APPLICATION NO:

F/2000/2891

LOCATION:

Sheeplands Farm Wargrave Road, Wargrave Reading.

APPLICANT:

W Bennett And Son C/O Andesign

PROPOSAL:

Proposed erection of stables complex with associated all weather riding surface and paddocks.

EARLIEST DATE FOR DECISION: **29/12/2000**

APPLICATION WILL HAVE EXPIRED ON:
18/01/2001

CASE OFFICER: **Nicola Lake**

(NL)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

W Bennett and Son
C/O Andesign
9 Perkins Way
Wokingham
Berkshire
RG41 2TN

Application Number: F/2000/2891

Parish:	**WARGRAVE**
Location:	**Sheeplands Farm, Wargrave Road, Wargrave, Reading.**
Proposal:	**Proposed erection of stables complex with associated all weather riding surface and paddocks.**

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. The proposed development by reason of its location and size, would form an obtrusive addition to the existing farm compound area to the detriment of the open character and amenity of the Green Belt and Setting of Settlement. Therefore the proposal is considered contrary to policy C4 of the Berkshire Structure Plan, policy 1 of the Green Belt Local Plan for Berkshire and to policies WOS1 and WGB1 of the Wokingham District Local Plan.

Informative

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

Berkshire Structure Plan Policy C4.

Green Belt Local Plan Policy 1.

Deposit Draft Wokingham District Local Plan Policies WOS3 and WGB1.

John Mitchell

John Mitchell
Development Control Manager
Date: 26/01/2001

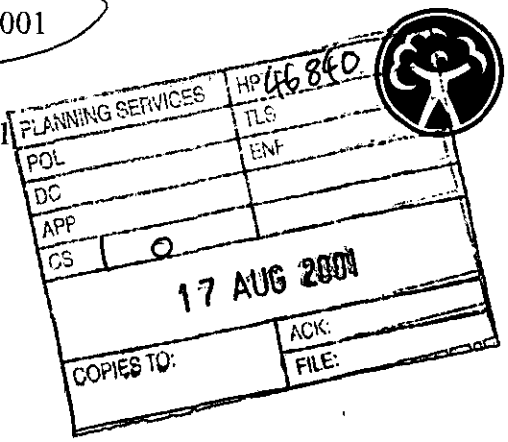
Notice checked by: _____

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.

→ Already determined – hle

Our ref: ~~SP\2000\002837\001~~
Your ref: F/2000/2891

Date: 7th February 2001



ENVIRONMENT AGENCY

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

Dear Sir/Madam

STABLES COMPLEX, RIDING SURFACE & PADDOCKS
SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE, READING

Thank you for your letter dated 5 December 2000 regarding the above proposal. You are asked to quote the following reference in any correspondence: SU77NE/14/6.

I understand that this application was refused by Wokingham District Council on 26 January 2001, however the Environment Agency has the following comments for your files.

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

PLANNING CONDITIONS

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 2 metres in depth below existing ground level.
REASON: To prevent pollution of groundwater.

CONDITION: No soakaways shall be constructed in contaminated ground.
REASON: To prevent pollution of groundwater.

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 required for any discharge of sewage or trade effluent into controlled

Cont/d..

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

waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Ian Doyle on 01276 45 4365 for details.*

ADVICE TO PLANNING AUTHORITY

Groundwater Protection: Contact Ian Doyle on 01276 45 4365.

The site lies within the inner source protection zone for Sheeplands pumping station, being around 350m from the abstraction point. As a result groundwater in the area is highly vulnerable to contamination, particularly as the geology underlying the site is the Upper Chalk. Therefore, the Agency would restrict discharges to ground (i.e. soakaways) to clean roof water. Other run-off would be viewed as trade effluent and should be discharged to the foul sewer, subject to the approval of Thames Water or its sewerage agent.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Slurry/ silage liquor should be stored within a sealed system in accordance with the MAFF document 'Code of Good Agricultural Practice for the Protection of Water'.

Development Control: Contact Amanda Reed on 01276 45 4331

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.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

for **Sarah Paxman**
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham, Berks RG41 2TN

Our ref: SP\2001\004090\001
Your ref: F/2001/4326

Date: 14th August 2001

ENVIRONMENT AGENCY

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

Dear Sir/Madam

ERECTION OF STABLE BLOCKS AND ASSOCIATED PADDOCKS SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE

Thank you for your letter dated 06/07/01 which was received on 10/07/01. You are asked to quote the following reference in any correspondence: SU77NE/14/6.The Environment Agency has the following comments:

I have no further comments to add to my previous letter dated 07/02/01 regarding your consultation reference F/2000/2891, of which a copy is enclosed.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact me on 01276 454341, quoting the reference cited at the beginning of this letter.

Yours faithfully

for **Sarah Paxman**
c.c.Andesign,9 Perkins Way, Wokingham, RG41 2IN

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

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 10 May 2001
My ref: NL/F/2000/2891
Your ref:

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

Mr W R Bennett.
Sheeplands Farm
Wargrave Road
Wargrave.
RG10 8DL

Dear Mr Bennett,

PROPOSED ERECTION OF STABLES AND MENAGE AT LAND TO THE SOUTH OF SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE. APPLICATION NUMBER F/2000/2891.

As stated at our recent meeting, I have considered the recent planning guidance on the Agriculture and the Countryside. While revised government guidance within Planning Policy Guidance Note 7 – 'The countryside – Environmental Quality and Economic and Social Development' and the Rural White Paper – 'Our countryside', do stress the increasing importance of diversification into non-agricultural activities in order to supplement their income and to achieve a sustainable agricultural industry. It is considered that the selling off of small parcels of land for alternative uses, including equestrian would adversely effect the overall sustainability of the farm unit.

If the farm were to seek planning permission for the erection of a stable block to rent out to individuals, but retaining the ownership then this may be considered a diversification, subject to the specific details of the rental agreement. However the actual proposed buildings and ancillary structures would still have to comply with the other policies in the District's development plans.

In the above situation the site is located within the Metropolitan Green Belt. Therefore a smaller development than that proposed above, with an amended location, as brief discussed during our meeting which would be retained in the ownership of the farm may be acceptable. The proposed creation of a menage or structures beyond the current envelope of development of the farm would still be unacceptable due to the change in the open character and amenity of the Green Belt.

I hope this information is of assistance to you. However, it is given without prejudice to the Council's position in the determination of any application, which maybe submitted.

Should you wish to discuss this matter further please do not hesitate to contact me on the above direct line.

Yours sincerely,

NICOLA LAKE.
Senior Planning Officer.

Our ref: SP\2000\002837\001
Your ref: F/2000/2891

Date: 7th February 2001

ENVIRONMENT AGENCY

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APP	
CS	NC
09 FEB 2001	
COPIES TO:	ACK:
	FILE:

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

Dear Sir/Madam

STABLES COMPLEX, RIDING SURFACE & PADDOCKS
SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE, READING

Thank you for your letter dated 5 December 2000 regarding the above proposal. You are asked to quote the following reference in any correspondence: SU77NE/14/6.

I understand that this application was refused by Wokingham District Council on 26 January 2001, however the Environment Agency has the following comments for your files.

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

PLANNING CONDITIONS

CONDITION: The construction of the surface water drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

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PLANNING INFORMATIVES

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Cont/d..

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

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ADVICE TO PLANNING AUTHORITY

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The site lies within the inner source protection zone for Sheeplands pumping station, being around 350m from the abstraction point. As a result groundwater in the area is highly vulnerable to contamination, particularly as the geology underlying the site is the Upper Chalk. Therefore, the Agency would restrict discharges to ground (i.e. soakaways) to clean roof water. Other run-off would be viewed as trade effluent and should be discharged to the foul sewer, subject to the approval of Thames Water or its sewerage agent.

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

Slurry/ silage liquor should be stored within a sealed system in accordance with the MAFF document 'Code of Good Agricultural Practice for the Protection of Water'.

Development Control: Contact Amanda Reed on 01276 45 4331

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.

A copy of this letter has been sent to the agent.

If you have any further queries please do not hesitate to contact myself on 01276 454 323 quoting the reference cited at the beginning of this letter.

Yours faithfully

Sarah Paxman
Development Planning Officer

cc: Andesign, 9 Perkins Way, Wokingham, Berks RG41 2TN

WORK SHEET FOR : Nicola Lake.

Application Number : F/2000/2891

Applicant : W Bennett and son C/O Andesign

Location : Sheeplands Farm, Wargrave Road, Wargrave.

Proposal : Proposed erection of stable complex with associated all weather riding surface and paddocks.

Site Notice Displayed ? :	YES	NO	DATE
	✓		11-01-01

Date of Neighbour Notifications :

Date of Site Visit : 11.01.01

Date Registered : 23.11.00

Earliest Date for Decision : 29.12.00

Latest Consultation Date/Site Notice Expiry Date : 29.12.00

Application Expiry Date: 18.01.01

Consultation Responses :
Wargrave P C: No objection subject to condition preventing commercial use.
Environmental Health: No objection subject to conditions.
Highways: Further information.

Planning History :
The site is currently agricultural land.

Planning Issues :
Site designation: Within the Metropolitan Green Belt.
Setting of Settlements.

1. Impact upon the residential amenity of the adjacent dwellings.

2. Impact upon the open character and amenity of the Green Belt.

3. Impact upon highway safety.

Application Number: F/2000/2891

Appraisal :

1. **Impact upon the residential amenity of the adjacent dwellings.**
The proposed development is for the erection of a new stable block with 7 stables, tack room and hay store. The proposal would also include the creation of a menage. The site is located within the existing Sheeplands Farm complex, to the south of an existing building. The main farmhouse is at present the building, which projects the furthest south. However both the proposed stable block and menage would project out pass this current edge of the development on the site.

   The proposed hay store and stable block would have a height of 2.9m and would be wooden cladded. The proposed development would have no significant detrimental impact upon the residential amenity of the neighbouring dwellings.

2. **Impact upon the open character and amenity of the Green Belt.**
The proposed development is located within the identified Green Belt and within the setting of settlements. This area is fairly flat, with a gradual rise from the Wargrave Road towards the east. It is open in character, as the division between the fields, have been removed to allow the area to be farmed intensively as a market garden. The farm building are the only structures within this open area. These building have developed within a tight 'farm yard' style of development.

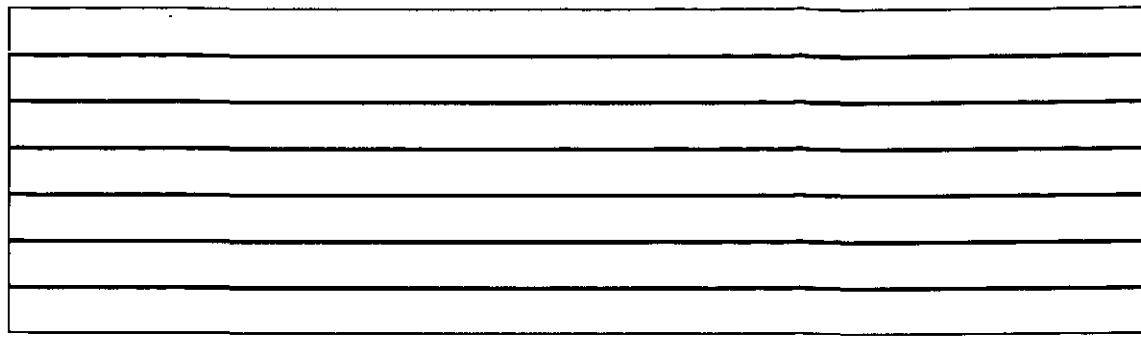
   The proposed development would become the furthest south structures within this 'farm yard' area and would therefore be very visible. Therefore the proposed development would represent a creeping of development into the current open area, to the detriment of the open character and amenity of the Green Belt and the setting of the settlement.

   The proposed Menage would cover an area of 40m by 20m and would have and all weather riding surface. The creation of such an area would have an a detrimental impact upon the open character and amenity of the Green Belt.

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

Application Number:F/2000/2891
Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The propose development by reason of its location and size, would form an obtrusive addition to the existing farm compound area to the detriment of the open character and amenity of the Green Belt and Setting of Settlement. Therefore the proposal is considered contrary to policy C4 of the Berkshire Structure Plan, policy 1 of the Green Belt Local Plan for Berkshire and policies WOS1and WGB1 of the Wokingham District Local Plan.
informative.			
	N16		BSP – C4
			WDLP – WOS3, WGB1
			GBLP – Policy 1.



CONDITION MONITORING RECORD SHEET

APPLICATION NO:

SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				

RECORD OF SITE VISIT

SITE ADDRESS: Sheeplands Farm Wargrave Road Wargrave Reading.

APPLICATION NUMBER: F/2000/2891

OFFICER: Nicola Lake

DATE OF SITE VISIT: 11.01.01

1 SITE/STATUTORY NOTICE DISPLAYED ? YES - on front entrance to the farm.

2. DESCRIPTION OF SURROUNDINGS

Rural farm land.

3. DESCRIPTION OF SITE/BUILDING a strip of land to the East of the Farm house and South of large sloping roofed building. The farm area has diversified to a high level. This building would be another extension of existing structures.

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: F/2000/2891

CONFIDENTIAL

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

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

Dear Councillor

Application Number: F/2000/2891
Sheeplands Farm, Wargrave Road, Wargrave, Reading.
Proposed erection of stables complex with associated all weather riding surface and paddocks..

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 **Nicola Lake** on **(0118) 974 6481**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: F/2000/2891

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

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

Dear Councillor

Application Number: F/2000/2891
Sheeplands Farm, Wargrave Road, Wargrave, Reading.
Proposed erection of stables complex with associated all weather riding surface and paddocks.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2891**
Sheeplands Farm, Wargrave Road, Wargrave, Reading.
Proposed erection of stables complex with associated all weather riding surface and paddocks.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Nicola Lake DATE: 10th January 2001

Location:	Sheeplands Farm, Wargrave Road, Wargrave, Reading
Proposal:	Proposed erection of stables complex with associated all weather riding surface and paddocks
Application Number:	F/2000/2891

In response to your consultation dated 5th December 2000 for the above application, the tree and landscape comments are as follows:

Although the development proposal lie within an area of land which is designated as Green Belt (Policies WGB1 to WGB10) and Setting of Settlement (Policy WLL6) and would be visible from the surrounding landscape due the development being located on an elevated land form. I consider that the proposals are well related to other existing rural buildings found within Sheeplands Farm and that the stables would simply be another acceptable rural use within the Site. There would be minimal visual intrusion when considered in context with the other existing building found within the site.

Consequently I have no objections to the development proposals provided that the new buildings are single storey and rural in character.



ROBERT PETROW
Consultant Landscape Architect

Tel: (0118) 974 6481

Date: 16 Jan 2001

My ref: F/2000/2891

PLANNING SERVICES	HPT
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DD	ENF
APP	
CS	
25 JAN 2001	
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	FILE:

CONFIDENTIAL

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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

Dear Councillor

Application Number: F/2000/2891
Sheeplands Farm, Wargrave Road, Wargrave, Reading.
Proposed erection of stables complex with associated all weather riding surface and paddocks.

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 **Nicola Lake** on **(0118) 974 6481**. 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 _____

Yours faithfully

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Nicola Lake** Application Number: **F/2000/2891**
Sheeplands Farm, Wargrave Road, Wargrave, Reading.
Proposed erection of stables complex with associated all weather riding surface and paddocks.

Transfer: Yes ☐ No ☑
Reason for Transfer:

_____

_____

Signed: _____ Date: 18-1-2001

Councillor F Browne

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

RB

FROM: Nicola Lake-

DELEGATED

DATE: 05 December 2000

WARGRAVE PARISH CONSULTATION SHEET

Application Number: F/2000/2891

Proposal: Proposed erection of stables complex with associated all weather riding surface and paddocks...

38149

Site Address: Sheeplands Farm, Wargrave Road, Wargrave, Reading.

Applicant: W Bennett And Son C/O Andesign.

Your observations are required in respect of this application **by 29/12/2000** .

No objection.

Informative: The Parish Council would like to request a condition of no commercial use.

SIGNED: _____ DATE: 18/12/00

Clerk To Wargrave Parish/Town Council.

Received by Wokingham District Council

Application No: F/2000/2891

Proposal:
Proposed erection of stables complex with associated all weather riding surface and paddocks.

Location:
Sheeplands Farm, Wargrave Road, Wargrave, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Nicola Lake P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 08.01.2001. 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

20 December 2000

PLANNING SERVICES	HPT
POL	
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CS	

11

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Snr Environmental Health Officer
Environmental Health

My Ref: JPE/aky/3601

COPIES TO:

Your Ref: F/2000/2891

To: Nicola Lake,
Planning

Date: December 8, 2000

PROPOSED: ERECTION OF STABLES COMPLEX WITH ASSOCIATED ALL WEATHER RIDING SURFACE AND PADDOCKS

LOCATION: SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE

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

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

HIGHWAYS CONSULTATION SHEET

From: Nicola Lake **Date:** 05 December 2000

Application Number: F/2000/2891

Proposal: Proposed erection of stables complex with associated all weather riding surface and paddocks.

Parish: WARGRAVE PARISH

Site Address:
Sheeplands Farm, Wargrave Road, Wargrave, Reading.

Applicant:
W Bennett And Son C/O Andesign.

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).

Comment

Please could the applicant supply additional information on the intended use for the stables complex and the vehicle movements that are anticipated to be generated.

Signed: _____ **Print name:** Adam Coggins 15/12/00

Babtie Group

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

Babtie

Our ref Kgb001

Your ref CO/HMC 37982

19th December 00

Ms Nicola Lake
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

COPIES TO:

Dear Nicola

PLANNING REFERENCE F/2000/2891
SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE

The above planning application has an archaeological implication

Please find enclosed a written brief for the above.

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

Yours sincerely,

Kev Beachus
Archaeologist

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

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

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Registered Office:
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Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE

BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

Prepared For
Wokingham District Council
By
Babtie

SHEEPLANDS FARM, WARGRAVE ROAD, WARGRAVE
BRIEF FOR AN ARCHAEOLOGICAL WATCHING BRIEF

1 INTRODUCTION

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

2 SITE LOCATION AND DESCRIPTION

2.1 The site is located at Sheeplands Farm. Wargrave Road, Wargrave, at grid reference SU 7877 7785.

3 PLANNING BACKGROUND

3.1 Planning application number F/2000/2891 submitted to Wokingham District Council proposes the erection of a stables complex with associated riding surface and paddocks.

4 ARCHAEOLOGICAL BACKGROUND

4.1 The site lies within an area rich in archaeological finds dating back to the Palaeolithic period. The proposed construction may disturb archaeological remains associated with earlier uses of the site.

5 STAGES OF WORK AND TECHNIQUES

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

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

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

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

December, 00 © Babtie Group

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

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

6 METHODS

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

7 TIMETABLE AND MONITORING ARRANGEMENTS

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

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

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

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

8 REPORTING REQUIREMENTS

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

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

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

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

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

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

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

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

(f) any recommendations for further investigation if necessary.

9 STANDARDS

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

10 ARCHIVE DEPOSITION

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

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

11 PUBLICATION & DISSEMINATION

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

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

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

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

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

11.5 The report should also include:

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

12 OTHER FACTORS

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

See part 1 plans

To:
Minerals
John Leggett

From: Nicola Lake

Date: 05 December 2000

Application Number: F/2000/2891

Proposal: Proposed erection of stables complex with associated all weather riding surface and paddocks..

Site Address:
Sheeplands Farm, Wargrave Road, Wargrave, Reading.

Applicant:
W Bennett And Son C/O Andesign.

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

Thankyou, Got no comments - not within any live consultation / minerals / waste areas

John

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 23 NOV 2000

Officer: NL | Application No. F/2000/2891

Map No. 25. Site 3.76

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF STABLES COMPLEX WITH ASSOCIATED ALL WEATHER RIDING SURFACE & PADDOCKS

Location: SHEEPLANDS FARM WARGRAVE ROAD

Parish: WARGRAVE Ward: .....

Applicant: W BENNETT & SON

Fee Received 570-00 (1) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 5.12.2000 ✓ 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) Mineral Site Consultation Area
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓
Highways .....

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS: Green Belt

.....

.....

.....No pre-apps.....

NEIGHBOURS:

.....2x S/N (access at A321 & A4 (where site meets road))✓.....
.....
.....1, 1a, 2 Yarrow Cottages, Twyford Rd, Wargrave
.....1, 2 Sheeplands Farm Cottages, " " "
.....Haywards Cottage, Twyford Rd
.....The Bungalow, " "
.....Units 1-17 Sheeplands Farm, Twyford Rd.
.....
.....

ANDESIGN
BUILDING PLANS

9 PERKINS WAY
WOKINGHAM
BERKSHIRE, RG41 2TN
Tel: 0118 978 4165

23.NOV.2000 2391

Planning Officer
Wokingham District Council
P.O. Box 157
Shute end
Wokingham
Berks RG40 1WR

ref:3954

22nd November 2000

Dear Sir,

re; **Sheeplands Farm, Wargrave**

Please find enclosed a duly completed application for a Stables complex to be constructed at the above farm. The complex would be for the personal use of two local families who would be renting the accommodation from the farm. The parties concerned would be Mr & Mrs J. Hudson of 21 Victoria Road, Wargrave who have three horses and are serious Eventers. The other party is Mr & Mrs J. Baker of 4 Dark Lane, Wargrave who have two horses used for leisure riding. All of the proposal would be for their own enjoyment and would include an all-weather riding surface and two paddocks to the south of the complex. There would be no commercial involvement, no teaching, liveries etc., and there would be no demand either now or in the future for accommodation in association with this complex.

I trust you will be able to put your full support behind this genuine application and should you have any further queries please do not hesitate to contact my office.

Yours faithfully,

A. Hester

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

23.NOV.2006* 2371

1.	APPLICANT'S NAME	W.R. BENNETT & SON
	ADDRESS	SHEEPLANDS FARM
		WARGRAVE, BERKS
	POST CODE	RG10 8DL PHONE 9402277
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDESIGN
	ADDRESS	9 PERKINS WAY
		WOKINGHAM, BERKS
	POST CODE	RG41 2TN PHONE 9784165
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	AS ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		CONSTRUCTION OF STABLES COMPLEX WITH ASSOCIATED ALL WEATHER RIDING SURFACE AND PADDOCKS
5. Give the area in hectares or part of a hectare	AREA OF SITE	3.9 HECTARES (including access)
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	AH/G/253 AND O.S. SHEET

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

CHANGE OF USE	[X]	REDEVELOPMENT	[ ]
ERECTION OF NEW BUILDING	[X]	ALTERATION or EXTENSION	[ ]

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

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

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

SITING	[ ]	EXTERNAL APPEARANCE	[ ]
DESIGN	[ ]	MEANS OF ACCESS	[ ]
LANDSCAPING	[ ]		

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

AGRICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

SEE PLANS

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

EXISTING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details N/A

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

NO CHANGE

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

N/A

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

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

£570

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

SIGNED (ANDESIGN) ON BEHALF OF W.R. BENNETT & SON DATE 22/11/2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
[illegible]	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify STABLE COMPLEX			161m^2	
OTHER	Please Specify				
	TOTAL				

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

[illegible]. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed	Adjacent hard	standing

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

STABLE COMPLEX

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

SEE LETTER 22/11/2000

29. IF KNOWN, HOW MANY PEOPLE ARE LIKELY TO BE EMPLOYED ON SITE AFTER COMPLETION OF THE DEVELOPMENT?

Existing Staff	Transferred Staff	New Staff	Total
NO STAFF	SEE LETTER 22/11/2000		

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769/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

23.NOV.2000* 2891

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) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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
NOT APPLICABLE		

Signed . . . . . (ANDESIGN)

On behalf of . . . . N.R. BENNETT & SON

Date 22/11/2008

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

1933

(7)

ADDRESS SHEEPCANDS FARM, OFF HIGH ST PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU7877 (25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
44576	BENNETT & SON	ADDR. BLDG. TO L. IND	30.8.95	C/
95/60665/F				

MINISTRY DECISION

SPECIAL ORDERS PO Eng. - alterations to meet - Mr Roberts - 04.10.00

(1) ADDRESS SHEEPLANDS FARM OFF HIGH STREET PARISH WARGRAVE

23.NOV.2000* 28X1

PLOT No. ORD. SHEET No. SU.7877 25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
S-96/57	MR. W.C. WINGROVE	COVERED YARD	2.8.57	APP.
O/30/58	"	O/APP. 36 OFF HOUSES	22.2.58	N/A
PD/348/58	"	INTERPOLATIONS - 2 FARM COTTS	9.9.58	APP.
PP/284/60	"	COVERED CATTLE YARD	25.6.60	APP.
O/102/63	AGR. CENTRAL TRADING LTD	2/STOREY OFFICE BLOCK	16.5.63	APP.
2/328/67	MESSRS. W.R. BENNETT LTD.	STAFF WASHROOM ETC	26.10.67	APP.
O/9/68	MR. W.C. WINGROVE	2 HOUSES FOR AGR. COTTS	15.2.68	N/A
R/216/68	MESSRS. W.R. BENNETT LTD	COMMERCIAL GREENHOUSE	13.6.68	APP.
PD/78/69	"	PLUS ADDITIONS TO GREENHOUSE	30.3.69	APP.
PD/242/73	"	COVERED YARD	3.4.73	APP.
BR 3357	"	EXTENSION	1.9.75	APP.
BR 5712	"	Building for storage	11.11.76	APP.
766/72	W.R. Bennett Ltd.	Office & W. cottages.	8.6.72.	N/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(2) ADDRESS SHEEPLANDS FARM OFF HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU.7877 (25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR 9275	MR. P. BENNETT	CHANGE TO PLAYROOM, EXT. OVER KITCHEN	17.8.78	APP.
09129	"	"	28.9.78	N/A
30541 - 30554	MR. D. JONES UNIT 12	B.1. USE	8.6.88	30.6.9
30542	D. & P. CRAFTMASTERS " 11	"	8.6.88	TP 30.69
30543	ARITALIA BATHROOMS " 10	B8 USE	8.6.88	TP 30.6
30544	QTR TRANSPORT " 9	B8 "	8.6.88	TP 30.6
30545	MARBLE ARTS " 8	B1 "	8.6.88	TP 30.6
30546	MR. D. WRIGHT " 7	"	8.6.88	TP 30.6
30547	MR. P. EVANS " 6	"	8.6.88	TP 30.6
30548	HOLT CHIMNEY LINERS " 5	B8 "	8.6.88	TP 30.6
30549	COVELOCK LTD " 1	B1 "	8.6.88	TP 30.6

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

1764

(3) SHEEPLANDS FARM

ADDRESS OFF HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No. SU. 7877 25

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
30550	MICROMAKE UNIT 2	B1 USE	8.6.88	30.6.9
30552 30551	W/DR. MR. P. ALLWRIGHT " 3 4	"	8.6.88	30.6.9
32195	RICHMOND UPHOLSTERY " 13	L. IND. USE	18.1.89	31.1.9
32534	MR. P. KENNESSY 7	"	16.2.89	C/A
32535	VINTAGE BOOTS 15	STORAGE & DISTR.	16.2.89	C/A
32536	WRIGHT & JOHNSON 14	L. IND	16.2.89	C/A
33069	MRS HALLIDAY & PIPER 14	" B1(c)	10.5.89	31.5.9
33070	MR. M. REDRUPP 16	" "	10.5.89	31.5.9
34096	PAUL EVANS 9A	" "	30.8.89	TP/PA
34097	JOHN KIRWAN 9B	" "	30.8.89	TP/PA
34098	OAKWOOD SYSTEMS 9C	" "	30.8.89	TP/PA
34880	RICHMOND UPHOLSTERY 13	RENEWAL 32195	17.1.90	31.1.9

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

(4) SHEEPLANDS FARM

ADDRESS OFF HIGH STREET PARISH WARGRAVE

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
34911	COVELOCK UNIT 12	AGR. TO L. IND. B1	17.1.90	31.1.9
34913	MR. A. JONES " 2	"	17.1.90	31.1.9
34914	MR. K. STUBBS " 17	"	17.1.90	31.1.9
35053	K. WALTON 5	"	14.2.90	31.1.9
35054	ELLIPE DOORS LTD 4	"	14.2.90	31.1.9
35785	MR. M. REDRUPP 16	"	30.5.90	31.1.9
35786	HALLIDAY/PIPER 4	"	30.5.90	31.1.9
36187	ALBION CHAIRS 9A	"	22.8.90	31.1.9
36186	WRIGHT/JOHNSON 11	"	22.8.90	31.1.9
36749	MISS C. RUDLEN " 6B	" B1(c)	7.12.90	31.1.9
36750	MLE SERVICES " 6A	CLASS USE B1(c)	13.12.90	C/A
36751	OAKWOOD SYSTEMS " 9B	CLASS USE B1(c)	13.12.90	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

(5) ADDRESS Sweetlands Farm PARISH Wanstead

PLOT No. Off High Street ORD. SHEET No.

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decision
36848	Albion Chains	9c	Class use B8	13.12.90	C
36849	Vintage Roots	8	Class use B8	13.12.90	C
36850	Bulbalia Bathrooms	10	" B1(c) or B8	13.12.90	C
37452	Mr I. Gledhill	10-12	Photographic Studios	15.4.91	31.1
37865	Pallwright	3	Renewal Ind. use	7.8.91	31.1
38265	Airlings	10	Use Class Renewal	1.11.91	31.1
38568	PJR Exhibition	19	" B8	28.11.91	R
38454	Henley Marquee Hire	18	Storage B8	21.11.91	R
38909	Wright/Johnson	14	Renewal Cabinet Making/Wood Turning	9.3.92	31.1
38910	Patrick Lennessy	7	Renewal 32534	9.3.92	31.1
38911	Vintage Roots	15	Storage of wine (Renewal)	9.3.92	31.1
39090	Michael Redrupp	6B	B1(c)	20.3.92	31.1

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 39983	M.P.G. Printers	10B	B1(c)	7.11.92	31.1.9

1933

(6) Sweetlands Farm

ADDRESS PARISH Wanstead

PLOT No. ORD. SHEET No. SW.78 II 2

BUILDER

Plan No.	Applicant		Description of Development	Date of Decision	Decisio
40530	M. Redrupp	Unit 17	L.Ind.	9.2.93	31.1
40531	K. Stubbs	" 11	"	9.2.93	31.1
40682		" 14			
41604		" 16	L.Ind.	29.9.93	31.1
41605		" 5	"	29.9.93	31.1
41786	Assembly Services	" 10A	"	29.10.93	31.1
42053	Mam Gamil	10A	Storage Unit (B8)	7.1.94	31.1
42844				11.1.94	C
FP94/2570	W.R. Bennett & Son		Redr. Farm Office		
43633	"		c/o use Redundant Farm	19.1.95	C
			Buildings to L.Ind on		
			Permanent Basis		

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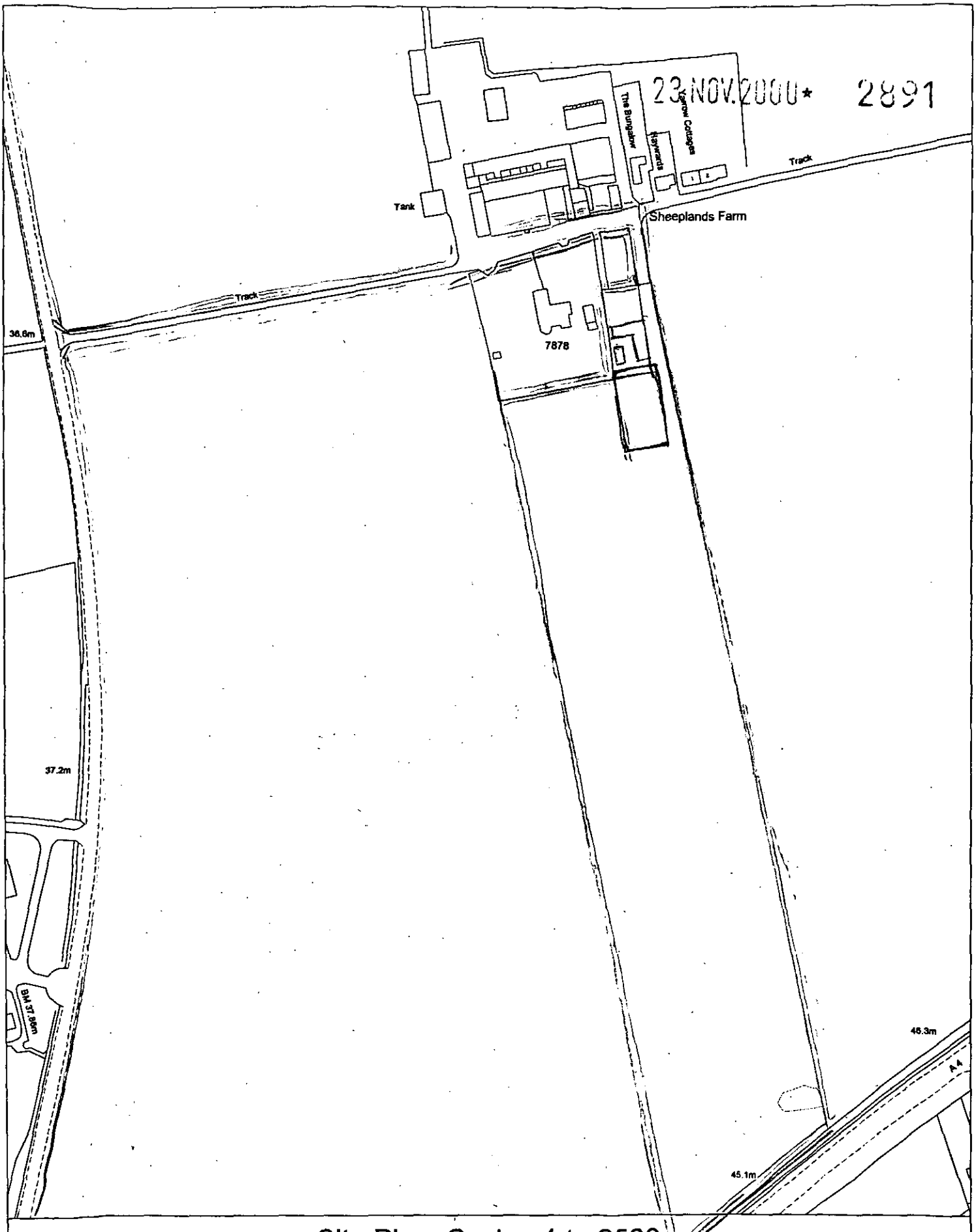
SPECIAL ORDERS



Site Plan, Scale: 1 to 2500

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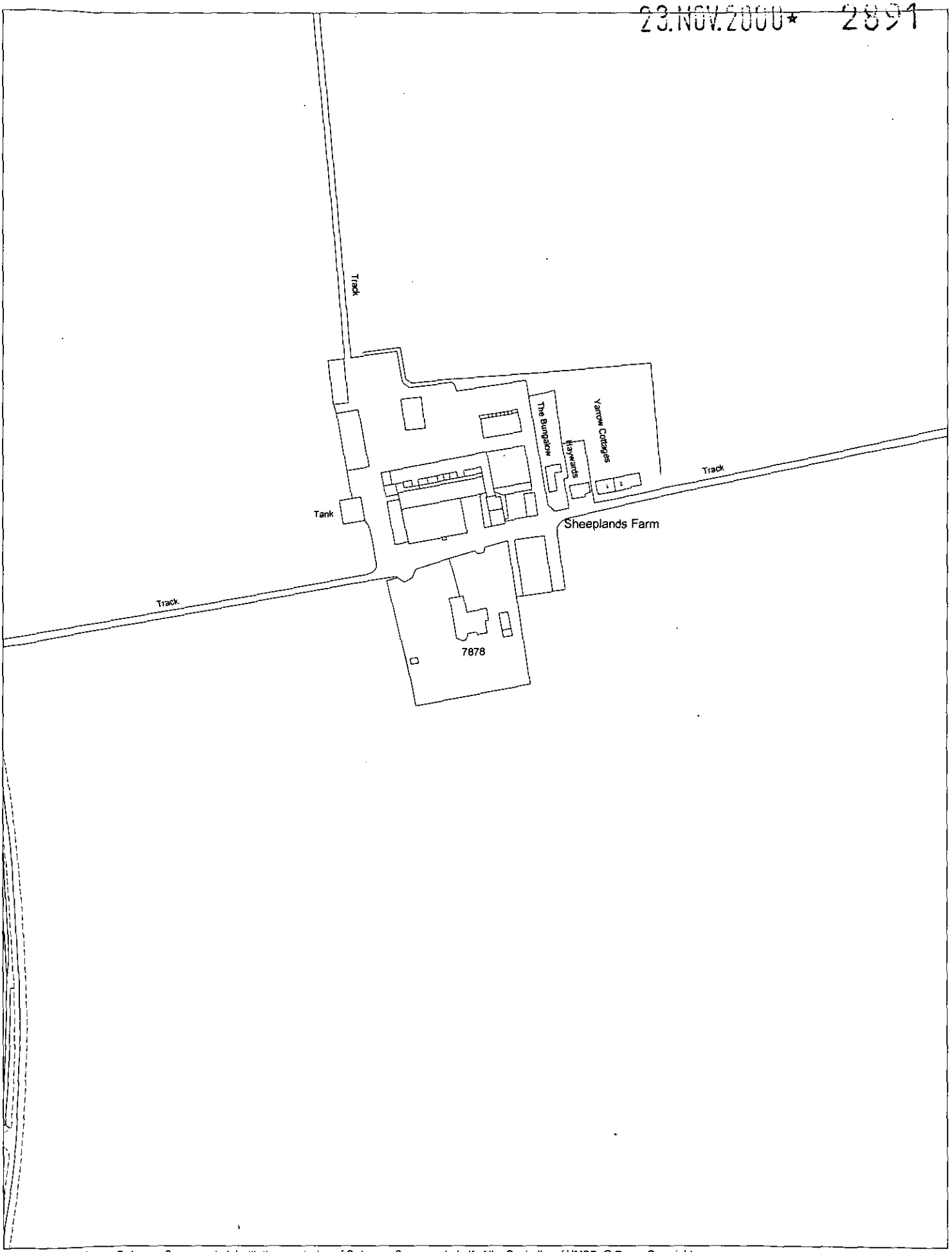

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1 December 2000

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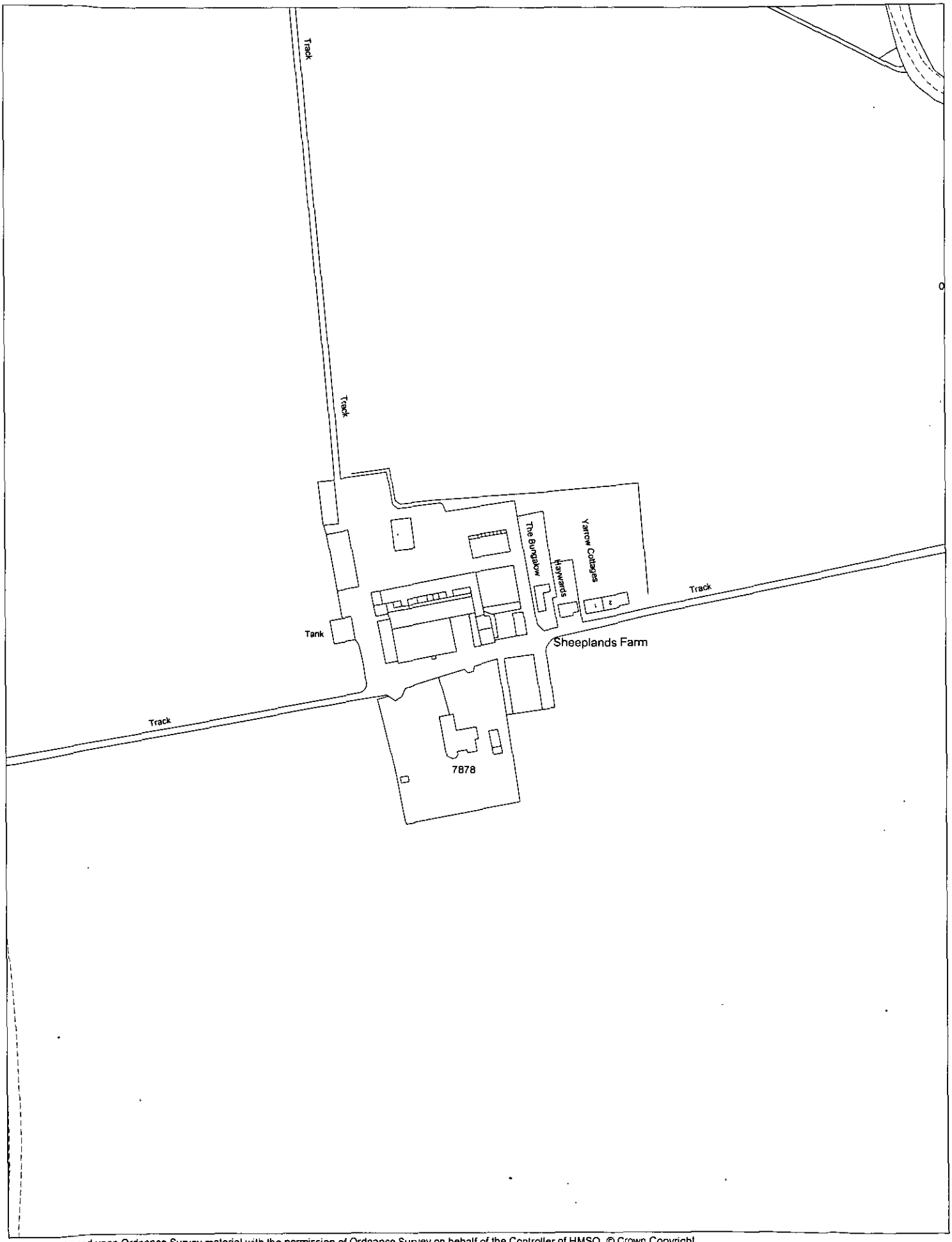

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