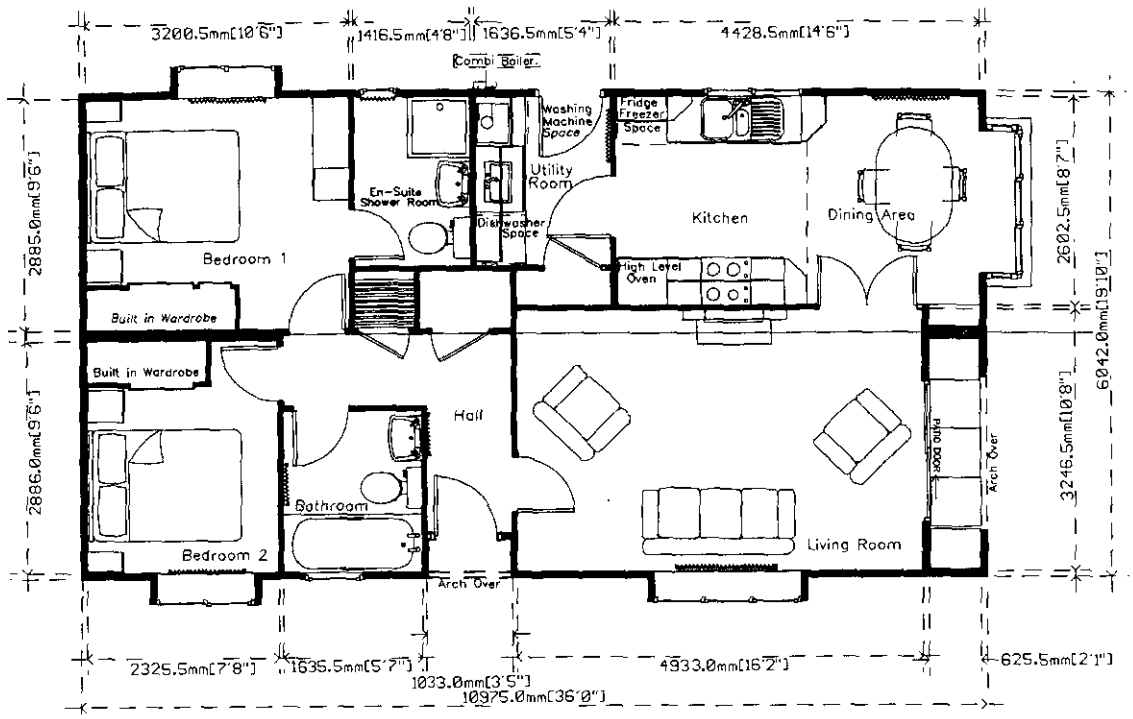






The Goodwood



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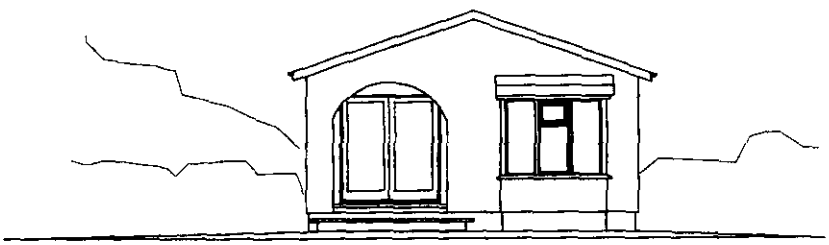
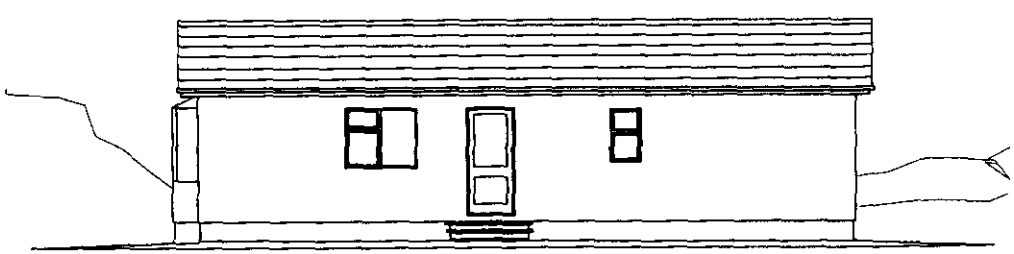
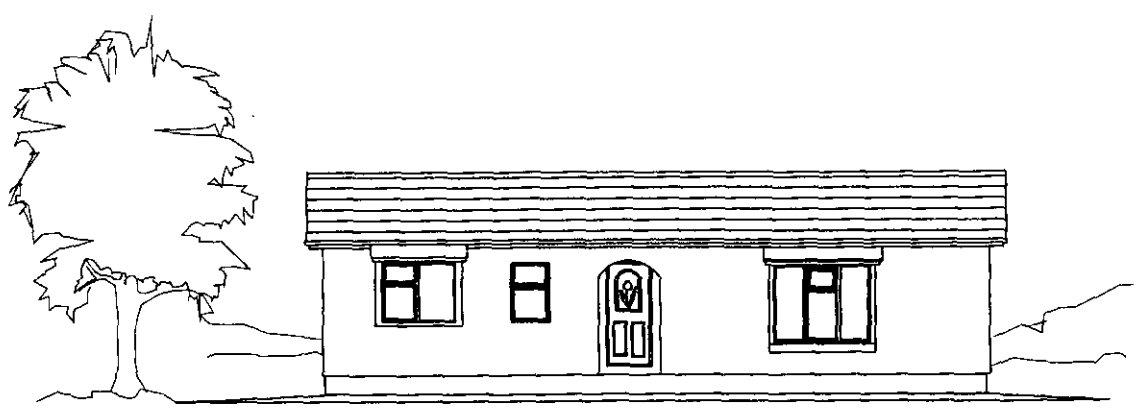
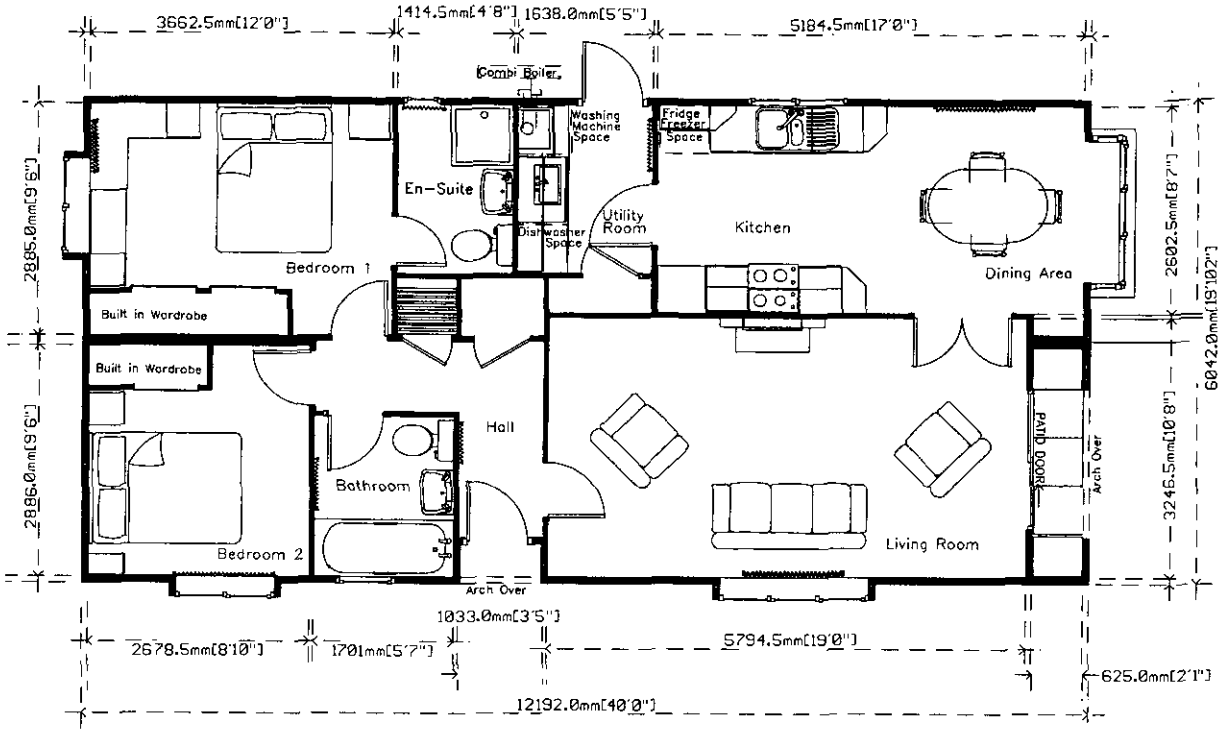
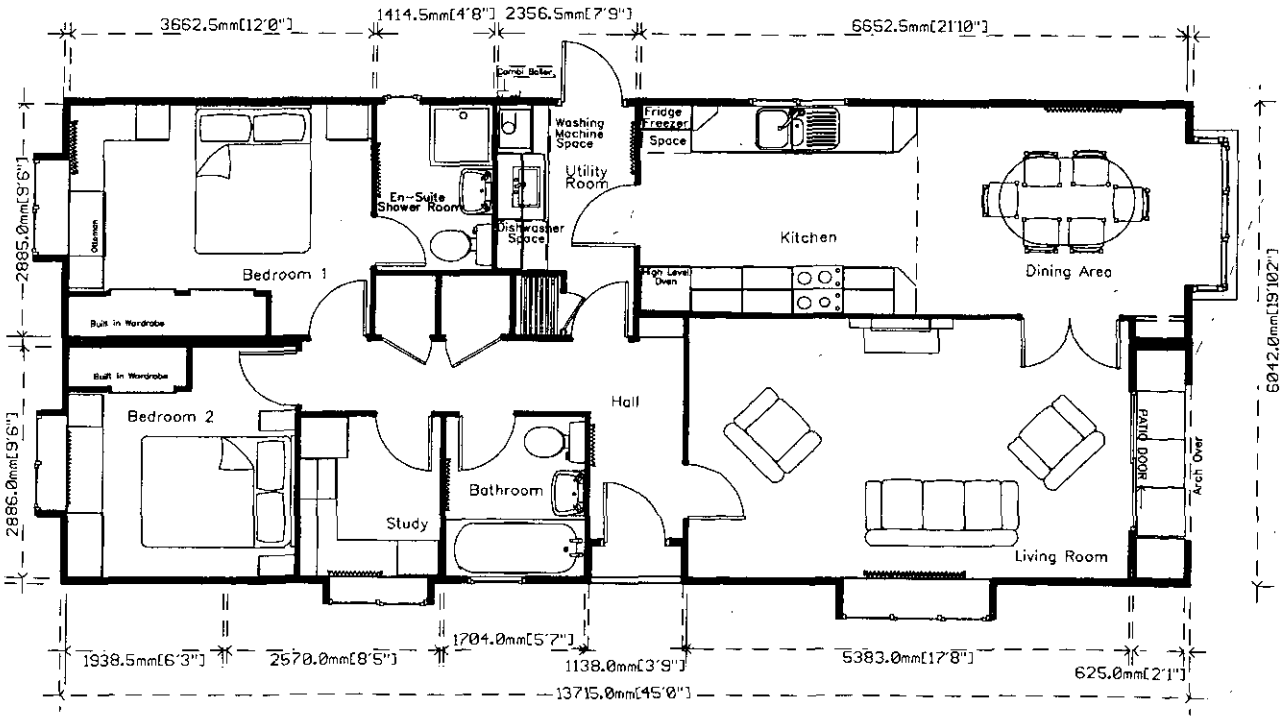






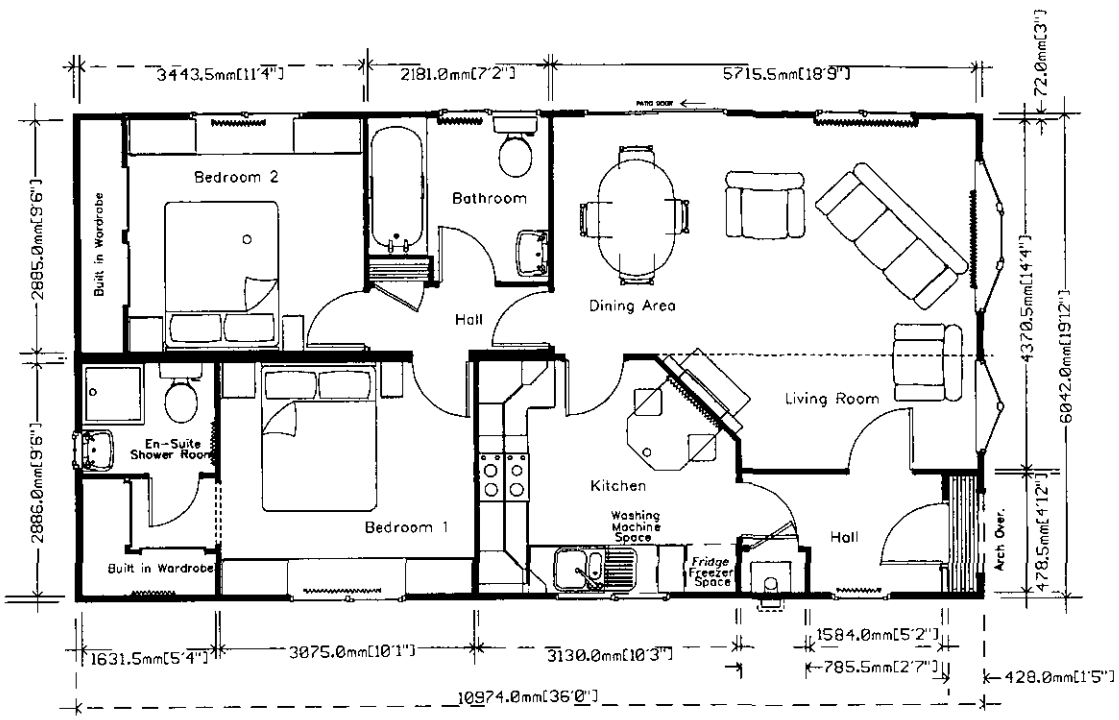


40'0"x 20'0"



45'0"x 20'0"

The **Goodwood** Badminton



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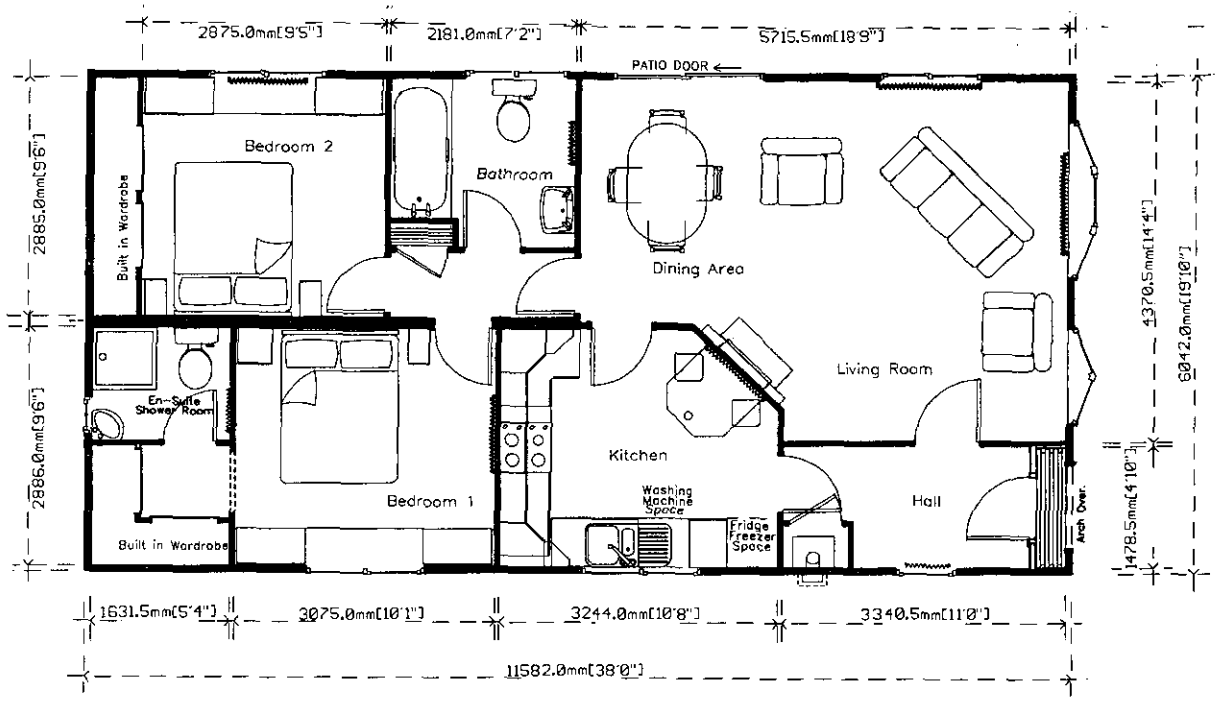

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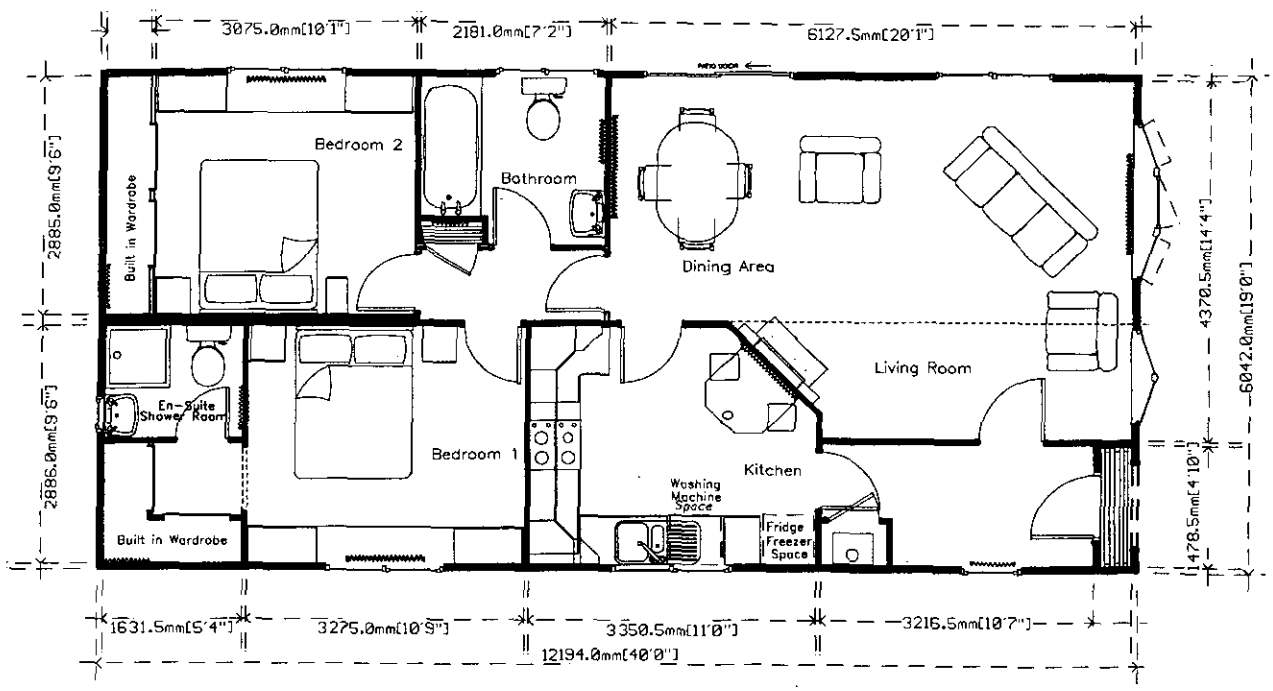

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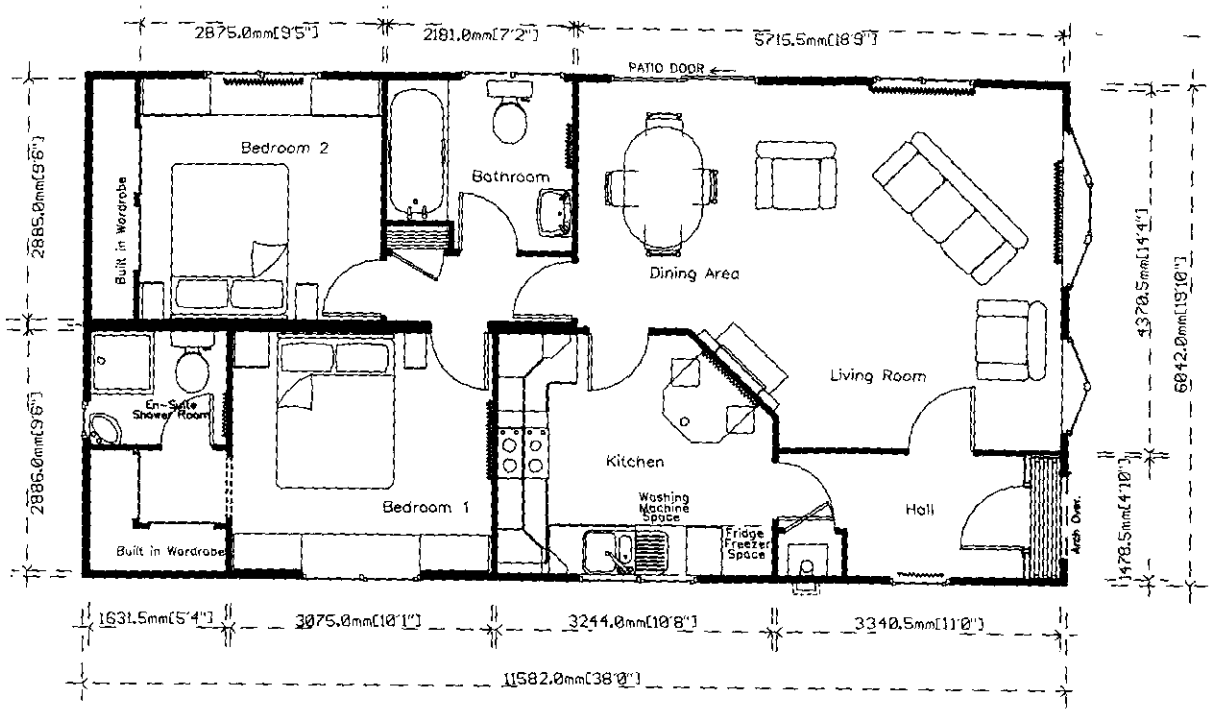

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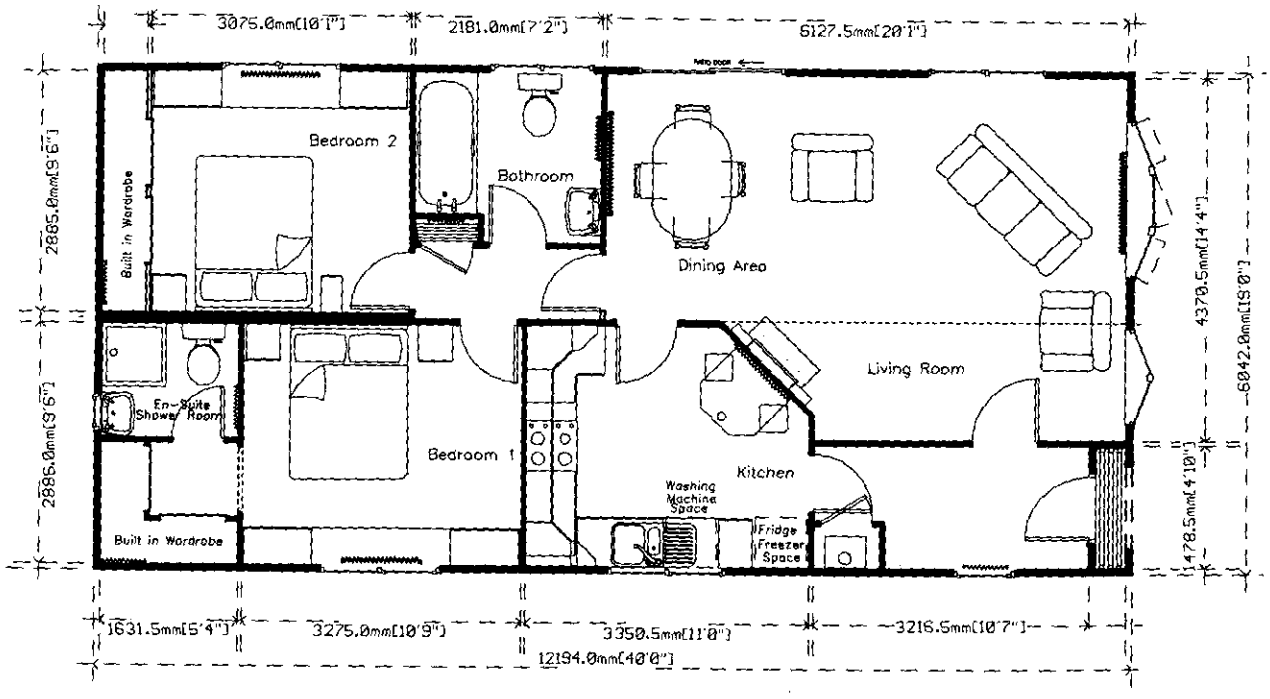

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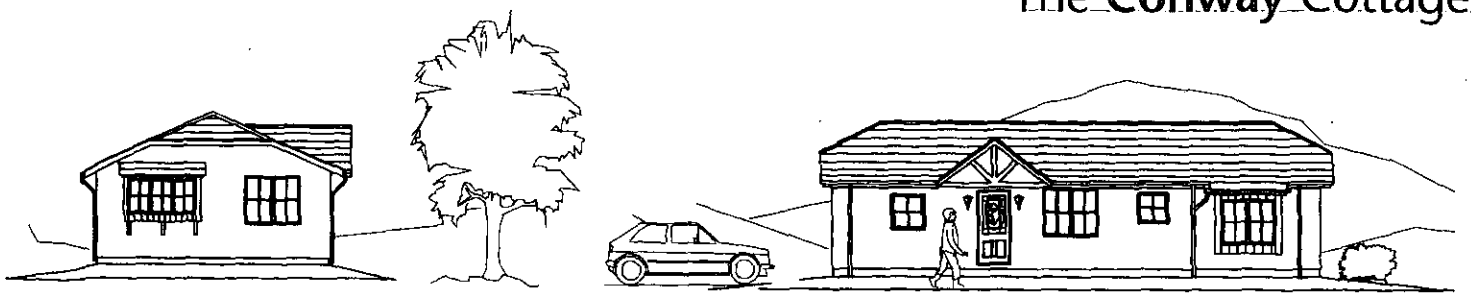
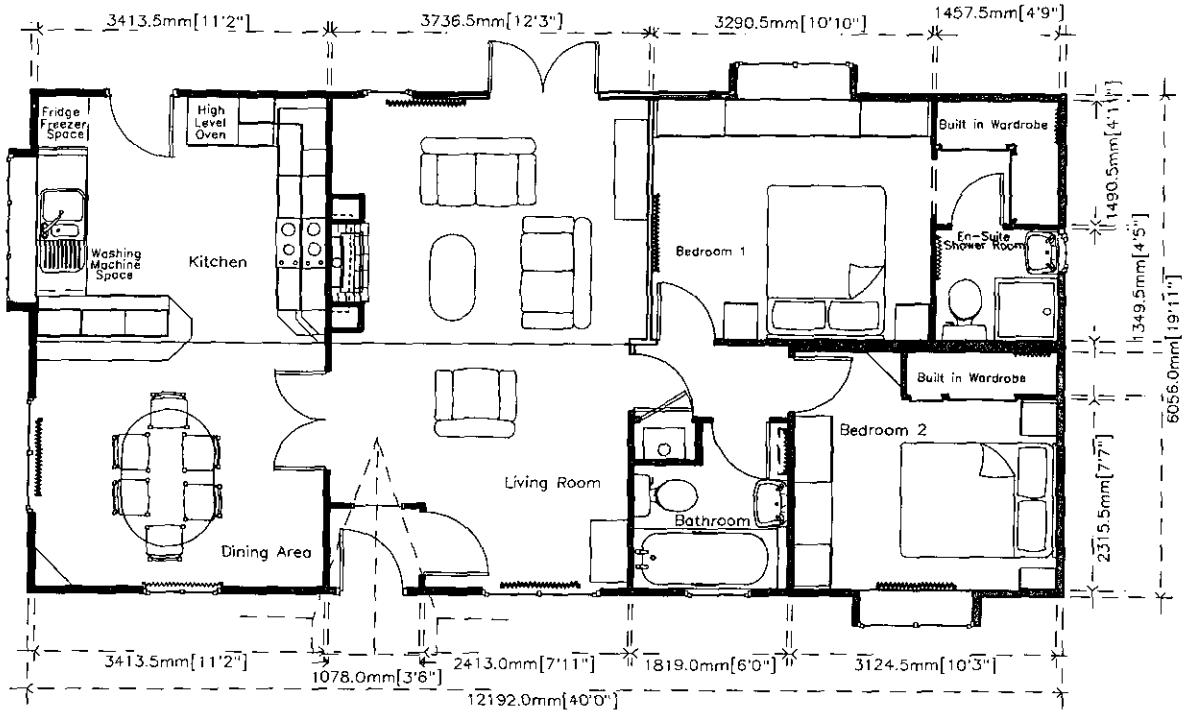
The Conway Cottage





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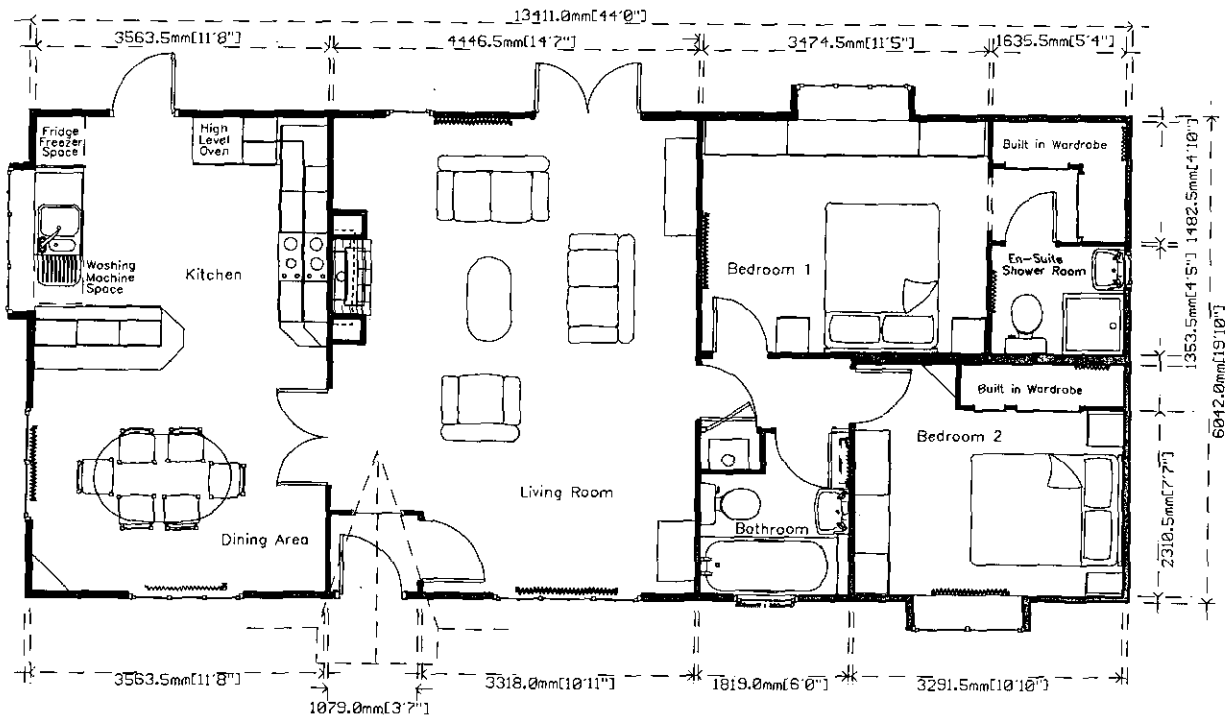


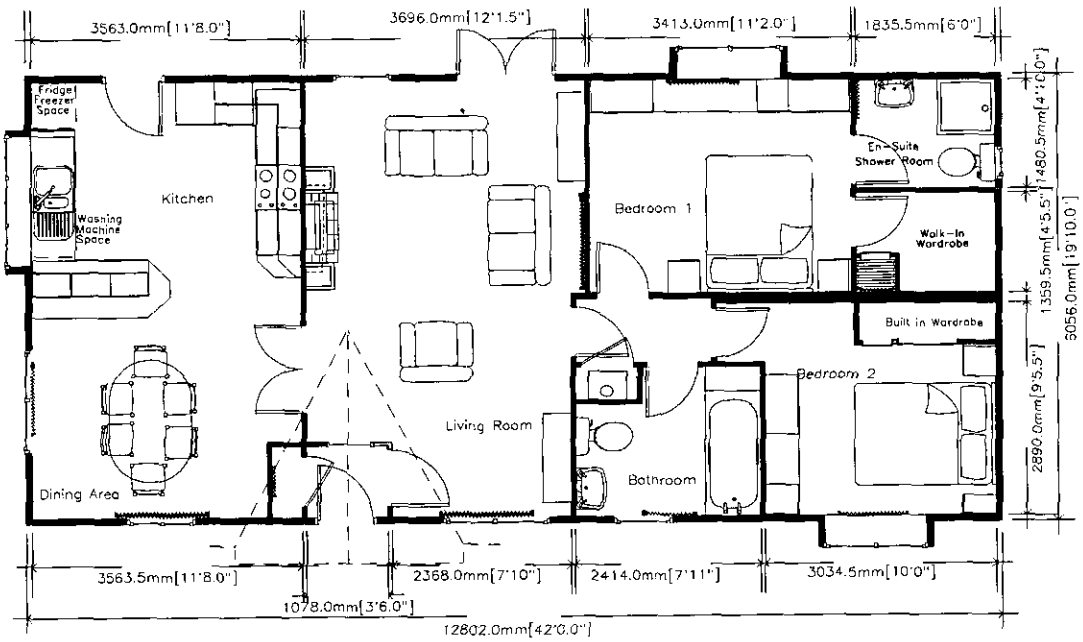
44'0"x 20'0"

The Celtic Cottage









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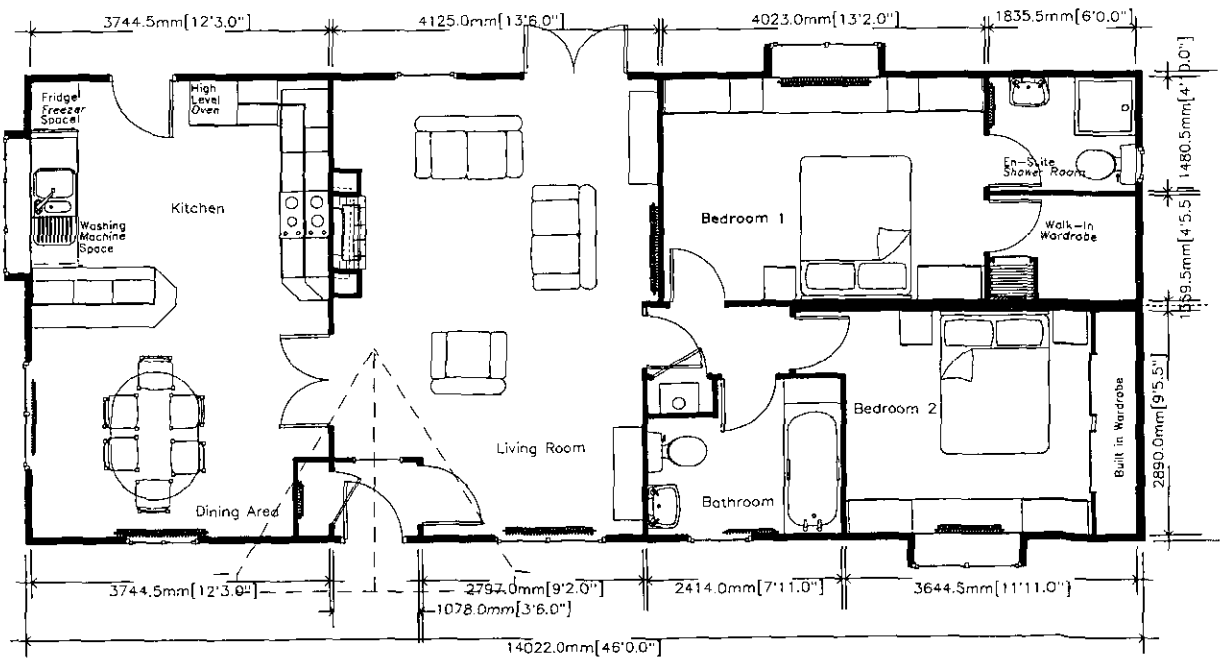


46'0"x 20'0"

Stately Albion's brief specification to comply with *The British Standard BS 3632 1995 for Residential Park Homes*

Our design philosophy is to utilise modern proven materials and manufacturing methods whilst retaining the traditional coach-building principals of strength and durability.
All our homes are built to BS 3632 (1995) and all relevant British Standards. All models comply with the requirements for the NCC 10-year warranty on participating parks only.

CHASSIS: All Welded mild steel chassis is constructed using two main 7"x2" longitudinal bearers and braced with 7"x2" and 4" x 2" transverse members. Either 2 or 4 heavy-duty detachable wheels, depending on the length of the home, are fitted to full width axle assemblies. A detachable tow-bar can be fitted either end, and the home is supplied with pyramid jacks.

FLOORS: 15mm WBP plywood with 60mm glass fibre insulation over a continuous heavy-duty moisture barrier. Insulation value of 0.39 W/m2K.

ROOF: Tufftile metal roof tiles laid on 2" x 1" roof battens over Type 1F roofing felt to BS 747. The roofing tiles have a BBA certificate and comply with all relevant requirements of the Building Regulations. All are laid over pre-fabricated roof trusses at 600mm centres, and 100mm insulation, between ceiling joists. Ceilings of 12.5mm plasterboard, finished with a blown vinyl wallpaper. Achieving a Class I spread of flame to BS 476. Insulation value of 0.316W/m2K. Ceiling height (generally) 7'6".

EXTERNAL WALLS: Exterior finish of a synthetic co-polymer based aggregate with a Class I spread of flame to BS 476 applied to 6mm external grade plywood. All roof spaces are through ventilated via the eaves. All joints taped and sealed. Studwork 61 x 23mm of quality softwood, housed stapled and fixed at a minimum of 400mm centres. All internal faces panelled with 6mm plywood, joints filled and sanded and finished with a quality wallpaper. Achieving a Class III spread of flame to BS 476. Insulated throughout by a 60mm fibreglass quilt giving an insulation value of 0.53 W/m2K.

INTERNAL WALLS: All internal walls panelled with 6mm plywood or as an option: 12.5mm plasterboard. Joints filled, sanded and finished with a quality wallpaper, having Class III spread of flame to BS476.

WINDOWS/DOORS: All homes are fitted with uPVC windows and doors with 24mm double glazed units as standard. Windows are internally beaded for additional security. All doors fitted with three position locking cam for additional security.

GENERAL HEATING SYSTEM: Homes are fitted with a Gas Combination Boiler. This stylish boiler maximises space and requires no cylinder or cold water storage. It is built to last and cuts your fuel bills due to the high efficiency, built-in energy saving components. The system is simple to use and incorporates a built in 24 hour timer and room thermostat. Other forms of heating are available; Oil, Economy 7 (Electric), - please ask for details.

PLUMBING & SANITARYWARE: We now fit the 'Hepworth' plastic two pipe system, which has advantages over traditional copper piping in that it reduces heat loss, they do not fur up, and are more resistant to frost. The pipework is positioned within the insulated area of floor, so with due care burst pipes should not be a problem. Sanitaryware is fitted as standard and is connected to comply with the relevant standards.

ELECTRICAL: Standard electrical installation to IEE regulations (17th edition). PME earth bonding as standard. Power distribution via consumer unit with miniature circuit breakers incorporating a residual current circuit breaker. Smoke detector fitted as standard. Heaters are fitted as standard to built in wardrobes to combat condensation.

RAINWATER: uPVC facias are now standard on most of our range (with the exception of the Cottage Range which has stained softwood) along with uPVC gutters and downpipes, further enhancing the ease of maintenance of our homes.

FLOOR COVERING: Vinolay to kitchens and a choice of quality carpets throughout the rest of the home.

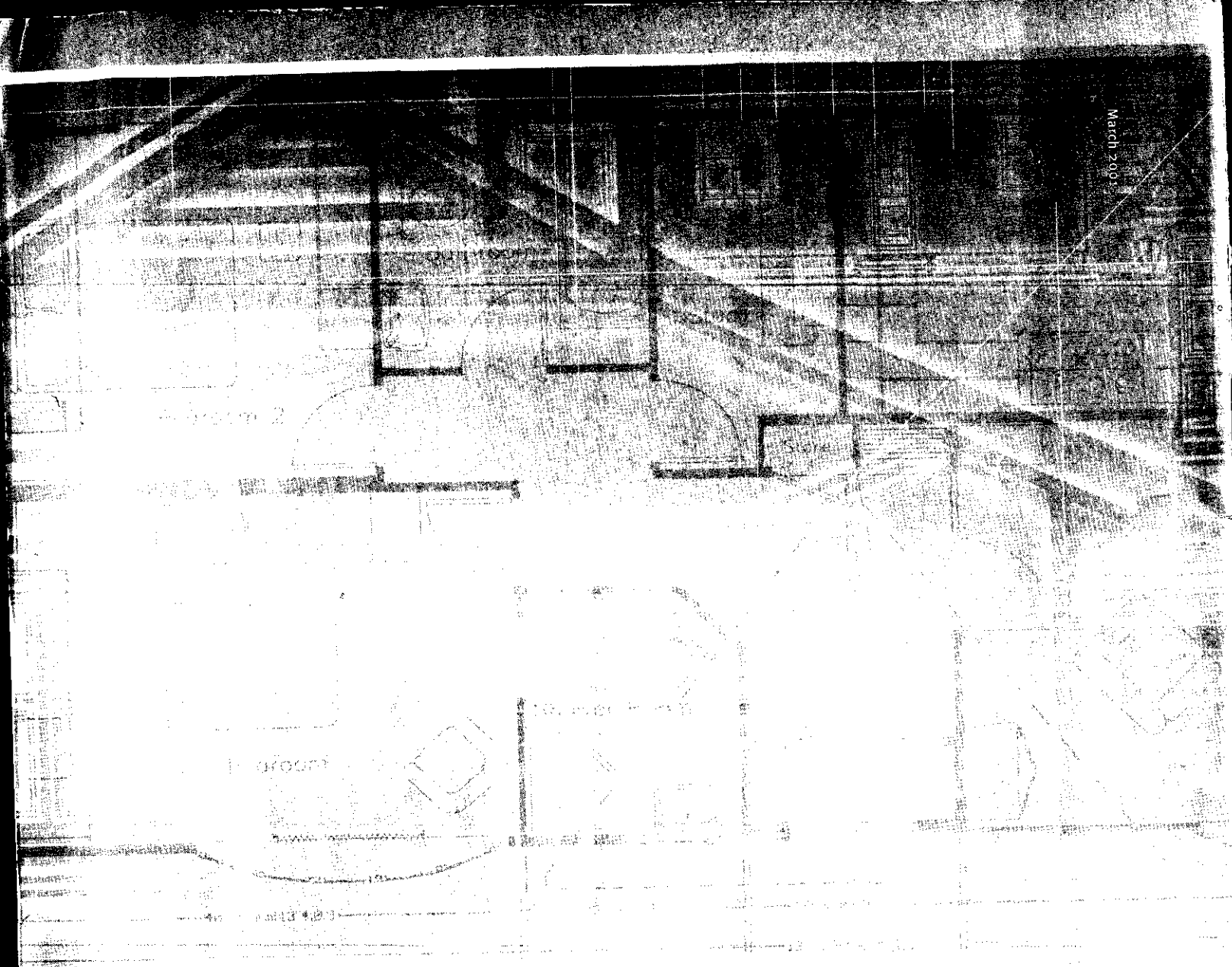
INSULATION: The calculated insulation values for our homes are very good. Indeed, the values for the walls are greater than that of an 11" insulated cavity wall. Floors and ceilings are also insulated to a high specification. In these times of energy consciousness if you are interested in making further savings, please speak to our Sales Department.

GENERAL INFORMATION: Built-in wardrobes and dressing tables. Built-in kitchens, divan beds, curtains and or roller blinds to all windows. Lounge suites, tables, chairs, wall units as illustrated. All furnishing complying with relevant fire-resistant and flame-retardant standards.

HOMES FOR THE DISABLED: Homes can be designed to accommodate the disabled person's requirements - the following list of items are available:

1. Wide internal and external doors to allow wheelchair access. Low thresholds for easy access to external doors.
2. Sockets and light switches positioned at a convenient height.
3. Bathrooms/shower rooms with grab-rail, large easy access shower, sit down showers.
4. Any further items required, please contact the Sales Department.

Stately Albion Ltd. are dedicated to product improvement and we reserve the right to alter any technical specification without prior notice.



March 2001

STATELY

Full details of all Stately ranges are available from: Stately-Albion Limited,
Prince of Wales Industrial Estate, Abercarn, Newport, South Wales, NP11 5AR.
Telephone: (01495) 244472 Facsimile: (01495) 248939

DPP DEVELOPMENT PLANNING PARTNERSHIP

www.devplanning.com

Mobile Home Park
Nine Mile Ride, Finchampstead

27 MAR 2002 * 6035



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Ordnance Survey

0 10 20 30 40 50 60 70 80 90 100

0 2 3

Development Planning Partnership
Bedford - Leeds - Manchester - Dublin - Glasgow

Please see Part I for plans.

To:
Transportation Group PSE FILE
Rachael Cameron

From: Angela Odell

Date: 30 April 2002

Application Number: F/2002/6035

Proposal: Proposed siting of 4 additional mobile homes on site..

Site Address:
Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr J Connors C/O The Development Planning Partnership.

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

Any current access problems?
No public transport issues
AO7.

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr J Connors
C/O The Development Planning Partnership
21 The Crescent
Bedford
MK40 2RT

Application Number: F/2002/6035

Parish: **WOKINGHAM WITHOUT**

Location: **Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.**

Proposal: **Proposed siting of 4 additional mobile homes on site.**

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 reasons for which are specified hereunder.

Reason
1. The proposed development would be inappropriate development in the countryside and would have an urbanising effect detrimental to the character and appearance of the area. The proposal would therefore be contrary to the Berkshire Structure Plan policy C2, the South East Area Local Plan policy STV2, the Wokingham District Local Plan policies WOS2 and WCC1 and to Planning Policy Guidance Note No. 7.

Reason
2. The site is not in a location which will minimise the need for travel and is not well served by Public Transport. The proposal therefore constitutes unsustainable development contrary to the Berkshire Structure Plan policies OS1 and H4, Wokingham District Local Plan policy WOS3 and to Planning Policy Guidance Notes Nos. 3 and 13.

Reason
3. The proposed mobile home between existing mobile homes Nos. 4 and 7 would be too close to them and would result in unacceptable loss of residential amenity. The proposal would therefore be contrary to Berkshire Structure Plan policy LD3, South East Area Local Plan policy SBE2 and to Wokingham District Local Plan policies WOS3 and WBE1.

Informative
1. The applicant is advised that it may be possible to overcome the reason for refusal No. 3 by re-siting the proposed mobile home between plots 4 and 7.

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

Berkshire Structure Plan Policies OS1, H4, C2, C9 and LD3.
South East Area Local Plan Policies STV2, SBE2 and SBE9.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WBE1 and WBE11.

Anna Cronin
Head of Planning & Transportation
Date: 08/05/2002

Notice checked by: _____

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

APPEALS TO THE SECRETARY OF STATE

PLANNING & ADVERTISEMENT APPEALS

1) If you disagree with the decision of the your local planning authority to refuse planning permission or you do not think that conditions placed on an approval are justified or reasonable, then you can appeal to the Secretary of State for the Environment, Transport and the Regions.

   If you want to appeal you must do so within **6 months** of the date of the decision notice for **planning applications** and within **8 weeks** in respect of **advertisement applications**, using a form you can get from The Planning Inspectorate. They can be contacted on (0117) 372 6373 or you can write to them at ; Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN.

2) In some exceptional circumstances an appeal can be considered if more than 6 months or 8 weeks have elapsed since the date of your decision. If the 6 month/8 week time limit has expired and you wish to appeal please contact the Planning Inspectorate to find out if they are willing to accept it.

3) The Secretary of State does not have to consider an appeal if it appears that the local planning authority could not have granted planning permission for the proposed development or could not have approved permission without the conditions it imposed while having regard to the statutory requirement of the development order or any directions given under the order. In practice The Secretary of State does not normally refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

4) It is a statutory requirement for all appellants to copy their appeal forms direct to Wokingham District Council, Planning Services, P.O. Box 157, Civic Offices, Shute End, Wokingham, RG40 1WR, at the same time as the appeal is sent to the Planning Inspectorate. Details of this procedure will be included on the appeal forms.

PURCHASE NOTICES

1) If the local planning authority or the Secretary of State for the Environment, Transport and the Regions refuses permission to develop land or grants it subject to conditions, the owner may claim that the land cannot be put to a reasonably beneficial use in its existing state or cannot make the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

2) In these circumstances the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase an owners interest in the land in accordance with the provisions of Part XI of the Town and Country Planning Act 1971.

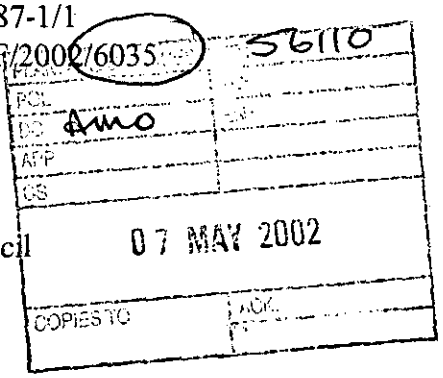
COMPENSATION

1) In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or is granted subject to certain conditions by the Secretary of State for the Environment, Transport and the Regions on appeal or on reference of the application to him. These circumstances are set out in Section 114 and related provision of the Town and Country Planning Act 1990.

PSE FILE

ENVIRONMENT AGENCY

Our Ref : SP/2002/005587-1/1
Your Ref : Angela Odell/F/2002/6035



Date : 01 May 2002

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

FAO: Angela Odell

Dear Madam

FOUR MOBILE HOMES
PINE RIDGE MOBILE HOME PARK NINE MILE RIDE FINCHAMPSTAED
WOKINGHAM

Thank you for your letter dated 9 April 2002, received on 11 April 2002. Please quote the following reference in any correspondence: SU86NW/3/5. The Environment Agency has the following comments:

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

PLANNING INFORMATIVES

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

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

ADVICE

Land Drainage

There are alternatives to conventional storage for the control of surface water run-off that are favoured by the Environment Agency. These techniques not only cater for flood peak attenuation, but may also improve water quality and enhance the environment. Such systems

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

include permeable pavements, grassed swales, infiltration trenches, ponds and wetlands. The developer is advised to discuss with the Agency how these techniques might be applied at this site.

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

Watercourses

We are aware of the brook running along the edge of your property but 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) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

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

Environment Protection

Surface water from hard surfaced areas should discharge via deep seal trapped gullies incorporating a minimum water seal of 85mm or similar.

Roof water downpipes should be connected to the drainage system either directly, or by means of back inlet gullies provided with sealing plates instead of open gratings.

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.

Water Conservation

Household Use
Water is one of our most precious natural resources, and the Environment Agency is keen to ensure it is used wisely:
* Water use for WC flushing can represent 35% of all household use. The applicant should consider installing low (6 litres or less) or dual flush toilets.
* 10% of household water use comes through wash hand basin taps. The installation of water-efficient taps such as spray taps can reduce consumption from this source by up to a half.
* A shower uses less than half the water used for a bath. Power showers on the other hand can use as much water as a bath in just 5 minutes. Shower units using a maximum of 9 litres of

water a minute should be fitted.

Domestic Appliances
If domestic appliances are to be provided in the new property, the applicant is asked to consider installing water and energy efficient models. Most products such as washing machines and dishwashers are now advertised with energy and water use information.

Gardens
As much as 30% of domestic water consumption in the summer can be used on the garden. To encourage sensible use of water in the garden, the Agency recommends installation of the following in all new property(ies):
* a water butt linked to a downpipe
* provision of a thick layer of good quality top soil
* if the garden is to be planted, use of drought-tolerant turf and plants.
* if a hose-pipe is to be provided in the new property(ies), a trigger nozzle should be fitted to prevent wastage of water.
* Low-water irrigation systems may also be appropriate provided that information on their sensible use is provided to the home-owner.

Maintaining lawns, gardens and other planted areas need not require vast amounts of watering. A few simple measures can be taken to reduce the amount of water required. On this site the Environment Agency would encourage the applicant to consider the following:
* grass should not be mown too often or too short this only encourages shallow roots, which are more likely to dry out
* use of mulches or ground cover plants to retain soil moisture
* provision of shade for those plants that require more water
* watering, when necessary, in the early morning or evening to reduce evaporation losses.

Grey & Rain Water Recycling
Rainwater and grey water recycling is becoming increasingly popular. It can reduce household water use by up to 30%. A number of systems are available which collect, treat and store rain- or grey water for WC flushing or garden/outside watering.

The Environment Agency would be happy to provide further information on these ideas, and be happy to discuss the use of these techniques at the application site. Please contact us.

Wildlife Conservation

Wildlife Enhancement
Opportunities should be provided for wildlife habitat enhancement through enlargement and/ or appropriate management of existing habitats and through creation of new habitats.

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

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

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

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will also help to prevent the spread of invasive, alien species within the region.

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

DECISION NOTICE

Please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries, please contact me, quoting the reference at the beginning of this letter.

Yours faithfully

PAUL BUSING
Planning Liaison Officer
Direct dial: 01276 454326
Direct fax: 01276 454352
Email: paul.busing@environment-agency.gov.uk

CC: Jeremy Pyatt The Development Planning Partnership

Applicationo	Name & Address
F/2002/6035	Mr & Mrs Jones 2 Old Kingsbridge Cottages Nine Mile Ride WOKINGHAM. RG40 3LX
Application Refused	Letters sent 14.05.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Angela Odell

Application Number : F/2002/6035

Applicant : Mr J Connors C/O The Development Planning Partnership.

Location : Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.

Proposal : Proposed siting of 4 additional mobile homes on site.

Site Notice Displayed ? :	YES	NO	DATE
	✓		16.4.02

Date of Neighbour Notifications : .....

Date of Site Visit : 16.4.02

Date Registered : 27/03/2002

Earliest Date for Decision : 03/05/2002

Latest Consultation Date/Site Notice Expiry Date : 03/05/2002

This application will have expired on: 22/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Highway officer: no objection.

- Wok. Without P.C: Would be an overdevelopment and felt the additional chalets would exceed those approved by the planning inspectorate.
- Environmental Health officer: No objection, but will need site licence.
- Tree officer: Notes some pine trees to be removed, but does not consider this a reason for refusal (TPO on site)
- 1 (anonymous) letter of objection received: site is outside settlement and therefore proposal is contrary to policy, increased traffic & road noise, mobile homes will be more visible due to trees felled.

Planning Issues :

Application Number: F/2002/6035

Appraisal :

See attached report.

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

Appraisal – F/2002/6035

Site is outside a settlement boundary.

Planning History
After a long series of temporary permissions dating back to the 1960s, permanent permission No. F/2001/3885 was granted for 7 mobile homes on the site on 14.06.01. These are numbered 1-7 on the site plan. N.B. The other 3 mobile homes unnumbered and shown in black outline do not exist and do not have permission.

Proposal
Is to station 4 additional mobile homes in the 'possible' positions shown in red on the site plan.

Effect on the character and appearance of the area
As the site is outside a settlement boundary the proposed additional mobile homes would be contrary to countryside policies, as mobile homes are classified as for new housing development, and the application is not submitted for gypsy occupation. Although the site is well screened from outside views by fencing and trees, the proposed mobile homes would consolidate and intensify existing development in the countryside and be contrary to policies. The proposed mobile home between plots 4 and 7 would also require the removal of pine trees, though tree officer does not recommend a tree reason for refusal. Therefore, whilst the proposal would provide 4 additional low-cost homes, consider this does not outweigh the objections on countryside policy and impact grounds.

Sustainability
The site is not in a sustainable location, being neither within, nor on the edge of, Crowthorne, with no facilities nearby (apart from primary school, church and church hall and recreation ground at St. Sebastians) and bus service not frequent. Therefore consider unacceptable on these grounds also (see Inspector's report on Part 2 of Local Plan Inquiry on Ravenswood page 5-166).

Effect on neighbouring properties
The only existing residential properties directly affected are the existing mobile homes on the site. The only situation where the new homes would be close to existing ones would be between Nos. 4 and 7, where the proposed home would be 3m.+ from No. 7 and 2.4m.+ from No. 4. Consider this too close for amenity. However, this problem could be overcome by re-siting this proposed mobile home.

Recommendation: Refusal

Application Number F/2002/6035
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

1. The proposed development would be inappropriate development in the countryside and would have an urbanising effect detrimental to the character and appearance of the area. The proposal would therefore be contrary to the Berkshire Structure Plan policy C2, ~~Loddon~~ South East Area Local Plan policy STV2, Wokingham District Local Plan policies WOS2 and WCC1 and to Planning Policy Guidance Note No. 7.

2. The site is not in a location which will minimise the need for travel and is not well served by Public Transport. The proposal therefore constitutes unsustainable development contrary to the Berkshire Structure Plan policies OS1 and H4, Wokingham District Local Plan policy WOS3 and to Planning Policy Guidance Notes Nos. 3 and 13.

3			The proposed mobile home between existing mobile homes Nos. 4 and 7 would be ~~unacceptable~~ too close to them and would result in unacceptable loss of some residential amenity. The proposal would therefore be contrary to BSP policy LD3, SEALP policy SBE2 and to WDLP Policies WOS3 and WBE1.
			Informative
			The applicant is advised that it may be possible to overcome reason for refusal No. 3 by re-siting the proposed mobile home ~~erected~~ between plots 4 & 7.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES: STV2, SBE2 & SBE9
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WBE1 and WBE11
GREEN BELT LOCAL PLAN POLICIES: OS1, H4, C2, ~~ED3, C8~~ C9 & LD3
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

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

Date: 8.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Pine Ridge Mobile Home Park Nine Mile Ride Finchampstead Wokingham.

APPLICATION NUMBER: F/2002/6035

OFFICER: Angela Odell

DATE OF SITE VISIT: 16.4.02

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 16.4.02 (on 9MR access)

2. DESCRIPTION OF SURROUNDINGS Sporadic development in semi-rural area.

3. DESCRIPTION OF SITE/BUILDING Existing permanent mobile home park with 7 homes as specified on site. (northern 3 shown & un numbered do not exist)

4. RELATIONSHIP TO ADJOINING PROPERTIES On E. side is New Acres gypsy mobile home park. Open field to N. woodland to W & S.

5. SITE CONSTRAINTS

TREES between ~~site~~ (4) & (7) on site of proposed home. Otherwise proposed on grass.

ACCESS/PARKING from 9MR.

LEVELS Flat.

BOUNDARY TREATMENT 1.8m fence to East & also round northern boundary

OTHERS

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 8th May 2002

Location: Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead.

Proposal: Proposed siting of 4 additional mobile homes on site.

Application Number: F/2002/6035

In response to your consultation dated 9th April 2002 for the above application, the arboricultural comments are as follows:

There are no arboricultural reasons for refusing planning permission.

Neil Etherington
Senior Arboriculturist

OBJ

PLANNING SERVICES	APT
POL	TLS
DC AMO	ENF
APP	
CS	
24 APR 2002	
COPIES TO	ACK N/A
	FIL

No name & address

F.A.O. Angela Odell

With Reference to the planning application for "Pine Copse, Nine Mile Ride" - F/2002/6035

I wish to object on the following grounds.

- The area currently lies outside the settlement boundary. Therefore any building or additional housing does not correspond with current council policy.
- More mobile homes will increase:
  - Traffic
  - Road Noise (particularly the regular and frequent use of car horns by residents of both mobile home sites)
- As a consequence of the trees being illegally felled, any new mobile homes will now be clearly visible for all to see.

Angela Odell

From: Peter Banks [banksp@RBFRS.co.uk]
Sent: 18 April 2002 12:37
To: 'angela.odell@wokingham.gov.uk'
Subject: Plan App F/2002/6035

With reference to your letter regarding the above planning application I confirm the following

1 The provisions for spacing and water supplies are as contained in the Model
Standard 1989 : Permanent Residential Mobile Home Sites.

2 The Local Authority Environmental Services Department administer the legislation
relating to the above i.e The Caravan Sites and Control of Development Act 1960.

We have retained your plans for file.
If you have any further enquiries please do not hesitate to contact me.

Peter Banks
Operations Support Officer
Royal Berkshire Fire & Rescue
01189322927

Angela Odell

From: Joe Dray
Sent: 18 April 2002 10:55
To: Angela Odell
Subject: Pine Ridge Mobile Home Park Nine Mile Ride Finchampstead

Angela

F/2002/6035 - Pine Ridge Mobile Home Park - Proposed siting of 4 additional mobile homes on site

I have no objection to this application. Please advise the applicant that he will need to apply for amendment to the exisitng caravan site licence.

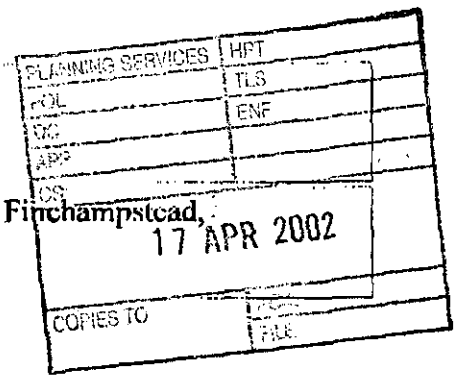
Can you please let me know the outcome of this aplication so I can make sure that Mr Connors gets the necessary application forms if necessary. Many thanks

regards Joe

JOE DRAY
Senior Environmental Health Officer
Environmental Protection & Housing
Wokingham District Council
Tel: 01189 746516
Fax: 01189746401
Joe.Dray@wokingham.gov.uk
www.wokingham.gov.uk

Wokingham Without Parish Council Consultation Sheet

Officer	Angela Odell
No	F 2002 6035
Proposal	siting of 4 additional mobile homes
Site	Pine Ridge Mobile Home Park, Nine Mile ride, Finchampstead, Wokingham



Committee's Comments

Members queried the legality of existing chalets, which had been previously subject of much discussion, and felt that the proposed additional chalets exceed the number appoved by the Planning Inspectorate and in any case would be an overdense development.

Signed : _____
Clerk to Wokingham Without Parish Council

16 April 2002

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 09 April 2002

Application Number: F/2002/6035

Proposal: Proposed siting of 4 additional mobile homes on site.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.

Applicant:
Mr J Connors C/O The Development Planning Partnership.

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).

Signed: _____ **Print name:** Adam 12/4/02.

Application Number : F/2002/6035	**Map No :** 99.
Case Officer : AO	**Site Area :** 0.71
Valid Date : 27 MAR 2002	**Received Date: 01/03/2002**

Level : Delegated Application

Description : Proposed siting of 4 additional mobile homes on site.

Location : Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.

Parish : ~~Fr~~ Wokingham Without. **Ward :** ~~F/S~~ Wok/Without 9.4.02

Applicant : Mr J Connors C/O The Development Planning Partnership.

Fee Required: £760 **Fee Received: £760** (S)

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

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	- Other side elevation. - Side elevs should show bay windows.	phoned 18/3	1 MAY 2002
FLOOR PLANS	- not drawn to scale (F. plans or elevs)	to follow.	
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS 9.4.02

Building Control

Heritage (Harold Sanders)

Landscape

Trees TPOs on site ✓

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Royal Berks Fire & Rescue Services ✓

CPRE ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Mobile Home Site

Railtrack

Police Arch Officer

Thames Water ✓ Drainage

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

..... (Rural Area Countryside) .....

.....

.....

.....

.....

NEIGHBOURS

.....

S/N + see map

+ Mr M. Ratcliffe
16 Kingsbridge Cottages
Nine Mile Ride
Wokingham RG40 3LY

+ Mr J Fraser
10 Kingsbridge Cottages
Nine Mile Ride
Wokingham RG40 3LY

No pre-apps.

Organisation_Name	Building_Name	address1	Postcode
	PINERIDGE FARM	PINERIDGE FARMNINE MILE RIDEWOKINGHAM	RG403ND
	BRIDGEWOOD	BRIDGEWOODNINE MILE RIDEWOKINGHAM	RG403LU
	JALENS	JALENSNINE MILE RIDEWOKINGHAM	RG403LU
	RED GABLES	RED GABLESNINE MILE RIDEWOKINGHAM	RG403LU
	MALOJA	MALOJANINE MILE RIDEWOKINGHAM	RG403LU
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	28 KINGSBRIDGE COTTAG	28 KINGSBRIDGE COTTAGESNINE MILE RIDEWOKIN	RG403LY
		12NEW ACRESWOKINGHAM	RG403LZ
		14NEW ACRESWOKINGHAM	RG403LZ
		2NEW ACRESWOKINGHAM	RG403LZ
		3NEW ACRESWOKINGHAM	RG403LZ
		1NEW ACRESWOKINGHAM	RG403LZ
		10NEW ACRESWOKINGHAM	RG403LZ
		11NEW ACRESWOKINGHAM	RG403LZ
		8NEW ACRESWOKINGHAM	RG403LZ
		9NEW ACRESWOKINGHAM	RG403LZ
		4NEW ACRESWOKINGHAM	RG403LZ
		5NEW ACRESWOKINGHAM	RG403LZ
		6NEW ACRESWOKINGHAM	RG403LZ
		7NEW ACRESWOKINGHAM	RG403LZ
	12A	12ANEW ACRESWOKINGHAM	RG403LZ
	PINE RIDGE MOBILE HOM	PINE RIDGE MOBILE HOME PARKNINE MILE RIDEFII	

F/2002/6035 10.4.02.

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

Tel: (0118) 974 6445

Date: 09 April 2002

My ref: F/2002/6035

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/6035
Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.
Proposed siting of 4 additional mobile homes on site.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Angela Odell** on **(0118) 974 6445** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2002/6035**
Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.
Proposed siting of 4 additional mobile homes on site.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Ross

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

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

Tel: (0118) 974 6445

Date: 09 April 2002

My ref: F/2002/6035

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Berkshire RG40 1WR
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Minicom No: (0118) 974 6991
DX: 33506 - Wokingham

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

Dear Councillor

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Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.
Proposed siting of 4 additional mobile homes on site.

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Development Control Manager

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_____

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Signed: _____ Date: _____

Councillor P Lewis

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Tel: (0118) 974 6445

Date: 09 April 2002

My ref: F/2002/6035

WOKINGHAM UNITARY
Aiming for Excellence

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

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

Dear Councillor

Application Number: F/2002/6035
Pine Ridge Mobile Home Park, Nine Mile Ride, Finchampstead, Wokingham.
Proposed siting of 4 additional mobile homes on site.

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Yours sincerely
Trevor Watson
Development Control Manager

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Proposed siting of 4 additional mobile homes on site.
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_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

Received by Wokingham District Council

Application No: F/2002/6035

Proposal:
Proposed siting of 4 additional mobile homes on site.

Location:
Pine Ridge Mobile Home Park, Nine Mile 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

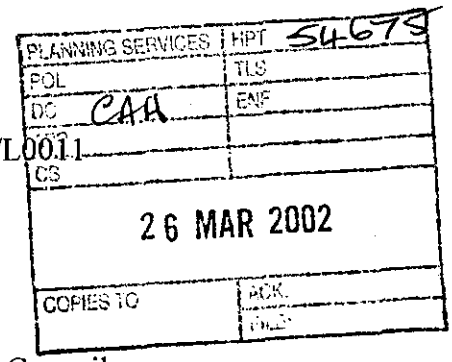
WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/6035 to enable the library staff to locate the correct information.

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 03/05/2002. Written comments submitted will become available for public inspection.

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

Trevor Watson
Development Control Manager

09 April 2002



27 MAR 2002

6

D | P | P
DEVELOPMENT
PLANNING
PARTNERSHIP

21 THE CRESCENT
BEDFORD
MK40 2RT
TEL 01234 358863
FAX 01234 271 210

Our Ref: JP/383901/L0011

15 March 2002

Head of Planning
Wokingham District Council
PO Box 157
Shute End Offices
Shute End
Wokingham
Berks RG40 1WR

Dear Sir/Madam,

Re: Planning application for additional mobile homes, Pine Ridge Mobile Home Park, Finchhampstead

Further to our earlier telephone conversation, please find enclosed plans indicating the height of the proposed mobile homes and a plan of the end elevation as requested. I can confirm that the plans submitted with the planning application are to a 1:250 scale.

I trust that this is now sufficient for you to proceed in registering the planning application.

Yours sincerely,

Jeremy Pyatt
THE DEVELOPMENT PLANNING PARTNERSHIP
(jeremy.pyatt@devplanning.com)

Our Ref: JP/383901/L0010

5

22nd February 2001

Planning Department
Wokingham District Council
PO Box 157
Shute End,
Wokingham
Berkshire,
RG40 1WR

D | P | P
DEVELOPMENT · PLANNING · PARTNERSHIP

21 THE CRESCENT
BEDFORD
MK40 2RT
TEL 01234 358863
FAX 01234 271 210

MAR2002* 6035

Dear Sirs,

Application for four additional mobile homes, Mobile Home Park, Finchampstead

Please find enclosed a planning application for the development of four additional mobile homes at Pineridge Mobile Home Park, Nine Mile Ride, Finchampstead. The application consists of:

1. 6 copies of the planning application forms
2. A cheque for the sum of £760
3. A completed Certificate A
4. 6 copies of site location plan at 1:1250 scale
5. 6 copies of proposed site layout plan and elevations.

The application site has been in existence as a mobile home site for over 30 years. The site currently consists of seven mobile homes set within an enclosed area surrounded by woodland. The mobile home park is not visually prominent within the landscape and blends in well with its surroundings.

The four additional mobile homes will be well integrated into the existing site, their position within the site will enable the homes to be easily accessed and will have no adverse effects on the residential amenity of existing dwellings.

The proposed mobile homes will be of a high quality reflecting the existing buildings on the site and will comprise a single storey structure consisting of two bedrooms, a study, living room, dining area and kitchen. The mobile homes are produced by a reputable company, known as Stately, details of which are included as part of the application submission.

In conclusion, the proposed development will not cause demonstrable harm in planning terms and will not erode the rural character of the area or have any major intensification in use of the site access. As described above, the site is already built up with the existence of mobile homes and is therefore an appropriate location to accommodate further development. The

provision of additional mobile homes in this location will also contribute to the provision of affordable housing in the district.

We trust that you have sufficient information to be able to register this application, however, should you require any additional information please do not hesitate to contact me.

Yours sincerely,

Jeremy Pyatt
THE DEVELOPMENT PLANNING PARTNERSHIP
(*jeremy.pyatt@devplanning.com*)

cc Mr. Connors – Pineridge Mobile Home Park

1509/ab

27 MAR 2002 6035

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	MR J CONNORS
	ADDRESS	6 PINERIDGE MOBILE HOME PARK NINE MILE RIDE, FINCHAMPSTEAD
	POST CODE	RG40 3ND Tel No.
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	THE DEVELOPMENT PLANNING PARTNERSHIP
	ADDRESS	21 THE CRESCENT BEDFORD (Contact: Jeremy Pyatt)
	POST CODE	MK40 2RT Tel No. 01234 321109
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	MOBILE HOME PARK, NINE MILE RIDE, FINCHAMPSTEAD
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.716 ha.
5. Give brief details of the proposal	ABOUT THE APPLICATION	Application for 4 additional mobile homes on the site.
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	Owner

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	X	1:100 Floor Plan	
1:500 Block Plan		Other	X
1:100 Elevations			

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING	X	DEMOLITION	
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION	X	Go to Question 11.
TEMPORARY PERMISSION		State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.	Residential - Mobile Home Complex
12. ARE THERE ANY TREES ON THE SITE ? IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.	~~YES~~ / NO
13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.	Synthetic co-Polymer based aggregate applied to plywood.
14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ? *If NO, please give details of any new system to be constructed.*	YES / ~~NO~~
15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ? *If NO, please give details of any new system to be constructed.*	YES ~~/ NO~~
16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ? Please show details of the existing access and any proposed changes on the plans.	YES ~~/ NO~~
17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ? *If YES, please show details of any changes on the plans.*	~~YES~~ / NO
18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ? If YES, please show the route and any proposed alternative on the plans.	~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table. YES / ~~NO~~

	No. of Bedrooms	Dwellings
Proposed new development	1	
	(2)	4
	3	
	4	
	5 or more	
	TOTAL	
Nos. of residential units lost through demolition or conversion		
NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ? If YES, please show on the submitted plans what is to be provided.	~~YES~~ / NO
21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ? If YES, please complete PART 2 of the form.	~~YES~~ / NO
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 (INCLUDING SCRAP YARDS) ? *If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.*	~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 760

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF MR. CONNORS DATE 22/2/02.

Before submitting this application check that you have answered all the relevant questions 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.

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

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . .

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . .

On behalf of . . . . MR. CONNORS . . . . . .

Date . . . . 22/2/02 . . . . . .

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

1933

(1) PINERIDGE FARM

ADDRESS NINE MILE RISE PARISH WOOD/WITHYHOLT

PLOT No. ORD. SHEET No. SU 99 8165/8265

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
K/24/62	MR. J. HAVERS	5 CARAVANS		30.6.
K/18/67	"	"	9.11.67	30.9.7
K/34/68	"	1 " (FOR MR HAVERS)		31.12.7
18/71	" RENEWAL	" " "	21.1.71	31.3.7
1777/72	" "	5 "	26.10.72	31.12.7
00639	" "	1 " (FOR MR HAVERS)	16.5.74	31.5.7
04071	" "	5 "	20.2.76	31.12.
06737	" "	1 " "	27.10.77	Re
07665	" "	1 " "	16.2.78	31.3.7
10969	" "	" " "	5.7.79	30.6.8
14837/8 SN	" "	5 CARAVANS	12.2.81	28.2.8
15367/8	" "	1 " FOR MR HAVERS	8.5.81	30.4.8
18490/1 SN	" "	RESITE " "	18.11.82	30.11.8

MINISTRY DECISION

SPECIAL ORDERS TPO/280/85

1933

(2) PINERIDGE FARM

ADDRESS NINE MILE RISE PARISH WOOD/WITHYHOLT

PLOT No. ORD. SHEET No. SU 99 8165/826

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisic
BR 20007	MR. HAVERS	SEPTIC TANK	21.1.83	APP
20431	"	30 MOBILE HOMES	17.11.83	Re
22767/8	" RENEWAL	1 CARAVAN FOR MR HAVERS	9.1.85	31.1.9
26573/4	COLLINS & GRAY	ADD. 6 MOBILE HOMES	27.11.86	Re
26850	MR. R. HOOK NO 4	GARAGE	23.1.87	Re
27151	MRS. A. SMITH NO 5	"	18.12.87	30.11
27299	NOT PROCEED WITH			
27300/1/2				
29039/40	J.C. QUINN RENEWAL	5 MOBILE HOMES & ACCESS	26.11.87	30.11.
29623/4	MR. E. ARNOLD NO 6	ADD MOBILE HOME	21.1.88	30.11.
30034	COLLINS & GRAY	PERMANENT PERMISSION FOR MOBILE HOMES	9.6.88	R
33260	MR. B. SMITH NO 7	ADD. MOBILE HOME	8.6.89	30.11.

MINISTRY DECISION 20431 - APPEAL DISMISSED - 13.7.84

SPECIAL ORDERS 30034 - " " - 14.10.89

1933

(3) PINERIDGE FARM

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. ORD. SHEET No. SU 8165/826 99/10

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisio
38922	No2	NOT PROCEEDED WITH		
35193	MR. J. HAVERS RENEWAL	MOBILE HOME FOR MR. HAVERS	14.3.90	30.3.9
37063 & 37394	NOT PROCEEDED WITH			
39338	APPEAL MR. J. HAVERS	PERMANENT CONSENT FOR MOBILE HOME	15.6.92	Re
40401	MR. B. SMITH	RENEWAL 7 MOBILE HOMES	9.2.93	30.11
96/64564/F	J. BUNCE	RE-LOC. LIVE STOCK SHELTER & HAY STORE	12.12.96	Cl
97/66330/F	Mr. J. Bunce & Miss J. Morgan	RENEWAL of Stationing of Mobile Home (EX MR HAVERS)	28.11.97	C/
98/67936/F	MARK COATES	RENEWAL MOBILE HOME PARK	11.8.98	5 Y

MINISTRY DECISION 39338 - APPEAL DISMISSED - 26.1.93 (5 YEARS)

SPECIAL ORDERS

1933

(4) PINE RIDGE FARM

ADDRESS NINE MILE RIDE PARISH WOK/WITHOUT

PLOT No. ORD.SHEET No. SU 8165/826 99/10

Planning No.	Building No.	Applicant	Description of Development	Date	Decision Building	Decision Planning
F/2001/3885		Mr. J. Connors	Permanent ~~permission for~~ 7 mobile homes	14.6.01		AP
F/2002/6035			Siting 4 mobile homes			

MINISTRY DECISION:

SPECIAL ORDERS: