[redacted]

4

EX SYSTEMS LTD

APPLICATION NO:
F/2000/2899

LOCATION:
Barossa Farm Stables Devils Highway, Riseley Reading.

APPLICANT:
Mr Peter Cox

PROPOSAL:
Proposed erection of building for use as staff accommodation.

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

APPLICATION WILL HAVE EXPIRED ON:
25/01/2001

CASE OFFICER: **Angela Odell**

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr Peter Cox
Barossa Farm Stable
Devils Highway
Riseley
READING
Berkshire
RG7 1XR

Application Number: F/2000/2899

Parish:	**SWALLOWFIELD**
Location:	**Barossa Farm Stables, Devils Highway, Riseley, Reading**
Proposal:	**Proposed erection of building for use as staff accommodation.**

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

Reason
1. The application site lies outside the identified settlements and the proposal would result in unacceptable new development within the countryside. The Local Planning Authority is not satisfied from the available facts that a departure from the approved planning principles has been sufficiently justified. The proposal would therefore be contrary to Berkshire Structure Plan Policy C2, Loddon Area Local Plan Policies LTV2 and LC17, Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC6 and to PPG7.

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 C2
Loddon Area Local Plan Policies LTV2, LC17
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC6

John Mitchell

John Mitchell
Development Control Manager
Date: 15/03/2001

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.

WORK SHEET FOR : Angela Odell

Application Number : F/2000/2899

Applicant : Mr Peter Cox .

Location : Barossa Farm Stables, Devils Highway, Riseley, Reading.

Proposal : Proposed erection of building for use as staff accommodation.

Site Notice Displayed ? :	YES	NO	DATE
	✓		12.1.01

Date of Neighbour Notifications : .....

Date of Site Visit : 12.1.01

Date Registered : 30/11/2000

Earliest Date for Decision : 29/12/2000

Latest Consultation Date/Site Notice Expiry Date : 29/12/2000

This application will have expired on: 25/01/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses : Swallow. P.C.: Strongly object as contrary to countryside policies. Also queries whether all areas shown in blue are in fact leased for > 7 yrs.

- Hart Dc: Object unless WDC satisfied proposal is fully justified.
- Heckfield PC: As for Hart Dc.
- CPRE: No objection as to be used for staff accommodation, subject to strict controls
- 2 letters of objection on grounds: design & dwelling out of keeping, Devil's HW unsuitable for extra traffic, over policy, precedent, significant portion of 'blue' land is leased apparently not owned, not needed, drainage problems, ~~land dispute~~ + 2 letters re: land dispute.
- EA: No obj. subj to conditions
- HW officer: No obj. subj to conditions
- ~~Arch: No obj~~
- Consultant archaeologist: No arch. implications.
- Landscape officer: expresses concerns

Application Number: F/2000/2899

Appraisal :

1. Principle of Proposal. Site is in countryside. Proposal contrary to policies unless need fully justified. No supporting information on need has been provided nor an independent consultant's report (as requested) justifying need & financial viability of enterprise. As there is already a dwelling on the site, consider need not ~~just~~ demonstrated to be justified for an additional dwelling. (Doubt also as to whether all the 'blue' land is owned or on long leases by the ~~op~~ enterprise). Contrary to LALP LC17 and WDLP WCC6.

Consider reasonably well sited as grouped with stables etc. and mobile home type ~~dwell~~ construction approx 84m² in size and therefore consider the size and siting acceptable, and appears to be far enough away from trees nearby the NW.

As would be approx 40m from nearest dwelling, consider effects on neighbours acceptable.

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

Application Number F/2000/2899
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1.			The application site lies outside the identified settlements and the proposal would result in unacceptable new development within the countryside. The Local Planning Authority is not satisfied from the available facts that a departure from the approved planning principles has been sufficiently justified. The proposal would therefore be contrary to Berkshire Structure Plan Policy C2, Loddon Area Local Plan Policies LTV2 and LC17, Wokingham District Local Plan (Deposit Draft) Policies WCC1 and WCC6 and to PPG7.

RECORD OF SITE VISIT

SITE ADDRESS: Barossa Farm Stables
Devils Highway Riseley Reading.

APPLICATION NUMBER: F/2000/2899

OFFICER: Angela Odell

DATE OF SITE VISIT: 12.1.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 12.1.01

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Existing stables and dwelling on site.

4. RELATIONSHIP TO ADJOINING PROPERTIES None directly affected.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING from Devil's highway.

LEVELS Flat.

BOUNDARY TREATMENT

OTHERS Applicant advised me he has 25 horses and needs the additional accommodation for staff to live on site. He lives in the dwelling on the site (a bungalow)

Tel: (0118) 974 6445

Date: 5.3.04

My ref: F/2000/2899

CONFIDENTIAL

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

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

Dear Councillor

Application Number: F/2000/2899
Barossa Farm Stables, Devils Highway, Riseley, Reading.
Proposed erection of building for use as staff accommodation.

I write to let you know that the above mentioned application has been recommended for APPROVAL: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Angela Odell** on **(0118) 974 6445**. If you then feel the application needs to be transferred to the next available Development Control Committee for decision please fill in the form below.
This form must be received no later than 15.3.01

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/2899**
Barossa Farm Stables, Devils Highway, Riseley, Reading.
Proposed erection of building for use as staff accommodation.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor D Beatty

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

Our ref: SP\2000\002861\001
Your ref: F/2000/2899

Date: 16th January 2001

ENVIRONMENT AGENCY

PLANNING SERVICES	RPT
POL	TLS 38893
DC RO	ENF
APP	
CS	
19 JAN 2001	
COPIES TO:	ACK:
	FILE:

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

For the attention of: Angela Odell

Dear Sir/Madam

ERECTION OF BUILDING FOR USE AS STAFF ACCOMMODATION
BAROSSA FARM STABLES, SCHOOL ROAD, SWALLOWFIELD, READING

Thank you for your letter dated 5 December 2000 which was received on 12 December 2000. You are asked to quote the following reference in any correspondence: SU76SW/19/2. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 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.

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

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 Claire Murphy on 01276 45 4509 for details.*

ADVICE TO PLANNING AUTHORITY

Development Control: Contact Amanda Reed on 01276 45 4331

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

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.

ADVICE TO APPLICANT

Environment Protection: Contact Neil Martin on 01276 45 4410

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.

DECISION NOTICE

Cont/d..

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 applicant.

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: Peter Cox, Barossa Farm Stables, School Road, Swallowfield, RG7 1XR

Copy

SWALLOWFIELD PARISH COUNCIL

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

13 December 2000

FAXED AND POSTED

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

Dear Sirs,

Application Number: F/2000/2899
Location: Barossa Farm Stables, Devils Highway, Riseley Swallowfield Parish
Proposal: Proposed erection of building for use as staff accommodation
Case Officer: Angela Odell

The Parish Council strongly objects to this application for the following reasons:

1. That it does not comply with the Wokingham District Local Plan, Deposit Draft 1997, in that in particular it does not comply with the following policies:

   WCC1 – Development in the Countryside. The Parish Council considers that this application is not an exceptional circumstance as required by this policy, and in particular as the proposal is neither development for Agriculture/Forestry, or in the spirit of development for outdoor sport/countryside recreation.

   WCC6 – New dwellings required for Countryside Land Uses. The Parish Council has received no information to show that the application meets the stringent requirements set out under this policy.

   WCC4 – New Buildings outside Settlement Boundaries. The Parish Council considers that even if the District Council views that the application is in accordance with the above two policies, it will still fail to comply with this policy. This policy states that any new building has to be well sited, designed and integrated with its surrounds so as to have no adverse visual, physical, or ecological impacts upon the Countryside. The proposed dwelling is prefabricated, and consequently is of an undistinguished design of a type more commonly associated with Caravan Parks. It also has, by definition, a limited life span. It will thus be totally out of keeping with the area, and will have a detrimental visual and physical impact upon the Countryside.

2. The access to the site is off a narrow country lane with few passing points. The Parish Council contends that the road in its existing state is totally unsuitable for access for further development.

In addition the Parish Council has been informed that several of the areas shown as being in the ownership of the applicant by being edged in blue on the site plan are in fact leased. The areas designated 5013 and 5322 are leased for a period of less than seven years. The agent of the lessor of these areas will confirm this if required. In addition the area 7336, together with the triangular piece of land the other side of School Road are leased from a Trust for a period considerably less than seven years. The Trustees will confirm this if required.

If, regardless of the above, the District Council is minded to grant permission, then the Parish Council requests that only Temporary Planning permission is granted, given that the type of building proposed has a limited life span.

The Parish Council notes that on 10 December 2000 no red planning notice appeared to be on display, either at the entrance to Barossa Farm on School Road, or at the entrance to the proposed site on the Devils Highway.

Yours faithfully,

C Adams

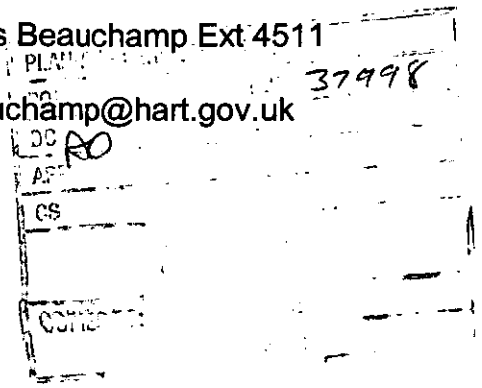
Mrs. C. Adams, Clerk

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

Our Ref: MMB/00/01505/ADJ Enquiries to: Mrs Beauchamp Ext 4511

E Mail margaret.beauchamp@hart.gov.uk



Your Ref Angela Odell/F/2000/2899

Date: 15 December, 2000

Dear Sir

Planning application 00/01505/ADJ
Building for use as staff accommodation
Barossa Farm Stables Devils Highway Riseley

Thank you for your consultation dated 5th December 2000.

The site edged red is not clear from the photocopy of the plans which I have received. However, I am assuming that the area of land outlined to the south of The Devil's Highway within Hart District is edged blue. If this area is coloured red would you please advise the applicant that permission is also needed from this Council.

The papers I received did not include any justification for a new dwelling in this rural area. There appears to be an existing dwelling on the site.

Unless you are satisfied that there is full justification for the dwelling, under powers delegated to me by the Development Control Committee, I **raise objections** on the grounds that the proposal results in an additional dwelling in the countryside for which there is no overriding need and as such represents an unwarranted intrusion into the countryside.

I am also concerned that an additional dwelling may lead to an intensification of the equestrian use with pressure for additional stable buildings or training facilities etc to the south of The Devils Highway where there are currently no buildings/facilities.

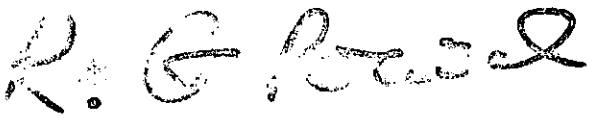
Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Beacon Council
Sustainable Development Dealing with Waste
INVESTOR IN PEOPLE
POSITIVE ABOUT DISABLED PEOPLE

It is not clear from the plans whether this is a temporary or permanent dwelling. If you are minded to approve the proposal I suggest either a temporary permission or a more appropriate design. Any permission should be conditioned so that occupancy is restricted to someone employed at the stables.

I have consulted Heckfield Parish Council and the occupiers of The Corner House and The Crossways. I will forward any response to you.

Yours sincerely



Head of Environmental Services

Development Control Manager
Environmental Services Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

HART DISTRICT COUNCIL

HART DISTRICT COUNCIL
CIVIC OFFICES, HARLINGTON WAY
FLEET, HAMPSHIRE GU13 8AE
DX 32632 FLEET Tel 01252 622122 Fax 01252 626886

Wokingham District Council
Environmental Services Department - Planning
PO Box 157
Shute End
Wokingham
Berkshire
RG40 1WR

Our Ref: 00/01505/ADJ
Your Ref:

Enquiries to: M.Beauchamp
Ext.: 4511
15th December 2000

Dear Sir/Madam

Propsed erection of building for use as staff accommodation at Barossa Farm Stables, Devils Highway, Riseley, Reading.

at

Wokingham District Council (CONSULTATION) Miscellaneous Street .

I refer to your consultation letter received on 11th December 2000.

I confirm that Hart District Council raises **OBJECTIONS** for the following reason(s):

1. The proposal results in an additional dwelling in the countryside for which there is no overriding need and as such represents and unwarranted intrusion into the countryside.

   An additional dwelling may lead to an intensification of the equestrian use with pressure for additional stable buildings or training facilities etc to the south of The Devils Highway where there are currently no buildings/facilities.

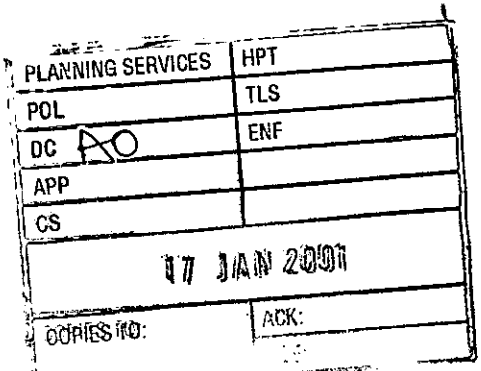
Yours faithfully

R G Percival
Head of Environmental Services

Beacon Council
Sustainable Development Dealing with Waste

INVESTOR IN PEOPLE

POSITIVE ABOUT DISABLED PEOPLE



With Compliments

Ref: F/2000/2899

Basingstoke

Heckfield Parish Council
Clerk: S. M. Alexander FCA.
Green Park, Mattingley
Hampshire RG27 8JZ
Telephone: 0118 932 6264

Heckfield Parish Council

Clerk: S M Alexander FCA
Green Park Mattingley Hook Hampshire RG27 8JZ
0118 932 6264
email : stephen@alexander46.fsnet.co.uk

16th January, 2001

Mrs M Beauchamp
Environmental Services
Hart District Council
Civic Offices
Fleet
Hampshire GU13 6AE

Dear Mrs Beauchamp

Planning application 00/01505/ADJ

The Parish Council has now considered the above application. While we appreciate that the proposed development is outside the parish of Heckfield, it is felt that this is yet another case of building another house in the open country, with a view to its sale for profit.

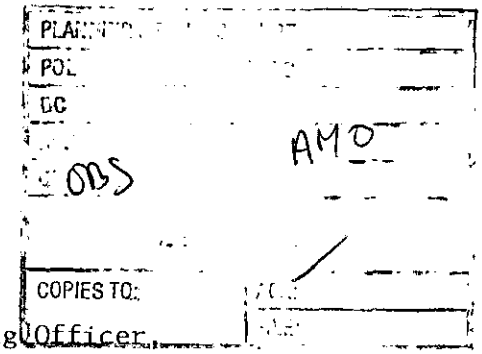
For example, do staff quarters warrant on suite bath facilities? Also, there is already a separate entrance, indicating a separate building from the main house.

A question has been raised about the relocation of the dung heap, presently occupying the site of the new quarters.

Yours sincerely
For Heckfield Parish Council

S M Alexander FCA
Clerk

cc Wokingham D C ✓



17,Copse Drive,
Wokingham,
Berks. RG41 1NA

19 December,2000

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2000/2899 - PROPOSED ERECTION OF BUILDING AT BAROSSA FARM STABLES,DEVILS HIGHWAY,RISELEY.

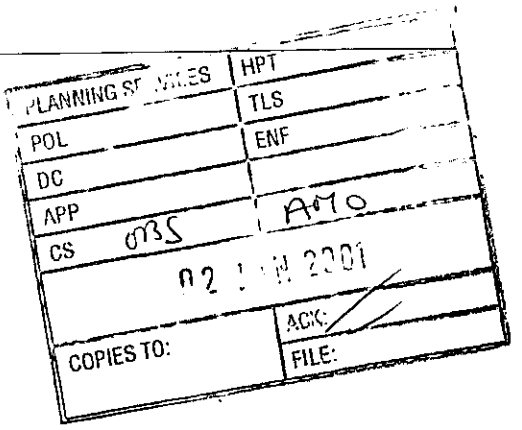
The proposed building is in an area designated as Countryside in the draft Wokingham District Plan(1997) and as Rural Area in the Loddon Area local Plan : the building concerned appears to be a prefabricated structure. As the building is to be used for staff accomodation Wokingham District CPRE does not object to this development provided that strict constraints are imposed to prevent any deviation from the work proposed.

Yours faithfully,

S.P.Wilford

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

Ian Jordan



From: WebComments@wokingham.gov.uk
Sent: 31 December 2000 16:13
To: ian.jordan@wokingham.gov.uk
Subject: Comments on Planning Applications

****

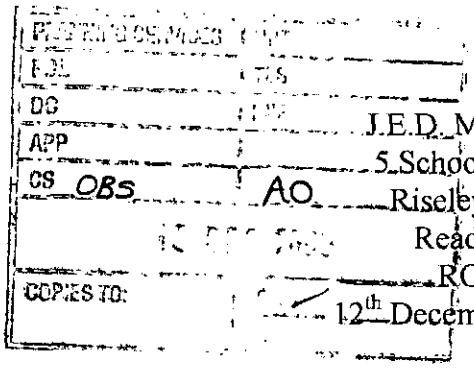
NatureofEmail: Object
ApplicationNumber: f/2000/2899
Correspondent_FullName: Mr and Mrs Ian Edwards
Correspondent_StreetAddress: Barossa Farm House
Correspondent_Address2: The Devil's Highway
Correspondent_Town: Riseley
Correspondent_County: Berkshire
Correspondent_PostCode: RG7 1XR
Correspondent_Telephone: 0118 988 2715
Correspondent_Email: sedwards@kintana.com

Comments:

NB: We were not informed of this application despite the fact that our property in bounded on 3 sides by land owned or controlled by the applicant and adjoining the proposed dwelling site. Please check your records to ensure such an oversight does not happen again.

I wish to object to this application for the following reasons:
1. Design, appearance and layout: I do not believe that the proposed dwelling would be in keeping with local properties.
2. Highway safety: The Devil's Highway is a single tack lane in poor condition and quite unsuitable for additional traffic likely to be cause by an additional dwelling.
3. Residential amenity: The paddock on which the development is proposed should not be turned into a building site or garden as it represents a visual amenity enjoyed by the many walkers and horse riders using the lane as well as local residents.
4. Overlooking (loss of privacy): The proposed dwelling would overlook our house and garden representing a loss of privacy.
5. I am concerned that this dwelling would be seen as "in fill" between our property and Mistletoe Cottage there by opening the possibility of further or more permanent development in a rural area.
6. It would appear that a significant proportion of the land claimed by the applicant as his own is in fact leased.

Tel No:-0118 9882277
Mobile No:-07930 976049
E Mail Address
John.Mackie@nationwideisp.net



J.E.D. Mackie,
5 School Road,
Riseley,
Reading,
RG7 1XP.

12th December 2000.

Dear Angela Odell

I refer to our recent telephone conversation in respect of the circular letter I received yesterday concerning the proposed building of staff accommodation at Barossa Stables.
It is a very small stables and I cannot see the need for resident staff unless they intend to expand their type of premises. I cannot forget that some years ago they applied for and got a license to sell liquor and then opened a country club and created an absolute nuisance of themselves with the very loud music and parties with drunks throwing their bottles and litter in our gardens on their way home in the early morning. There were repeated visits by the police about the noise and when the police left the sound was just turned back up. The repeated violence and drunkenness eventually culminated with a stabbing and the police refused to renew the liquor license: it then reverted back to stables once more. The previous behaviour leaves me feeling very suspicious of their true motives.

The other problem with building in this area is that we have a big problem with drainage: we are not on mains drainage, our houses are on a cesspool which fills up with rain water every time we get heavy rain because the field between Barossa Stables and our houses floods and the water runs into the manhole servicing the cesspool - it fills and the sewage is then pushed out, overflowing on to School Road and the back garden of No. 6 School Road. It has done this for many years, it stinks and is not a very nice environment in which to live. I feel that any building in the area would aggravate the above problem considerably.
Also the country roads round here have too much traffic now and are in a state of bad repair; the repairs carried out are very sub-standard and within the first rains after repair deteriorate.back to a worse state than before. As a result those who can afford it have four wheel drive vehicles which aggravate the deterioration even more and the pot holes get even bigger. As a result any normal car suffers a bigger risk of damage to it's suspension, tyres and steering. I do realize this winter is exceptionally bad weather but we have lived with these problems for a number of years and nobody is interested in doing anything about them, so please do not let anybody make them even worse. If the ditches in the area were maintained properly thus allowing rainwater to drain away these problems would not occur.

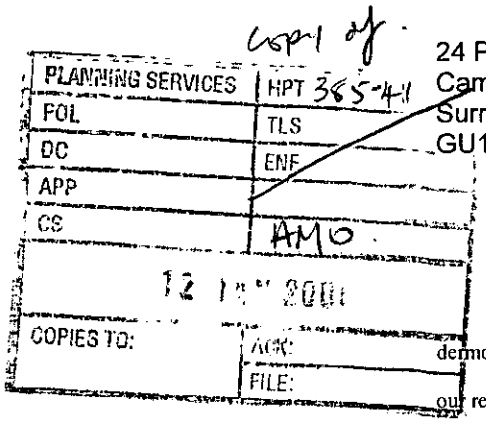
Yours Faithfully

J.E.D.Mackie.

heald | nickinson
SOLICITORS

24 Park Street
Camberley
Surrey
GU15 3PL

Telephone
01276 680000
Facsimile
01276 680068



Wokingham District Council
DX 33506
WOKINGHAM

dermotflynn@healdnickinson.co.uk

our ref: 67.ab.Hanger

your ref:

10 January 2001

For the attention of Angela Odell – case Officer

BY DX AND FAX
FAX NO. 0118 978 9078

Dear Sirs

Planning No. F/2000/2899
Barossa Farm, School Road, Riseley, Berkshire, RG7 1XN

We act for Mrs Kerri Hanger who has only become recently aware of the planning application under the above planning number. Apparently the notice was not affixed adjacent to the property but across the road in a place so obscure that our Client only became aware of the notice by accident.

Our Client is about to commence proceedings in Court under Section 14 of the Trusts of Land and Appointment of Trustees Act 1996 in respect of the land comprising the subject matter of the planning application. It therefore follows that the Applicant, Mr Cox may indeed not have the authority to make the planning application and therefore we suggest that this application be put on hold until the resolution of the question of ownership of the land comprising the planning application is determined.

We should be grateful if you would confirm that no further action will be taken in view of the contents of this letter.

Incidentally, we should be grateful if you could let us have a copy of the planning application for our records.

Yours faithfully

Heald Nickinson

HEALD NICKINSON

Community Legal Service

Partners tony struve gendy thomas griselda constantine kim finnis
Consultants david beck michael daniels leigh fitchett

The Partnership is regulated in the conduct of investment business by the Law Society

DX 32701 Camberley

www.healdnickinson.co.uk

PLANNING SERVICES	HPT 39386
POL	TLS
DC AO	ENF
APP	
31 JAN 2001	
COPIES TO:	ACK:
	FILE:

COLLINS DRYLAND & THOROWGOOD
SOLICITORS

12, HART STREET
HENLEY-ON-THAMES
OXON . RG9 2AU

AND AT TILEHURST.
AND SONNING COMMON

W. FURSMAN (NOTARY PUBLIC)
K.P. WARREN
G/.D. TANNER

ASSOCIATE SOLICITORS
A.J. STONE
D.J. SIMMONS
K. HATHAWAY
MISS C.A. CORRIS
MISS J.L. MARTIN
L.W.T. McMATH
P.BEADLE
MISS R.P. PASSMORE
MS. J.R. BOWNAS
MRS. W.E. HOLMES

CONSULTANT
T.J. EASBY

TELEPHONE:
HENLEY-ON-THAMES (01491) 572323

DX NO.
80504 HENLEY-ON-THAMES
FAX NO.
(01491) 576766

OUR REF: LMcM/LM/Cox.99-359

YOUR REF: AO/F/2000/2899

29th January 2001

For the Attention of: Mrs A Odell

Wokingham District Council
DX 33506
WOKINGHAM

Dear Sirs

Planning Application : F/2000/2899

We are in receipt of your letter dated 15th January 2001 addressed to our client Mr Cox.

We enclose an office copy entry relating to this property. You will note that Mr and Mrs Cox jointly own the premises.

To the best of our knowledge and belief this position has not changed. There is, however, a dispute as to the beneficial interests under the trust. We presume that this is a matter between the legal owners and those people for whom they hold the land on trust.

We trust that the application can therefore proceed without further question in relation to this aspect.

Yours faithfully

COLLINS DRYLAND & THOROWGOOD

Enc

THIS FIRM IS REGULATED BY THE LAW SOCIETY IN THE CONDUCT OF INVESTMENT BUSINESS
HOURS OF BUSINESS: 9.30AM TO 1.00PM AND 2.15PM TO 5.30PM WEEKDAYS

OFFICE COPY OF REGISTER ENTRIES

This office copy shows the entries subsisting on the register on **5 October 1999.**
This date **must be quoted as the 'search from date' in any official search** application based on this copy.
Under s.113 of the Land Registration Act 1925 this copy is admissible in evidence to the same extent as the original.
Issued on 6 October 1999 by HM Land Registry.
This title is administered by the **Gloucester District Land Registry.**

HM Land Registry

Title Number : BK250315

Edition Date : 21 March 1997

A: Property Register

containing the description of the registered land and the estate comprised in the Title.

COUNTY	DISTRICT
BERKSHIRE	WOKINGHAM

1. (20 March 1974) The **Freehold** land shown edged with red on the plan of the above Title filed at the Registry and being land on the North side of Devil's Highway, Swallowfield.

2. The land is affected by the local government changes on 1 April 1998.

B: Proprietorship Register

stating nature of the title, name and address of the proprietor of the land and any entries affecting the right of disposal

Title Absolute

1. (18 February 1987) **PROPRIETOR(S):** PETER JOHN COX and PATRICIA FAY COX both of Barossa Farm, Riseley Bank, Swallowfield, Berks.

2. (7 January 1997) **CAUTION** in favour of Nationwide Building Society of Pipers Way, Swindon, Wilts. SN38 1NW and care of Messrs Shoosmiths & Harrison, The Lakes, Northampton, NN4 7SH.

3. (21 March 1997) **CAUTION** in favour of Nationwide Building Society of Pipers Way, Swindon SN38 1NW and care of Messrs Shoosmiths & Harrison, The Lakes, Northampton NN4 7SH.

Continued overleaf

C: Charges Register

containing charges, incumbrances etc. adversely affecting the land

1. (18 February 1987) **REGISTERED CHARGE** dated 31 December 1986 to secure the moneys including the further advances therein mentioned.

2. (18 February 1987) **PROPRIETOR**(s): BARCLAYS BANK PLC of High Street, Odiham, Basingstoke, Hants, RG25 1LL.

3. (26 October 1994) **REGISTERED CHARGE** dated 24 October 1994 to secure the moneys therein mentioned.

4. (26 October 1994) **PROPRIETOR**: KERRIE PATRICIA VOGES of Barossa Farm, Riseley Bank, Swallowfield, Berks.

END OF REGISTER

NOTE: A date at the beginning of an entry is the date on which the entry was made in the Register.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 05 December 2000

Application Number: F/2000/2899

Proposal: Proposed erection of building for use as staff accommodation.

Parish: SWALLOWFIELD PARISH

Site Address:
Barossa Farm Stables, Devils Highway, Riseley, Reading.

Applicant:
Mr Peter Cox .

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).

① The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of seperately from, the main dwelling.

② C122, R122.

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

PLANNING 37874
POL
DC AO
APP
CS
Your ref CO/HMC
COPIES TO: ACK: FILE:

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

13th December 2000

Ms A Odell
Wokingham District Council
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Angela,

PLANNING APPLICATION F/2000/2899
BAROSSA FARM STABLES, DEVILS HIGHWAY, RISELEY

After careful consideration I would advise that the above planning application has no archaeological implications.

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

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

Recycled Paper

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Angela Odell DATE: 12th January 2001

Location:	Barossa Farm Stables, Devils Highway, Riseley, Reading
Proposal:	Proposed erection of buildings for use as staff accommodation
Application Number:	F/2000/2899

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

The proposed staff accommodation is located on an area occupied by an existing muck heap and would bring built form and associated car parking closer too Mistletoe Cottage which has clear views of the existing stables. Before I can comment further the applicant should be required to produce the following addition information:

Details of the existing access improvement. This is currently a muddy track. I presume that this is to be improved so enable access to the proposed car parking area.

Hard landscaping details for the car parking area and associated pedestrian paths to and from the stables.

Landscaping proposals to reduce the visual impact of the development: These could be reasonably simple and may include the planting of a rural hedge along the proposed 1.2m high Post and rail fence.

Justification for removal of the three oak trees along the northern boundary and replacement planting details.

I am concerned that the development proposals are located within an area currently occupied by a muck heap. The applicant should provide details where this is to be reallocated and satisfy the council that there are no adverse environmental health issues such as development on contaminated ground, proximity of development to new muck heap etc. Note: these are issues which are beyond my expertise but I believe that there are matters to be addressed.



ROBERT PETROW
Consultant Landscape Architect

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2000/2899**
CASE OFFICER: **Angela Odell**
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				

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 13 February, 2001
My ref. AO/F/2000/2899

Mr. P Cox
Barossa Farm Stables
School Road
Riseley
READING
RG7 1XR

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

Dear Mr Cox

PLANNING APPLICATION F/2000/2899
PROPOSED ERECTION OF BUILDING FOR USE AS STAFF ACCOMMODATION AT BAROSSA FARM STABLES, DEVILS HIGHWAY, RISELEY, SWALLOWFIELD

Further to my letter to you of 16 January, unless I receive an independent consultant's report within 14 days of the date of this letter, the application will be determined on the basis of it as submitted.

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

Yours sincerely

Ao.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 16 January, 2001
My ref. AO/F/2000/2899

Mr. P Cox
Barossa Farm Stables
School Road
Riseley
READING
RG7 1XR

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

Dear Mr Cox

PLANNING APPLICATION F/2000/2899
PROPOSED ERECTION OF BUILDING FOR USE AS STAFF ACCOMMODATION AT BAROSSA FARM STABLES, DEVILS HIGHWAY, RISELEY, SWALLOWFIELD

Further to our telephone conversation, I enclose the names and addresses of 5 consultants who may be able to provide you with the requested independent assessment. However, I advise you that these consultants do not come with a recommendation from us and we also suggest that you search for possible alternative consultants elsewhere.

ADAS, Southgate Street, Bury St Edmunds, Suffolk, IP33 2BD
Centre for Management in Agriculture, University of Reading, Earley Gate, Reading
Countryside Planning & Management, Akemans Barns, Coln St Aldwyns, Cirencester, Gloucs. GL7 5AW
Reading Agricultural Consultants, Races Farm, Aston Street, Aston Tirrold, Didcot, Oxon, OX11 9DJ.
RPS, The Old Barn, 9 Deans court, Stocklake, Abiingdon, Oxon, OX13 6SY

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

Yours sincerely

AO

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 15 January, 2001
My ref. AO/F/2000/2899

Mr. P Cox
Barossa Farm Stables
School Road
Riseley
READING
RG7 1XR

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

Dear Mr Cox

PLANNING APPLICATION F/2000/2899
PROPOSED ERECTION OF BUILDING FOR USE AS STAFF ACCOMMODATION AT BAROSSA FARM STABLES, DEVILS HIGHWAY, RISELEY, SWALLOWFIELD

I refer to the above application. I have received information that disputes your ownership of the land. I therefore recommend that you withdraw the application and resubmit it if and when proceedings confirm that you are the owner of the land. There would be no fee payable for a resubmitted application if it is received within 12 months. Please confirm in writing that you withdraw the application.

However, I advise you that receipt of the above would not commit the authority to approving a resubmitted application. I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 12 December, 2000
My ref. AO/F/2000/2899

Mr. P Cox
Barossa Farm Stables
School Road
Riseley
READING
RG7 1XR

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 977 8909
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Dear Mr Cox

PLANNING APPLICATION F/2000/2899
PROPOSED ERECTION OF BUILDING FOR USE AS STAFF ACCOMMODATION AT BAROSSA FARM STABLES, DEVILS HIGHWAY, RISELEY,SWALLOWFIELD

I refer to the above application. The proposal will be considered under policies LC16 & 17 of the Loddon Area Local Plan, WCC6 of the Wokingham District Local Plan and Annex I of Planning Policy Guidance Note 7, which refer to dwellings for agricultural and equestrian enterprises in the countryside (copies attached). You should note that the proposal is unlikely to be considered acceptable in principle unless you can demonstrate both functional necessity and financial viability, and that there is no existing alternative dwelling or building that could be converted for the purpose. In order that the above can be investigated, you should commission an independent consultant to provide such an assessment.

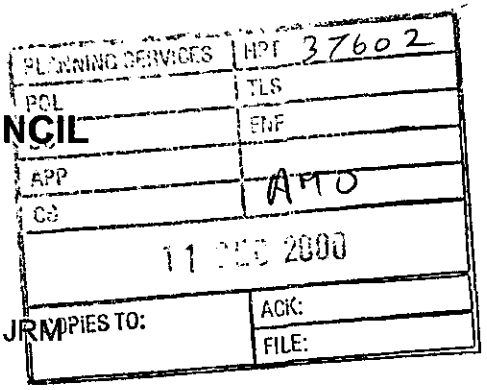
I am also unsure whether the proposed dwelling is to be a permanent bungalow or a mobile home.

However, I advise you that receipt of the above would not commit the authority to approving the application. I trust this advice is clear, but if you wish to discuss the matter further please contact me.

Yours sincerely

AO.

MRS A ODELL
Senior Planner



WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning

Your Ref: F/2000/2899

Date. December 7, 2000

PROPOSED: PROPOSED ERECTION OF BUILDING FOR USE AS STAFF ACCOMODATION

LOCATION: BAROSSA FARM STABLES, THE DEVILS HIGHWAY, SWALLOWFIELD

Having considered the above application I have no environmental health objections to the development.

With reference to the overhead power lines the Chartered Institute of Environmental Healths current policy states that;

(a) despite a growing body of research, there is currently no convincing evidence that environmental exposure to electromagnetic fields (emf) generated by the transmission of electricity or mobile telephony is harmful to human health, including that of children;
(b) that there is no justification on health grounds for restricting the public use of land other than immediately around power and mobile telecommunications installations. Conversely, there is no justification for restricting the siting of such installations in proximity to other land uses:
(c) that public concerns about the effects of electromagnetic fields while in our current state of knowledge apparently without foundation, should nonetheless be recognised as genuine.
(d) The full effects of emfs on humans may not yet be realised and though it can never be conclusive, there remains a need for continuing, properly funded, independent research into the nature, extent and relevance of those effects and the consequent adequacy of prevailing exposure guidelines.

Therefore I have no objections to the proximity of the proposed development to the overhead powerline.

John Mullaney

JOHN MULLANEY
ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION AND HOUSING

Received by Wokingham District Council

Application No: F/2000/2899

Proposal:
Proposed erection of building for use as staff accommodation.

Location:
Barossa Farm Stables, Devils Highway, Riseley, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 29/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

05 December 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL

Valid

Start date: 30 NOV 2000 ~~06 OCT 2000~~	Map No. 111. Site 0:05
Officer: AO | Application No. F/2000/2899	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) Proposed erection of building for use as staff accommodation

Location: Barossa Farm Stables ~~School Road~~ DEVILS HIGHWAY

Parish: Swallowfield Ward: SWALLOWFIELD

5.12.00

Applicant: Peter Cove

Fee (1) Received 190.00 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	Red line should include parking & access ✓	19/10	✓ 30/11
2	1:500 block plan showing existing & proposed dev. + adj. Properties	Parking arrangements? ✓	19/10	✓ 30/11
3	Forms unsigned			
4	Correct S 66 certificate	~~Agric holdings ref - any tenants~~	✓ 19/10	
5	Elevation plans	Rear elevation of bungalow - Elevations of fence - Scale of bungalow elevations not specified	✓ 19/10	✓ 30/11
6	Floor plans	~~Floor Space on form.~~		
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous	(Note: Floor plans do not seem to correspond exactly to elevations, particularly relative positions of windows & doors	✓ 19/10	✓ 30/11

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent ...5.12.00... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A Hart
Adjacent Parish .....
Southern Electricity Board (re overhead power cables) .....
British Gas .....
PSA Oil Pipeline .....
Transco ✓
Environment Agency .....

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

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....

.....

No pre-apps.

NEIGHBOURS:

S/N + Mistletoe Cottage, Devils Highway, Riseley

1769d

YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent: for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.

Advertisement Consent: for the display of advertisements or signs

Building Regulation Approval: for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

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

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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

1769a

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

30.NOV.2000* 2959

1.	APPLICANT'S NAME	PETER COX
	ADDRESS	BAROSSA FARM STABLES, SCHOOL ROAD SWALLOWFIELD, READING.
	POST CODE	RG7 1XR PHONE 0118 9883776
If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	N/A
	ADDRESS	
	POST CODE	PHONE
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.		Staff accommodation for existing Equestrian centre - Established since 1974
5. Give the area in hectares or part of a hectare	AREA OF SITE	3 Acres Approx
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	SITE PLAN. SCALE 1 TO 2500 SITE PLAN. SCALE 1 TO 500 LANDSCAPE PLAN. SCALE 1 TO 500 Floor PLAN, elevation plans.

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

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

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

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

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

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.

The existing use of the land is for dumping stable waste

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.

The finish is synthetic resin bonded aggregate applied to 6mm or 9mm waterproof bonded exterior graded plywood, under a tiled roof.

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.

Fences. 4ft post + rail

16. HOW WILL SURFACE WATER BE DISPOSED OF?

Soak aways.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details: Septic Tank

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

As existing

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

No, as the building will not be used for Public use

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	1 / 9	*	/	*	/	*

* STATE No. OF HABITABLE ROOMS

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

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

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

£190-00

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

SIGNED [signature] ON BEHALF OF _____ DATE 4-10-00

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

PLANNING APPLICATION — PART 2

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

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

	USE CLASS	Existing floor space: Retained in existing use	Existing floor space: Lost by change of use or demolition	Proposed additional floorspace created by: New building	Proposed additional floorspace created by: Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK			30.NOV.2000*	2899
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify				
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing		
Proposed		

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

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

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

Existing Staff	Transferred Staff	New Staff	Total

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

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

1789/a

SECTION 66 CERTIFICATE

Application No. 30.NOV.2004* 2899

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

X Signed . . . . . .

On behalf of . . . . . .

X Date . . . Nov. 28th 2000 . . . . . .

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

(1) ADDRESS BAROSSA POULTRY FARM & Stables DEVILS HIGHWAY PARISH SWALLOWFIELD E

PLOT No. RISELEY BANKS SHEET No.

BUILDER 264/48

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1432/72	Miss I. PAYNE	OUTLINE ONE DWELLING	31-8-72	- REFUSE
1431/72	"	OUTLINE 2 HOUSES RETAIN EXIST HOUSES	31-8-72	- REFUSE
940/73	"	OUTLINE - 5 HOUSES RETAIN EXIST HOUSES	5.7.73	N/A REFUSE
6R 767 } 00815 }	MR P COX	2/STOREY EXTENSION " AND IS " UNIT STABLE BLOCK	10.6.74 13.6.74	REFUSED N/A N/A C/A
6R 1011	" "	" "	27.6.74	APP N/A
02191	"	O/APP SUBSCRIPTION	20.5.75	N/A REF
29209	"	S/E. EXT. GAMES ROOM	30.10.87	CLA
A 388-F	"	GAMES ROOM & PORCH	5.11.87	APP
33357 2 33367 3	" CHANGING MAKING Rotary Hayrake STABLES REAR	Stables	8-6-89	CLA
DATE OF COMPLETION	"	RESITE MOBILE HOME INC/ PARKING	8-6-89	CLA
MINISTRY DECISION				
SPECIAL ORDERS				
DRAINAGE				
BR 11 8815	"	ALL BLOCK FOR STAFF & STABLE USERS 10.4.90	APP	

1933.

(2) ADDRESS BAROSSA DEVILS HIGHWAY PARISH SWALLOWFIELD

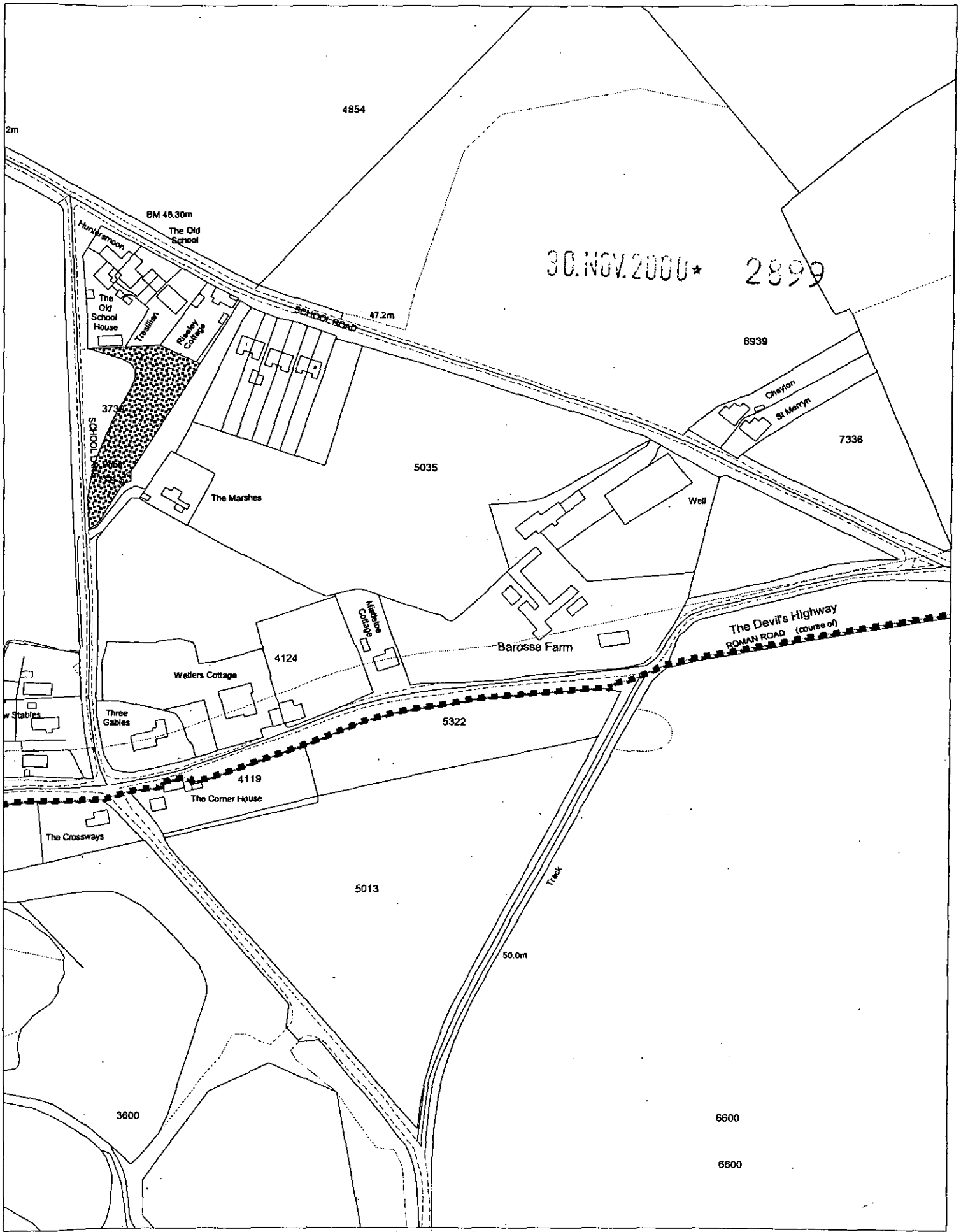
PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
44375	W/DR.	BAROSSA HOUSE		
95/60464/F		" "		
97/66600/F	MR. I. EDWARDS	GARAGE/ GARDEN STORE	8.12.97	C/A
97/66655/F	"	2St Rear LEFT + S/St Side Ext	12.12.97	C/A
FP98/8049	"	2St Ext., Int. Alts	24.9.98	APP

MINISTRY DECISION

SPECIAL ORDERS P.D. Ltd — CHIMNEY AT FARMHOUSE - 8.7.96



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Development Control Section, Environmental Services, Wokingham District Council.
12 October 2000 Scale: 1 : 2500

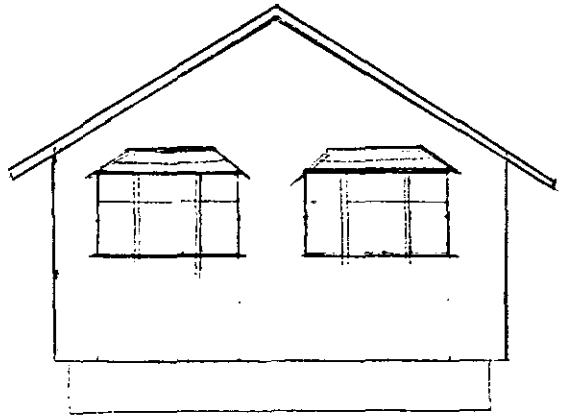
N
W E
S

30.NOV.2000* 2899

Scale
1:100

REFUSED

FRONT ELEVATION



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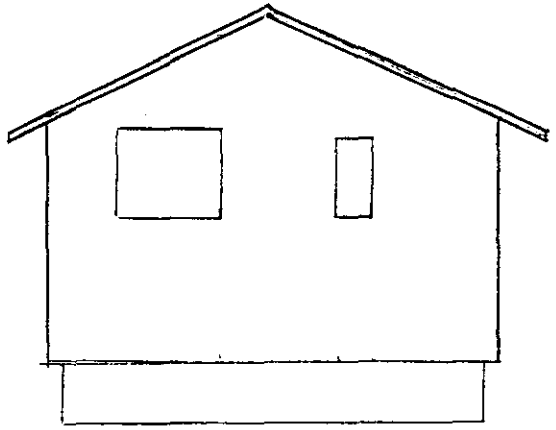


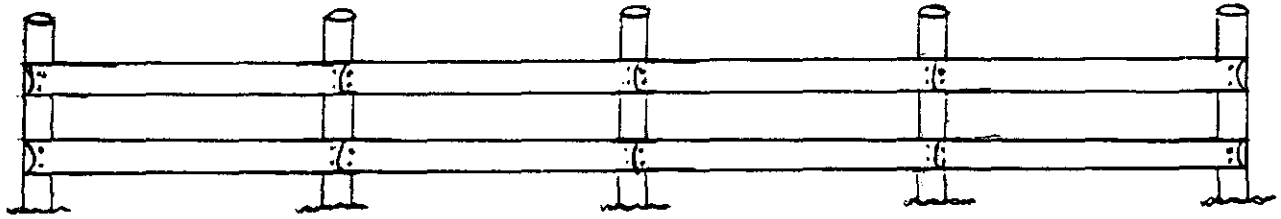
REAR ELEVATION

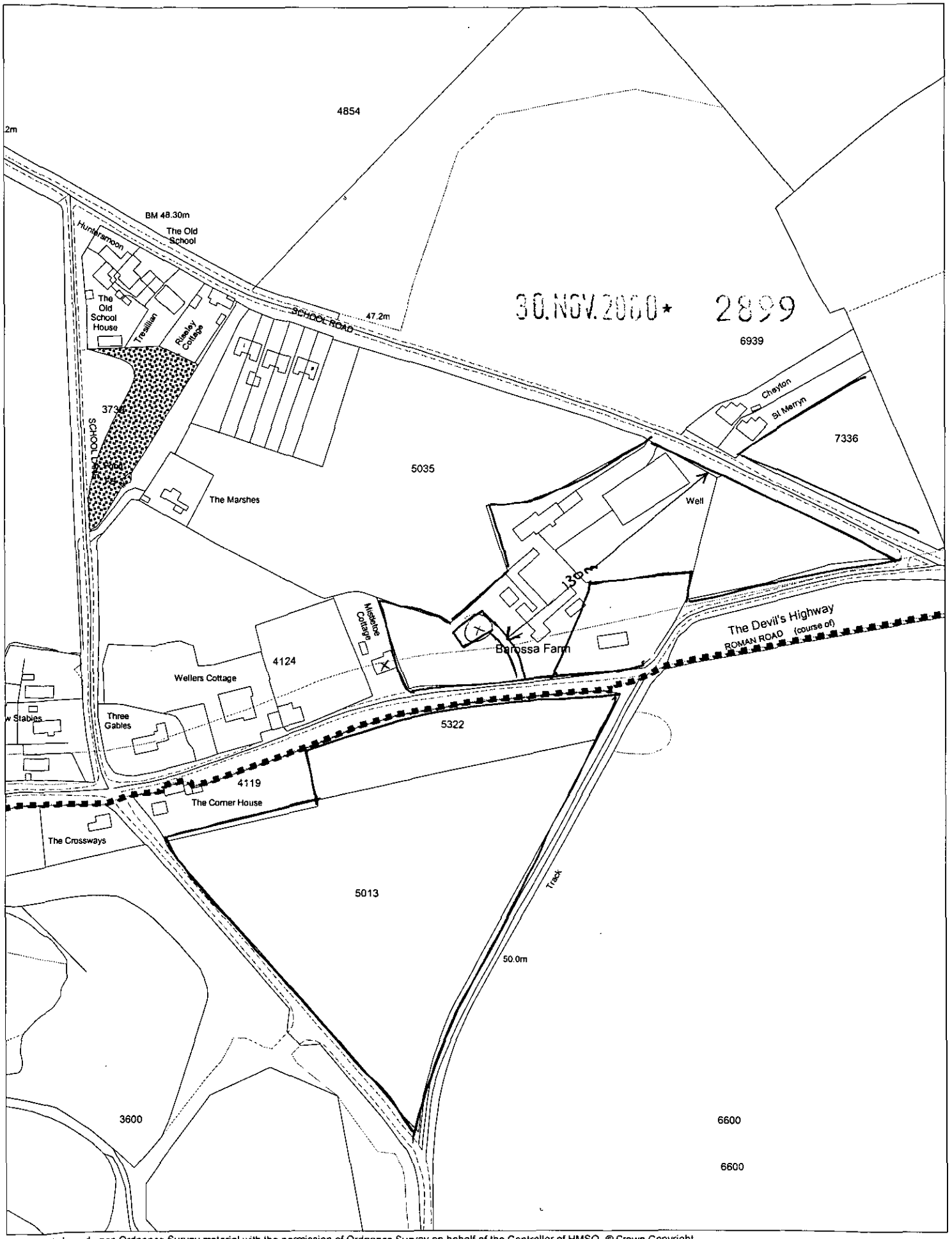
30.NOV.2000*

2899

REFUSED

Post + Rail evevation.
Scale 1:50





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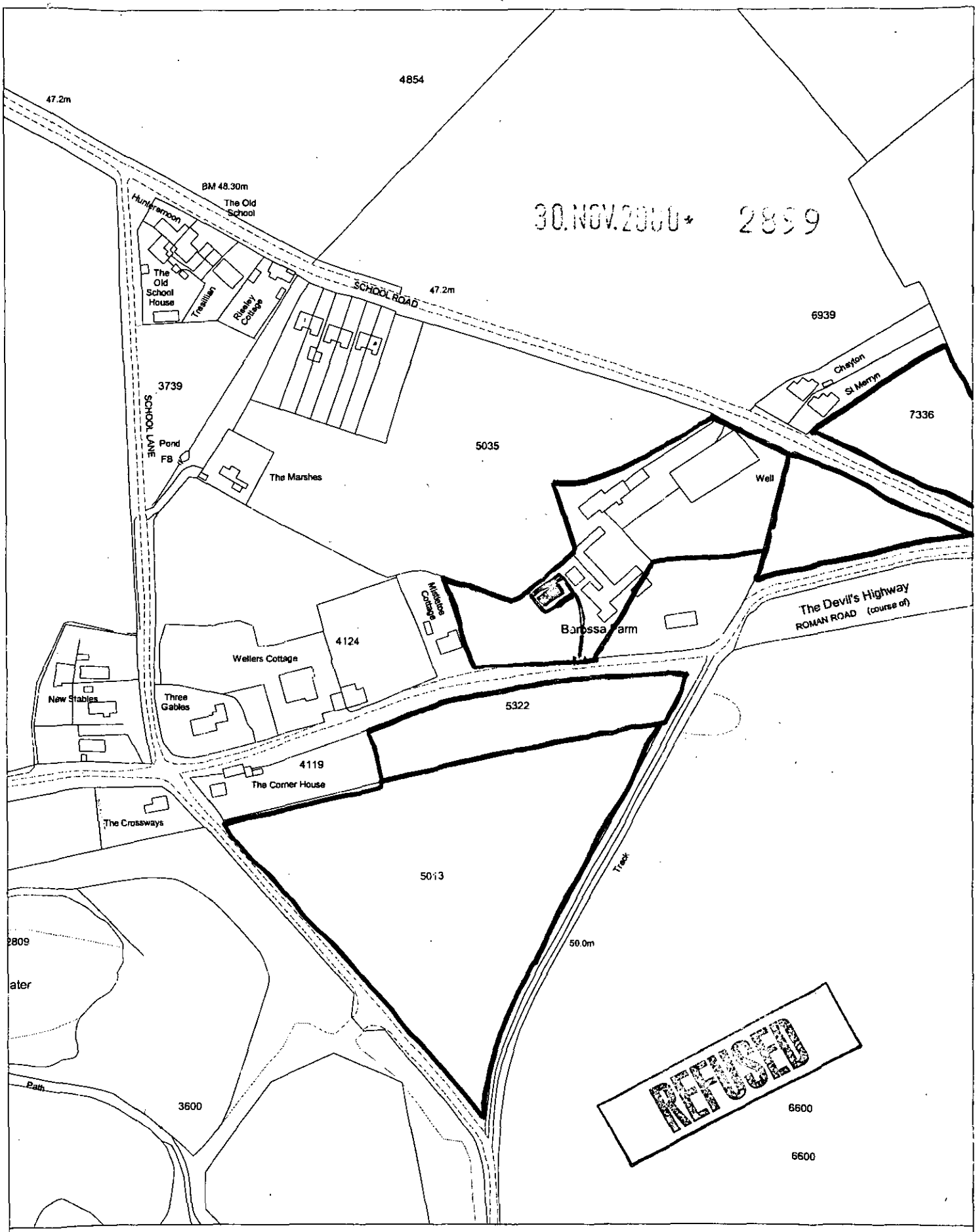
Development Control Section, Environmental Services, Wokingham District Council.

12 October 2000 Scale: 1 : 2500

N W E S



Site Plan, Scale: 1 to 2500

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Date: 4 August 2000

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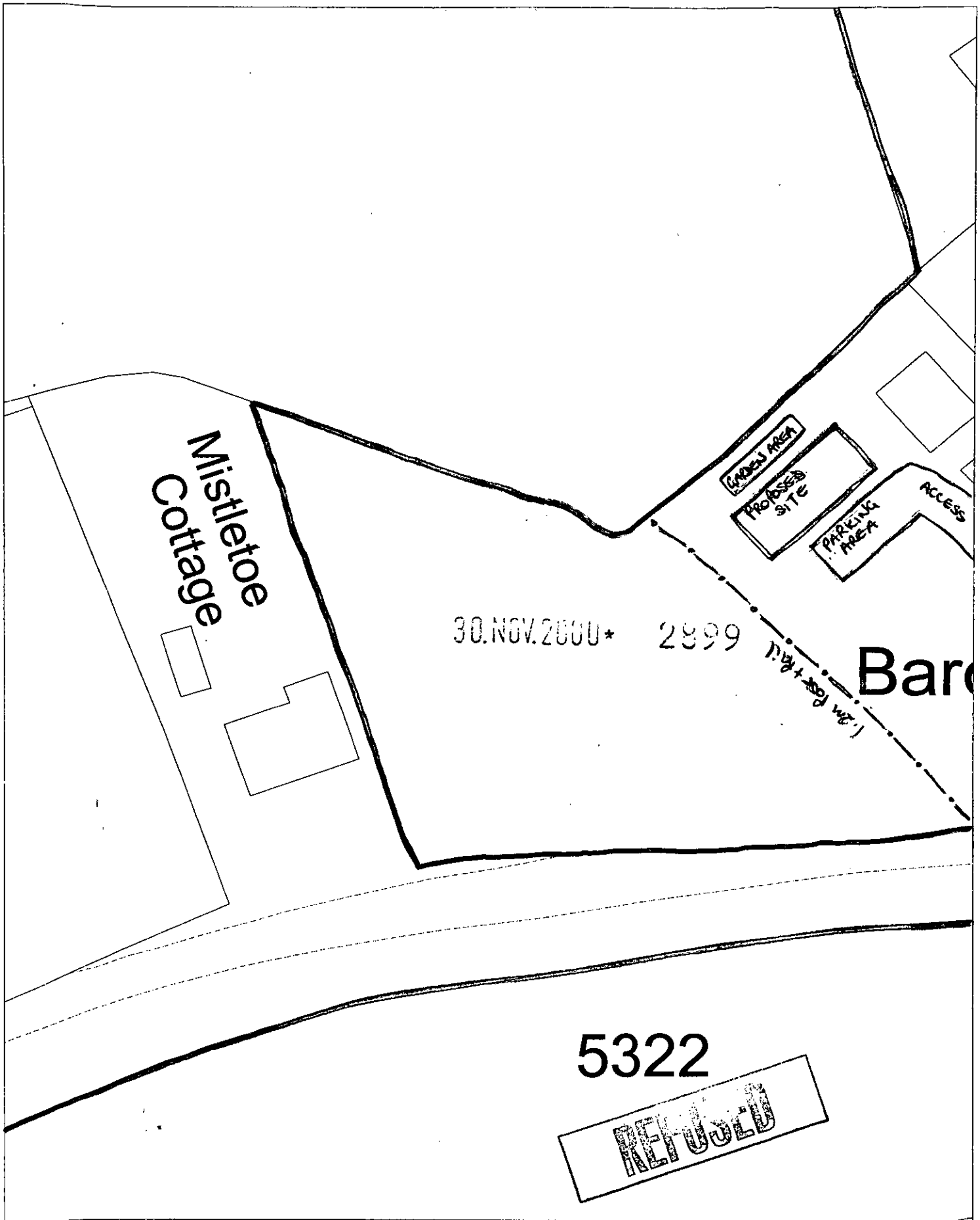

Site Plan, Scale: 1 to 500

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Date: 4 August 2000

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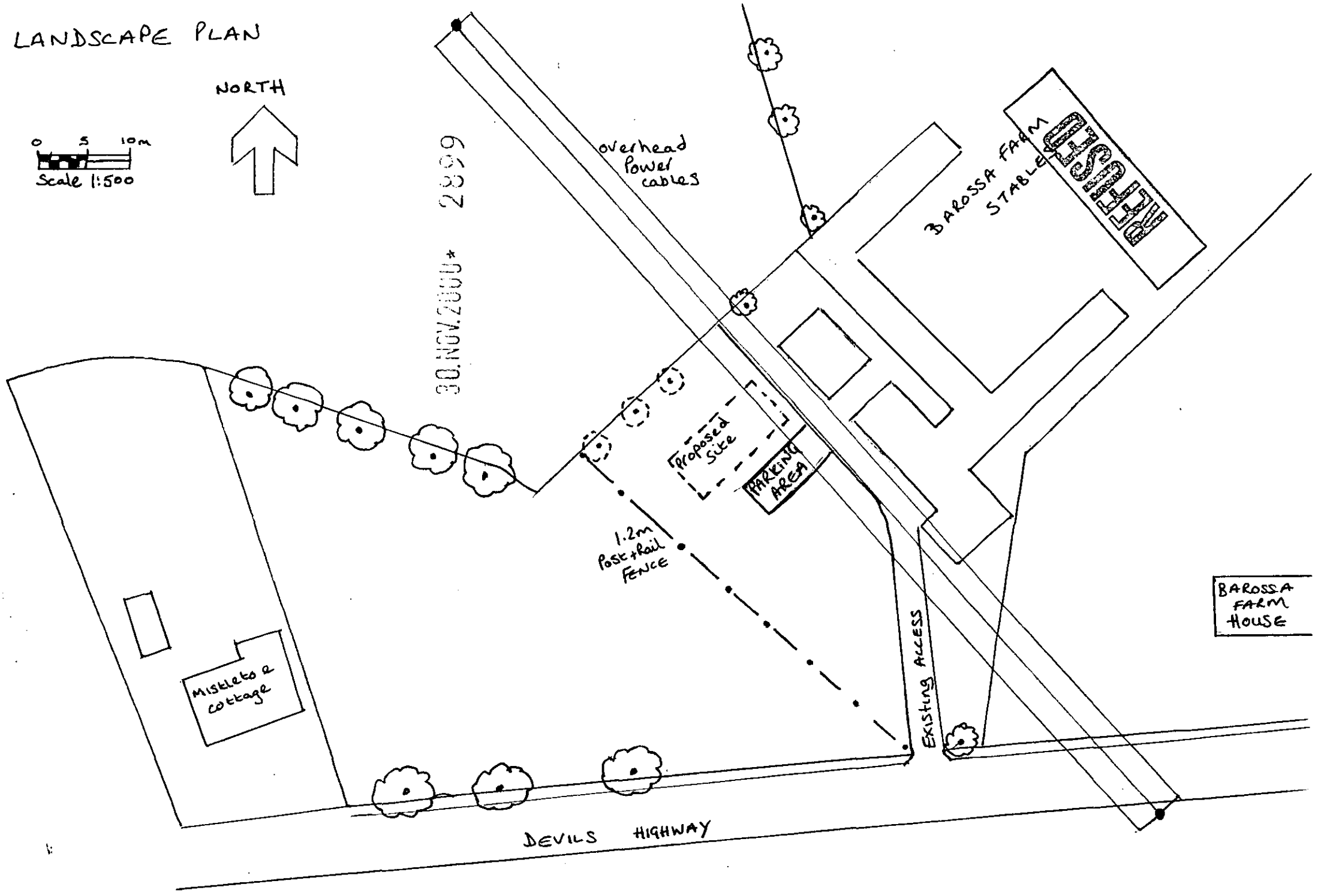
LANDSCAPE PLAN
NORTH
0 5 10m
Scale 1:500
30.NOV.2000*
2999
overhead Power cables
BAROSSA FARM STABLE
Proposed Site
PARKING AREA
1.2m Post+Rail FENCE
MISTLETOE cottage
EXISTING ACCESS
BAROSSA FARM HOUSE
DEVILS HIGHWAY