APPLICATION NO:
F/2001/4851

LOCATION:
Bannisters Fleet Hill, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs Barley C/O Robin Bradbeer Ltd

PROPOSAL:
Proposed erection of barn for dual equestrian/agricultural use.

EARLIEST DATE FOR DECISION: **12/10/2001**

APPLICATION WILL HAVE EXPIRED ON:
05/11/2001

CASE OFFICER: **Angela Odell**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

D8

1126

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Barley
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: F/2001/4851

Parish: **FINCHAMPSTEAD**

Location: **Banisters, Fleet Hill, Finchampstead, Wokingham.**

Proposal: **Proposed erection of barn for dual equestrian/agricultural use.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Before the building hereby permitted is brought into use, the existing polytunnel, pool pavilion and glasshouses (shown to be removed on the approved plans) shall be demolished and all materials removed from the site.

Condition
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in

the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

6. Upon the building ceasing to be used for personal equestrian eventing and/or agricultural use, within 2 months of the date of the ceasing of this use(s) the building shall be completely demolished, all material removed from the site and the ground restored to its former grassed paddock condition.

Condition

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

Condition

8. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

9. The development hereby permitted shall be used for equestrian purposes for the personal enjoyment of the occupiers of Banisters estate and/or for the purposes of agriculture relating to Banisters estate only. Any ancillary use of the development for educational demonstrations, instructional clinics or for practice by members of the local riding club only shall be limited to not more than 28 days in any calendar year.

Condition

10. The landscaped areas shall be managed in accordance with the submitted landscape management plan.

Condition

11. Any excavation within the root spread of trees and/or hedges shall be undertaken in accordance with the guidance note by Land Management Services Ltd submitted with the agent's letter of 13 December 2001.

Condition

12. Before development commences, details of any retention structures shall be submitted and approved by the Local Planning Authority. Such retention structures shall then be constructed in accordance with the approved details.

Condition

13. 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.

Condition
14. The construction of the barn's surface water drainage system shall be carried out in accordance with details which shall have been submitted to and approved by the Local Planning Authority before development commences.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of the protection of the character and appearance of the countryside.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of the protection of the character and appearance of the countryside.

Reason
7. In the interests of highway safety and the protection of the character and appearance of the countryside.

Reason
8. In the interests of visual amenity.

Reason
9. In the interests of the protection of the character and appearance of the countryside.

Reason
10. In order to ensure that the approved landscaping is satisfactorily maintained.

Reason
11. In order to provide satisfactory protection to existing trees and hedging.

Reason
12. In order to provide satisfactory protection to existing trees and hedging.

Reason
13. To prevent the increased risk of flooding and to improve water quality.

Reason
14. To prevent pollution of the water environment.

Informative

1. This permission relates to the application as augmented by additional drawing number 295/01/1B submitted to the Local Planing Authority on 29 November showing proposed access details and additional drawing number LMSL/6/BW/2 submitted to the Local Planing Authority on 4 December showing planting details to west of proposed barn.

Informative

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

Berkshire Structure Plan Policies C2, C8 and EN8.
South East Area Local Plan Policies STV2, SC3, SC9 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WLL2 and WNC4.

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

Notice checked by: _____

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

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 30 January 2002

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your informal consultation dated 28 January 2002 for the above application, the landscape comments are as follows:

The landscape proposals shown on drawings LMSL/6/BW/1 & LMSL/6/BW/2 (coloured plan with amended planting area dated 22/01/02) are acceptable in relation to condition 4.

The coloured plan also shows the proposed access track to the barn. It now looks as if the ground level will be unchanged adjacent to the all weather riding surface, but will slope down to the barn entrance after this section. This is different to the proposals as shown on the section through this area, drawing no. 295/01/1B. The applicant has suggested that the access track can be constructed without the need for any retaining structures (Robin Bradbeer's letter dated 22/01/02), however if this is to be different from the existing ground level, details of how the applicant proposes to construct it should be provided. I.e. will the ground be built up to provide a more gradual gradient to the access track and if so how will the soil be retained? I therefore believe that a more detailed explanation needs to be provided to satisfy condition 12.

Catherine Brimble

Catherine Brimble
Landscape Architect

(AO)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr & Mrs Barley
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

Application Number: F/2001/4851

Parish:	**FINCHAMPSTEAD**
Location:	**Banisters, Fleet Hill, Finchampstead, Wokingham.**
Proposal:	**Proposed erection of barn for dual equestrian/agricultural use.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve 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.

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the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

Condition

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Condition

6. Upon the building ceasing to be used for personal equestrian eventing and/or agricultural use, within 2 months of the date of the ceasing of this use(s) the building shall be completely demolished, all material removed from the site and the ground restored to its former grassed paddock condition.

Condition

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

Condition

8. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

Condition

9. The development hereby permitted shall be used for equestrian purposes for the personal enjoyment of the occupiers of Banisters estate and/or for the purposes of agriculture relating to Banisters estate only. Any ancillary use of the development for educational demonstrations, instructional clinics or for practice by members of the local riding club only shall be limited to not more than 28 days in any calendar year.

Condition

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Condition

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Condition

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Condition
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Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory.

Reason
3. In the interests of the protection of the character and appearance of the countryside.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

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Reason
7. In the interests of highway safety and the protection of the character and appearance of the countryside.

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8. In the interests of visual amenity.

Reason
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14. To prevent pollution of the water environment.

Informative

1. This permission relates to the application as augmented by additional drawing number 295/01/1B submitted to the Local Planing Authority on 29 November showing proposed access details and additional drawing number LMSL/6/BW/2 submitted to the Local Planing Authority on 4 December showing planting details to west of proposed barn.

Informative

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

Berkshire Structure Plan Policies C2, C8 and EN8.
South East Area Local Plan Policies STV2, SC3, SC9 and SC15.
Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WLL2 and WNC4.

Anna Cronin
Head of Planning & Transportation
Date: 09/01/2002

Notice checked by: _____

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

Recd 30.01.02 23.1.02



PLANNING SERVICES	HPT 52207
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DC Amco	ENF
COPIES TO:	ACK:
	FILE:

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/295
Your ref. F/2001/4851
22 January 2002

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

In connection with the pre-conditions of this planning permission I provide the following details.

Condition 2
The materials will comprise stained timber boarding to walls and dark brown profiled sheeting to roofslopes incorporating approximately 10% translucent panels.
Samples and manufacturers details will be delivered to you direct by my client shortly.

Condition 4
Full landscaping details were supplied to you at application stage comprising the New Woodland Planting and Management Strategy and drawing nos. LMSL/6/BW/1 and LMSL/6/BW/2 prepared by land Management Services Limited, Chartered Landscape Architects. To supplement those details my client intends to undertake some additional planting in the vicinity of the barn which will be shown on a drawing which he will deliver to you directly.

Condition 12
Having given the matter further consideration my client is satisfied that the access track can be constructed without the need for any "retention structures".

Condition 13
Surface water run-off arising from the development will be limited to rainwater draining the building roofslopes. Accordingly no surface water control measures are required.

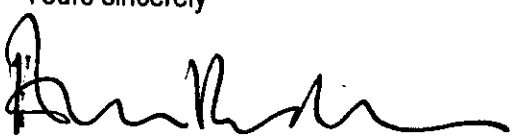
Registered in England Number: 3372202

Condition 14

Surface water from the building roofslopes will drain to an existing well maintained watercourse adjacent to the woodland edge. My client will supply you with a plan directly showing the details.

Subject to your receipt of further information from my client relating to conditions 2, 4 and 14 I shall be grateful if you will confirm that the submitted details discharge the requirements of the pre-conditions referred to above.

Yours sincerely



ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

BANISTERS
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE RG40 4QN
0118 973 2229

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DC Amo | BNF
APP |
CS | 22-1-02
23 JAN 2002
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Dear Mr. Odell

Re. New Barn

Please note that Hon[illegible] good network of S.W drains.

In the event of barn being used for Lambing, the Equestrian surface will be covered by a waterproof membrane and an absorbent bedding material will be used. then removed. There will be no foul liquid entering the surface water system.

P.S. With regard to material samples enclosed the 'Ebony' Sadolin preservative will not be quite as black when it dries out as existing barn show.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 23 January, 2002
My ref. AO/F/2001/4851
Your ref. RWB/295

Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud, Glos.
GL6 7LS

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 Bradbeer

PLANNING APPLICATION F/2001/4851
PROPOSED ERECTION OF BARN FOR DUAL AGRICULTURAL/EQUESTRAIN USE AT BANNISTERS, FLEET HILL, FINCHAMPSTEAD – CONDITION 2 - MATERIALS

Thank you for your letter of 22 January and I have received the samples. I confirm the proposed materials are acceptable for construction of the above building and for compliance with condition 2 of the above permission:

- Dark stained timber boarding to walls
- Dark brown profiled sheeting to roof slopes incorporating approximately 10% translucent panels

I trust the above is clear, but if you wish to discuss the matter further please contact the case officer Angela Odell.

Yours sincerely

M L THORP
Principal Development Control Officer

Recd 10/30AM 23.1.02



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Planning & Development Consultancy

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01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/295
Your ref. F/2001/4851
22 January 2002

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

In connection with the pre-conditions of this planning permission I provide the following details.

Condition 2
The materials will comprise stained timber boarding to walls and dark brown profiled sheeting to roofslopes incorporating approximately 10% translucent panels.
Samples and manufacturers details will be delivered to you direct by my client shortly.

Condition 4
Full landscaping details were supplied to you at application stage comprising the New Woodland Planting and Management Strategy and drawing nos. LMSL/6/BW/1 and LMSL/6/BW/2 prepared by land Management Services Limited, Chartered Landscape Architects. To supplement those details my client intends to undertake some additional planting in the vicinity of the barn which will be shown on a drawing which he will deliver to you directly.

Condition 12
Having given the matter further consideration my client is satisfied that the access track can be constructed without the need for any "retention structures".

Condition 13
Surface water run-off arising from the development will be limited to rainwater draining the building roofslopes. Accordingly no surface water control measures are required.

295be.46.

Condition 14

Surface water from the building roofslopes will drain to an existing well maintained watercourse adjacent to the woodland edge. My client will supply you with a plan directly showing the details.

Subject to your receipt of further information from my client relating to conditions 2, 4 and 14 I shall be grateful if you will confirm that the submitted details discharge the requirements of the pre-conditions referred to above.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 28 January, 2002
My ref. AO/F/2001/4851
Your ref. SP/2001/004546-1/1

Environment Agency
Swift House
Frimley Business Park
Camberley, Surrey
GU16 7SQ

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 Rose

PLANNING APPLICATION F/2001/4851
PROPOSED ERECTION OF BARN FOR DUAL AGRICULTURAL/EQUESTRAIN USE AT BANNISTERS, FLEET HILL, FINCHAMPSTEAD

Thank you for your letter of 20 December. I am consulting you as requested on the relevant conditions Nos. 13 and 14 on the attached decision notice. Regarding conditions 13, and 14 please see attached letter and drawings and advise me whether the proposals are acceptable within 2 weeks of the date of this letter.

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

Recd 10.30AM 23.1.02



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Planning & Development Consultancy

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

Our ref. RWB/295
Your ref. F/2001/4851
22 January 2002

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

In connection with the pre-conditions of this planning permission I provide the following details.

Condition 2
The materials will comprise stained timber boarding to walls and dark brown profiled sheeting to roofslopes incorporating approximately 10% translucent panels.
Samples and manufacturers details will be delivered to you direct by my client shortly.

Condition 4
Full landscaping details were supplied to you at application stage comprising the New Woodland Planting and Management Strategy and drawing nos. LMSL/6/BW/1 and LMSL/6/BW/2 prepared by land Management Services Limited, Chartered Landscape Architects. To supplement those details my client intends to undertake some additional planting in the vicinity of the barn which will be shown on a drawing which he will deliver to you directly.

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Registered in England Number: 3372202

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Surface water from the building roofslopes will drain to an existing well maintained watercourse adjacent to the woodland edge. My client will supply you with a plan directly showing the details.

Subject to your receipt of further information from my client relating to conditions 2, 4 and 14 I shall be grateful if you will confirm that the submitted details discharge the requirements of the pre-conditions referred to above.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

Robin Bradbeer Limited
Planning & Development Consultancy

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

Our ref. RWB/295
Your ref. F/2001/4851
30 January 2002

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

Thank you for your letter of 23 January 2002 confirming details regarding condition 2 of this permission.

I shall be grateful to receive a reply at your earliest convenience concerning conditions 4, 12, 13 and 14.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

295be.47

Angela Odell

From: Andy Glencross
Sent: 24 December 2001 11:47
To: Angela Odell
Subject: Planning Application F/2001/4851 Bannisters Fleet Hill Finchampstead

Hi Angela

There appear to be no ecological grounds on which to object to this planning application.

Although one could make a case for planting more common native species and less of the rarer stuff small leaved lime and wild service tree etc, the applicant has undoudtedly made a significnat effort to improve the ecology of hi estate with this planting scheme. I am satisfied that this is a suitable planting scheme with regards to ecology (although I have no map to indicate where all the compartments are?).

I have visited the site and advised the alndowner in the past.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

Reading Agricultural Consultants

PLANNING 49852
AO
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Races Farm, Aston Street, Aston Tirrold, Didcot, Oxon. OX11 9DJ Tel. (01235) 851515 Fax. (01235) 851511
e-mail rac@racesfarm.demon.co.uk Also at Farnham, Surrey Tel (01252) 726897 & Little Haseley, Oxon. Tel (01844) 279343
web http://www.racesfarm.demon.co.uk

Wokingham District Council
Environmental Services Department
Planning Services
P O Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our Ref: 2580AO-2

Your Ref: AO/F/2001/4851

12th November 2001

For the attention of Angela Odell

Dear Mrs Odell

Planning Application F/2001/4851

Proposed erection of barn for dual agricultural/equestrian use at Bannisters, Fleet Hill, Finchampstead

Further to your letter of instruction relating to the above, please find enclosed our brief report detailing the agricultural and equestrian circumstances at "Bannisters ": I trust that it will meet your requirements.

As you will see I have also enclosed our invoice for the work done in accordance with our usual practice.

If there are any difficulties or issues arising from the report, please do not hesitate to contact me.

Yours sincerely

pp Peter J Williams

Angela,
I've taken the invoice
Ian

Directors: C. J. Duncan, BScAgric. NDA. MIAgrM; P. W Danks, BSc(Hons), PGCE, AIEMA; S. J. Fordham, BSc, Dip Agric Sci (SoilSci).
Associates: T R. Worthington, BScHonsAgricSci, MIBiol; ~~R. A. Davison BSc(Hons), MSc, MISoilSci~~; A. H. Elliott, BA(Hons), MSc; A I Field, BA(Hons), MSc; A. W. Hales, BSc(Hort.) Dip. Hort.; A. J. Holdsworth, BSc(Hons) MSc, MCIWEM, AIEMA, Grad MIWM; A. R. Staniforth, BSc, AICTA, P. J. Williams, BSc(Hons)Agric, OND.

Reading Agricultural Consultants Ltd Registered Office as above Company No. 3282982 Registered in England

Recycle

Wokingham District Council

Planning Application for a barn for dual equestrian/agricultural use at "*Bannisters*", Fleet Hill, Finchampstead

Appraisal by Reading Agricultural Consultants

November 2001

1.0 Introduction

1.1 Reading Agricultural Consultants (RAC) was instructed by Wokingham District Council (WDC) in September 2001 to consider a planning applications made by Mr and Mrs J Barley for a barn for dual equestrian/agricultural use at "*Bannisters*", Fleet Hill, Finchampstead

1.2 This report considers the application in the light of the relevant development control policies and the national planning policy guidance notes for development in the countryside, PPG7. In particular, the Council has requested advice on two issues:

i) is the proposed building justified;
ii) is the proposed building the minimum necessary for its proposed use.

The Council has also drawn attention to Condition No.2 attached to an earlier planning permission for erection of an outdoor manège which states:

> "*The buildings and riding surface shall be used for domestic recreational use only and shall not be used for business use*".

1.3 A site visit was undertaken on 24th October, 2001, at which meeting the following were present:

Mr R Bradbeer	The Applicants' agent
Mr P Williams	Reading Agricultural Consultants

At this visit details of the existing and proposed agricultural and equestrian operations were discussed, along with a brief consideration of the history of the site. An inspection was made of the stable buildings, and a cursory examination of the polytunnel, glasshouses and pool-shed that would be demolished in the event this application is successful, was also made: the site of the proposed new building was also viewed.

1.4 The comments made in this report are based on the information provided by the applicants at the time of the planning application, and from the discussions with the applicants' agent both on site and in subsequent telephone conversations.

2.0 Background

2.1 The estate, known as "*Bannisters*", was purchased by Mr and Mrs J Barley approximately three years ago mainly for use as a private residence, but also with a view to Mrs J Barley utilising the equestrian facilities for her eventing career. Planning permission was granted in 1998 for equestrian use of the site along with an outdoor all-weather surface (see 1.02 above).

2.2 As far as the holding is concerned, the appraisal submitted with the application states that this extends to 51 hectares of which 40 ha is permanent pasture and 26 ha is managed woodland. This information conflicts with the information provided during the site visit when it was stated that the holding extends to 69ha with sheep and arable uses made of the land. This difference is not considered particularly important in the content of the current appraisal, though it is considered worthy of record.

2.3 The grassland (c.40ha) is let to a local shepherd (Caroline Lake), who farms at High Barn Farm, Barkham. It is believed that this holding, which extends to 25ha, is a Surrey County Council smallholding and provides the operational base for a 400-ewe flock of sheep. RAC was advised that this tenant also farms land at Wheatlands Farm which is contiguous with the northern boundary of "*Bannisters*".

2.4 The buildings comprise a three-sided courtyard with 9 stables, a bay for parking a tractor, and a listed haybarn. To the east of the yard lie the polytunnel, glasshouses and pool-hut which are to be demolished. The polytunnel is in a poor state of repair with torn polythene and corroded ironwork. Although it is not known what use was originally made of this structure (which is peculiarly sited under a treed canopy), the only use now made is for housing the ewes at lambing time.

2.5 The stables are used solely to provide accommodation for Mrs Barley's horses. At the time of the site visit these included 3 competition horses (described as one novice Champion, one Prix St.George and one side-saddle horse; one brood mare and a foal; and one 38-year-old pony.

2.6 As is described in fuller detail in the supporting material, Mrs Barley competes in Dressage competitions. The letter of support from the Chief Executive of British Dressage (a member company of the British Equestrian Federation), dated April 2001, describes Mrs Barley as competing at the entry level of international competitions (Prix St.George) and also at the Regional UK championships – the entry level for the National Championships. No information has been provided on how successful Mrs Barley has been in those events this year.

2.7 With particular regard to the aforementioned planning Condition attached to the manège, I was advised that Mrs Barley has no paid employment and is engaged solely in riding her horses in dressage competitions and shows. She has a commercial sponsor – Nirvana Spa – a company which is owned by her husband, which sponsors the costs of transporting the horses around the country.

3.0 The Application

3.1 The application seeks the erection of a steel-framed barn measuring 21m x 41m, with a height to the eaves of 4.6m and a ridge at 7.2m.

3.2 It is intended that the barn would be used for a mixed agricultural and equestrian use, with the ewes being lambed in the shed during the spring. Some limited undercover haylage work may also be undertaken in the summer months.

3.3 The main use for the building, however, would be to provide Mrs Barley with an undercover arena in which to train both herself and her horses. Again, a detailed justification has been set out in the documents supporting the application, and it is not intended that this justification be repeated here. But in essence, and based in part on the letter from British Dressage, it is considered reasonable that a dressage eventer of the reputed standard of Mrs Barley is able to train with suitable facilities. As competition events take place in both indoor and outdoor environments, the supposed justification for the provision of this barn to emulate these conditions appears reasonable.

3.4 At this point, it is worth noting that the applicant suggested that they would consider a planning condition requiring the removal of the barn should Mrs Barley cease eventing, and no agricultural use be found for the barn. Such a condition would ensure that no subsequent application for change of use to non-agricultural or non-equestrian use could occur.

3.5 The other aspect of the planning application is the removal of 399m^2 of redundant buildings from the holding, namely the glasshouses, the pool house and the polytunnel.

4. Planning Policy Guidance

4.1 National planning policy guidance in the countryside is set out in PPG7 (1997) which notes, at Annex F, that:

> "*within the framework set out in this PPG, the Government wishes to see a positive approach towards planning applications for horse-based development which respect the rural environment*".

but the PPG opens, at para 2.3, that "*building in the open countryside, away from existing settlements or from areas allocated for development in development plans, should be strictly controlled*".

4.2 As far as the adopted Local Plan is concerned, this effectively mirrors the national guidance and sets out policies which appear, in principle, to look favourably on development related to equestrian uses of the countryside. Para 1.7.33 notes that:

> "*horse riding is an increasingly popular recreational activity...however, both the use of land for this purpose and its environmental consequence must be considered to ensure an appropriate balance of interests is achieved*".

4.3 Policy LTV2 sets the generally restrictive tenor of development control policies in the countryside and notes:

> "*All land outside the identified settlements* [which includes the land, the subject of this appeal] *is considered to be rural area within which development will not normally be allowed. In accordance with the replacement Structure Plan exceptions may be made for development in the following categories which are not specifically dealt with by other policies in this local plan:* [and include]
>
> *c) development essential to the use of land for agriculture*
> *h) any other purpose wholly appropriate to a rural area*"

4.4 Para 1.3.37 notes that, if new buildings are considered appropriate exceptions to this policy, they should be well designed and integrated into their setting.

4.5 Policy LC15 states:

> "*Where new building is acceptable in principle in the rural area, and the District Council is satisfied that there are no suitably located existing buildings which could, or could be adapted to, meet the requirement, the District Council will require it to be of a size no larger than that necessary...*".

4.6 The draft Deposit Local Plan (1997) echoes these policies with WCC1 stating that development for agriculture and outdoor sport/countryside recreation is to be considered acceptable in principle. WCC4 requires that if new building is acceptable in principle, the Council will need to be satisfied that there is no suitably located existing building that could be adapted to meet the requirement. Policy WR13 deals with the provision of development for recreational purposes and notes (para d) that any new building must be genuinely required, modest in scale and sensitively designed and located. Policy WR12 notes that the Council will seek dual use of new facilities related to recreation.

5. Appraisal

5.1 This application seeks the grant of permission for the erection of a new barn for the dual use of an all-weather indoor arena for training high calibre dressage horses, and seasonal agricultural activities including the lambing of sheep and making and wrapping haylage.

5.2 The unit extends to some 50-70 hectares and is clearly already being used for the above two purposes. Planning permission for an outdoor arena was granted in 1998 and the arena is in constant use. Mrs Barley is now purported to have reached a sufficient calibre to warrant the necessary expenditure to build a new indoor facility to enable her to train all year round, and to provide the different competing environments of indoor and outdoor arena.

5.3 Planning policy would appear to be supportive of such a venture, partly because the use would be for agriculture – an appropriate form of development in the countryside - and also for recreation- wholly appropriate to a rural area.

5.4 However, the specific questions raised by the Council were:

i) is the proposed building justified:

The "building" used for lambing the sheep that graze the land at "*Bannisters*" – the polytunnel - was found to be in an extremely poor state of repair with torn polythene and corroded steelwork. Whilst the use of polytunnels for lambing sheep is not uncommon– being relatively cheap to erect, and potentially temporary – the structure at "*Bannisters*" is old and has outlived its usefulness.

Although it would be possible to upgrade the existing polytunnel for continued use as a lambing facility, a more substantive structure is always to be preferred. A polytunnel is relatively insecure and easily damaged in high winds or hail storms.

The proposed new barn would provide a suitable structure for lambing sheep, which would occupy the building for approximately 8-10 weeks during the spring. During this period Mrs Barley would be unable to use this facility for training and would have to use the outdoor school.

At present Mrs Barley is unable to train indoors on the site, and is thus, to some extent, hampered in the training she is able to undertake. Whether the proposed building is justified is possibly a subjective question to answer and will, to some extent, be based on the perception of Mrs Barley's capabilities. However, the letter from the Chief Executive of British Dressage suggests that the building would enable an upcoming eventer to better train for events and he considers the facility to be justified.

Provided the Council consider this form of development for recreation to be appropriate, then perhaps the ability or perceived capabilities of the applicant are irrelevant. The issue of whether the existing riding facilities are used solely as domestic/ recreational activity as opposed to a business use is a difficult issue to define and is not one which RAC is wholly qualified to define – there being legal connotations involved. However, as Mrs Barley does not derive a income from the operation, it is surely the case that she is not engaged in a commercial business – seeking to maximise a profit. The fact that her husband's business is able to take advantage of tax benefits through sponsorship may appear to complicate the issue, but as far as the spirit of the Condition is concerned, it would *appear* that the Barleys' are occupying and using the facilities in compliance.

Perhaps the most important point to bear in mind, however, is that if Mrs Barley were to achieve the standards to which she is clearly striving, the mixed use with the sheep would appear to be most unusual. During the lambing season – in early spring - there would be no indoor arena in which Mrs Barley could train, and this would surely compromise her training regimes: perhaps sooner or later there would be a need to provide a further structure for the sheep.

The other problem is that the specialist ground surface deployed for the indoor school – be it sand or wood, or somesuch – would swiftly become soiled when used by the sheep and would require to be completely changes fairly frequently. Whilst this "merely" has financial implications it may mean that the owners will seek to cease this part of the dual use in order to save money at some future date. The observation is made that the proposed dual use would appear to have been created to assist the application by reducing the net area of new build, but has in effect, complicated matters. Although the sheep graze the land at "*Bannisters*" RAC is not entirely sure why they have to be lambed on the site as opposed to elsewhere. If the barn (or polytunnel) were to become unavailable to the grazier some other arrangement would have to be made.

ii) is the proposed building the minimum necessary for its proposed use

A Standard dressage competition arena measures 40m x 20m and equates with the size of the proposed new building. Dressage is an exacting form of equine discipline, and horses and riders are required to demonstrate precise routines of movements inside a defined arena – in the same way as the floor exercises are undertaken inside the defined floor area in competition gymnastics.

Whilst any indoor barn would provide a useful facility for training horses in aspects of dressage, only an arena of the above-referred measurements will provide a top quality training facility for national eventers.

It is considered that the proposed building is the minimum required for its proposed use. (International dressage arenas measure 60m x 20m).

As far as the sheep are concerned, it is relevant to note that a purpose-built sheep shed would need to provide 1.35m^2 per ewe – or a barn of at least 540m^2: the proposed barn would meet that requirement.

The Council will be aware that it is intended that other buildings, in addition to the polytunnel, would be removed and the net new build would be 399m^2.

6.0 Conclusion

6.1 This planning application seeks the grant of permission to erect a general-purpose barn at "*Bannisters*" for use as indoor training facility and temporary sheep accommodation.

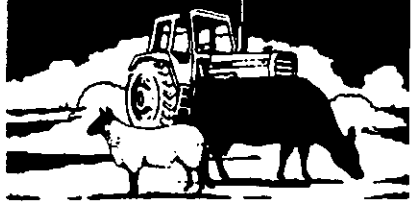
6.2 The applicant is reputed to be a dressage eventer of near-international standard, and the building is intended to provide that rider (only) with an all-year training facility dedicated to dressage competitions.

6.3 The Council has requested RAC to advise on two specific topics, namely the need for, and the space of, the proposed building. RAC leaves issues such as the appropriateness of the development to the Council, but notes that provided the rider is of the standard reputed there is a good argument for provision of the barn.

6.4 As far as the size of the building is concerned, it is noted that dressage arenas have defined measurements and this building meets – and does not exceed – those measurements: the floor area of the building is considered appropriate.

6.5 Finally, it is worth noting that the applicant agreed during the site visit that they would consider a condition requiring the removal of the barn should the personal eventing need cease, and no agricultural use be found for the barn. If such a condition were to be applied it might ensure that there was no subsequent application made for change of use of the barn to non-agricultural or non-equestrian use.

A.J. MARSHALL
AGRICULTURAL
CONSULTANTS



10.SEP.2001* 4851

J.BARLEY
BANISTERS,
FLEET HILL,
FINCHAMPSTEAD,
BERKS,
RG40 4QN

FARM REVIEW

August 2001

ADVISORS TO THE AGRICULTURAL INDUSTRY · UK AND OVERSEAS

A. J. MARSHALL BSc (Hons) Agric
D. S. MARSHALL MA (Oxon) ACA

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Introduction:

A.J.Marshall B.Sc Hons, FBIAC, SJE was asked to comment on the need and justification for an additional barn at the holding known as Banisters. A.J.Marshall is familiar with the area and aware of the planning history. The local authority requested an assessment from an independent agricultural consultant in order to provide an opinion on :

1. Is the building really necessary for its proposed purpose

2. Is it the minimum size required

3. Are there any existing buildings on the farm that could fulfil some or all of these purposes.

A.J.Marshall's full list of qualifications is attached in Appendix I but it is relevant to state at this stage that he has been trained by DEFRA (Department Environment Food and Rural Affairs) and carries out assessments under the Farm Business Advice Service whereby farmers can have three days of advice to provide an action plan to assist them in reviewing their business and providing advice and signposts regarding diversification and alternative sources of income. He also provides advice under this scheme in relation to the English Rural Development Plan (ERDP) a DEFRA funded plan where successful tenders are given financial aid for projects that provide added value to the community as a whole and help the farmer contribute to the local area in terms of sustainability leisure and employment.

Farm Review:

The farm extends to some 126 acres (50.99 hec) or which 100 acres (40.47hec) is down to permanent pasture. The remaining 26 acres (10.52hec) is woodland. The farmland is used for the production of sheep and equestrian activities operated by Mrs Barley.

The buildings consist of a range of stables, small lean to general purpose building for equipment storage , a tile hung timber barn used for hay and straw storage and a plastic polytunnel used for winter housing and lambing of the sheep. There is an outdoor menage behind the stables. There is

also a flat roofed rendered building behind the timbered barn. This was originally described as a "pool pavilion" it is now redundant and unsightly. The building is quite inappropriate for the location .

All the buildings and fields are in good order and well managed.

The Proposal:

To erect a general purpose building that will serve as an indoor school for dressage and winter housing and lambing facilities for the sheep flock. The polytunnel is quite large some 7.5mx22.5m designed for winter housing and lambing of sheep is old and not in a ideal position for its prescribed use. Consequently it suffers from poor ventilation and has a history of management problems with the sheep .The new building would be 21m x 41 m in size.

Equestrian Activities at Banisters:

The equestrian activity is "Dressage" This involves the training of the horse to an exceptionally high level and includes the art of classical riding. It forms the basis of all forms of jumping because once the horse and rider has learned the correct way of moving on the flat this will help in achieving the correct obedience and attentiveness in tackling jumps. It for this reason that Dressage is the first test and fundamental in event riding a sport in which Great Britain has been both World and Olympic Champions.(An outline of Dressage is found at Appendix Two Source The Encyclopaedia of Horse and Ponies T.Pickeral Parragon Books 2000)

Mrs Diana Barley competes at Prix St George level in Dressage the level required for international competition. Dressage competitions take place in both indoor and outdoor facilities and it is therefore necessary to have both for the proper training of horse and rider.

Equestrian Activities are increasingly being accepted as legitimate and appropriate countryside activities. They help ensure that the land preserves its rural nature and biodiversity.

The proposed facility would help assist Mrs Barley in her training and it is clear from the letter from the Chief Executive of the British Dressage how highly Mrs Barley is regarded and the importance of having proper facilities for the UK elite riders to train in. (See Appendix Three)

It would be essential from the equestrian aspects of this proposal to have a building in which a proper Dressage ring can be incorporated to ensure that the horse and rider can be trained correctly

This facility would also be used by Wokingham Riding Club who have a particular interest in side saddle competitions. This is not a business use but purely for educational demonstrations and a opportunity for members of the riding club to practise their side saddle riding. The riders in the photographs in Appendix Three are examples of this style of riding. Side Saddle riding fell in popularity until recently when there has been an upsurge in interest and demonstrations of Dressage and side saddle riding is often seen as a main ring attraction at Horse and Agricultural shows. Wokingham Riding Club use the outdoor ring at Banisters and it would clearly be a major advantage if indoor facilities were available as well. Such a facility would allow the horse and rider to become more familiar with conditions elsewhere and reduce the risk of accidents caused by the horses being frightened in unfamiliar surroundings.

In conclusion the proposal in terms of the need for the equestrian activity at Banisters is justified. The activity is a legitimate rural activity and is an appropriate use of land in a changing rural landscape. AJ.Marshall as a FBAS adviser under the English Rural Development Plan is aware of proposed changes to planning policy and at the regular update courses he has to attend that are run by DEFRA Department of the Environment Food and Rural Affairs the course tutors actively encourage advisers to consider equestrian activity on farms where it is considered appropriate by the FBAS adviser.

In answer to the questions raised by the Local Authority:

1. Is it really necessary? Yes it is if Mrs Barley is to compete successfully and achieve her potential as an international dressage rider .British Competitors must be able to train in facilities that other countries provide for their riders

2.Is It the minimum size? Yes

3.Can other buildings be used for this use? No

Agricultural Activity at Banisters:

The 100 acres are grazed by a 400 ewe sheep flock and lambed in the poly tunnel. The poly tunnel is old the plastic starting to fray and its location is far from ideal for ventilation reasons. The new building would provide excellent facilities for lambing and there would be sufficient air space to over come the inadequate ventilation of the poly tunnel. If the new building is granted permission then the need for the poly tunnel is removed and it could be taken down.

There is already a timber frame barn on site used for hay storage. This storage use could continue though it would be possible to store surplus fodder in the proposed building.

Is the building really necessary:? For the sheep to be properly housed and meet the current standards of animal welfare the building is really necessary

Is it the minimum Size? No the building is larger than is really necessary for the sheep flock but it has a dual function as a dressage school

Can any Existing Building Be used for the Sheep? Assuming the poly tunnel is removed no.

English Rural Development Plan (ERDP):

Any application under this scheme requires planning permission before making the application to DEFRA. Any farmer can make this application but it does help if there is supporting documentation from the FBAS service. As an FBAS adviser this is exactly the type of proposal

that the ERDP scheme was created for and it would have my support. An outline of the scheme is attached at Appendix four.

Conservation and Biodiversity:

The farm and woodland is well managed but it is recommended that the local FWAG officer Matthew Norris Hill visits the farm to assess the present situation and see if there are any ways in which hedgerow management etc. can be improved to enhance the current range of wildlife on the farm.

Conclusions:

1. The building will fulfil a genuine need for the purposes of training one of the elite Dressage riders in the UK

2. It will be of benefit to the Wokingham Riding Club who already have special events at Banisters

3. The sheep can be housed and lambed in facilities that are much more suited to their needs than the present poly tunnel with all its management problems.

Appendix One

Qualifications of A.J.Marshall B.Sc (Hons) Agric, FBIAC, SJE



A.J.MARSHALL

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C U R R I C U L U M V I T A E

ANDREW JOHN MARSHALL Agricultural Consultant
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Telephone: 01428 723030 Fax: 01428 727232
E-Mail:. AJM.Consulants@Farmline.com

Qualifications of Andrew John Marshall B.Sc Agric (Hons)

A J Marshall is an Independent, International Agricultural Consultant and a fellow of the British Institute of Agricultural Consultants.

A J Marshall is a farmers' son and after graduation from University, gained further experience in pedigree beef production and dairy farming prior to returning home. He worked for the Ministry of Agriculture Fisheries & Food Agricultural Development & Advisory Service for six years as an Agricultural Advisory Officer, providing a wide range of Services and Technical Advice to farmers and bankers. He specialised in livestock husbandry and finance and was an external lecturer to a major clearing bank manager's training college. He was invited by the Royal College of Veterinary Surgeons to prepare further education tapes on ruminant nutrition, and the metabolisable energy system. He regularly lectured to both students and farmers on agricultural topics.

In 1985 A J Marshall formed his own consultancy firm in association with a Chartered Accountant and a Solicitor. Initially this was to provide a service for farmers in the South of England. This quickly expanded to include a number of overseas clients.

UNITED KINGDOM

The services in the UK include advice on farm accountancy, farm viability, business management, farm valuations and technical information on crop and livestock production.

His specific skills include assessments of the overall strengths and weaknesses of farming businesses. With specialism in ruminant livestock. He is privileged to include the National Trust, County Councils and Local Authorities as well as large and small farmers among his regular clients. The broad base of clients with varying sizes of business provides an excellent basis for knowledge of how the whole industry is performing. He is regularly invited by all four major clearing banks to assess farms in terms of lending over the state of the business. He is familiar with and has been involved with the establishment of alternative farming enterprises.

He has a particular interest in the environment and supports the many steps being made by various organisations to promote safer food and a wider understanding of the countryside. He has given recent talks to the NFU, LEAF and RICS audiences on such matters and how farmers might be affected and what support they will need to maintain viability.

EXPERT WITNESS AND AGRICULTURAL PLANNING

His wide range of experience has resulted in him being asked to act as a professional witness in litigation and planning appeals for both developers and local authorities. Developers contact him for his professional opinion on agricultural planning applications and Local Authorities ask for his opinion on especially complicated cases. He also acts as their expert witness in public inquiries. He was invited six years ago to join the Law Society panel of Expert Witnesses. He is asked by a number of law practices to provide opinion on agricultural matters and attends the High Court to provide opinion in legal cases. He is a qualified Single Joint Expert. He has particular knowledge of livestock systems .

OVERSEAS WORK

A J Marshall Agricultural Consultants is very privileged to act for a number of European Royal Families and aristocracy. None of these clients are resident in Britain but have interests in the following countries, Belgium, Italy, USA, Brazil and Argentina. He acts as their Agricultural Asset Manager reviewing the performance of the various investments and provides the advice on how to achieve agreed targets set by the clients. He is also responsible for the overseeing of these investments as well as their disposal when necessary.

PRACTICAL WORK

He is a farmer of 320 acres that includes a 200 cow dairy herd and two full time employees

A J Marshall Agricultural Consultants is a small firm but relies entirely on reputation for referrals of work, and has a staff of four people.

ACADEMIC AND PROFESSIONAL QUALIFICATIONS

A J MARSHALL

B. Sc. Agric (Hons)
Fellow of British Institute of Agricultural Consultants
Herbage Seeds Inspector
Cereal Seeds Inspector
Member CMA
Farm Business Management Advisor to Thames Valley Farmers Association
Member of AFRC Institute of Arable Crops Research
Advisor to Thames Valley Organic Farmers Group
Member of the Law Society Panel of Expert Witnesses
Chairman of the River Wey Trust
Member of Council Surrey Agricultural Society

D S MARSHALL

B.A. (Oxon)
M.A. (Oxon)
Qualified Chartered Accountant

Appendix Two

Outline of Dressage





Examples of two riders from Wokingham and Bearwood Riding Club Riding Side Saddle

Dressage



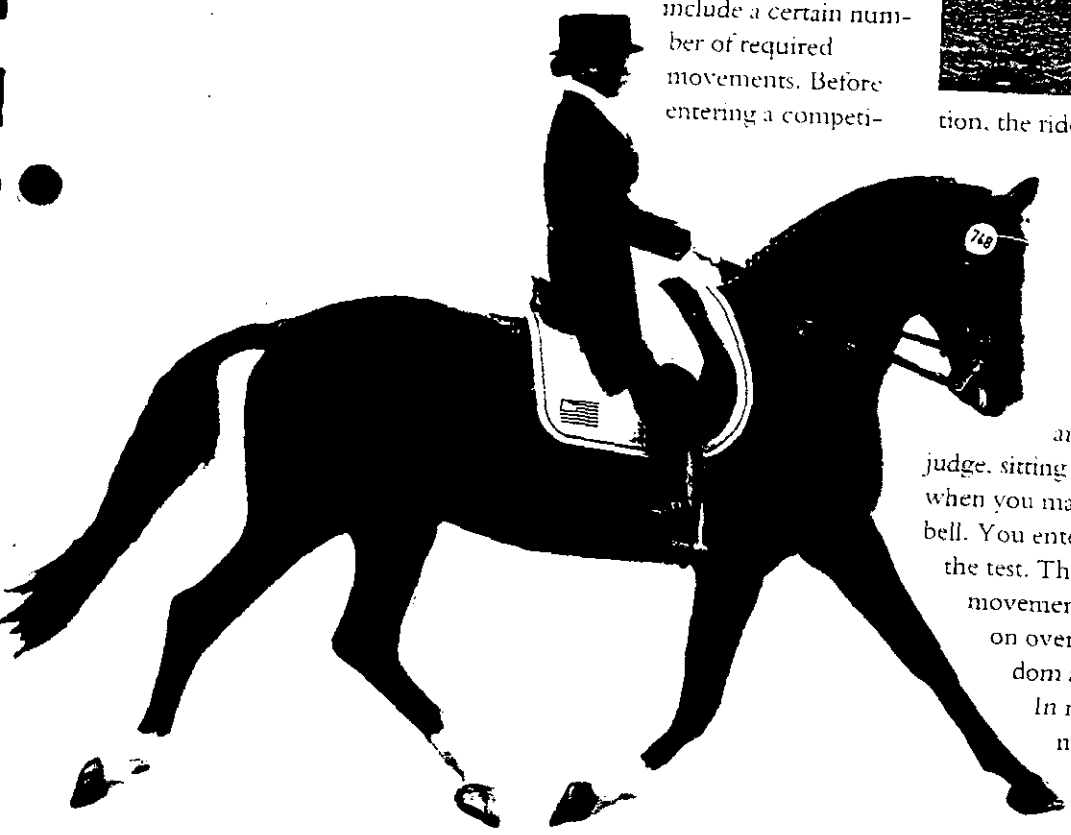
THE WORD DRESSAGE comes from the French verb dresser meaning 'to train' which is basically what dressage is. It is the training of the horse to an exceptionally high level, and includes the art of classical riding, and airs above the ground demonstrated so well by the Spanish Riding School. For our purposes here however, we shall consider the modern competitive school of dressage.



Top and Bottom
Dressage competitions test the schooling of the horse and whether animal and rider can execute steps with precision.

RIDING STANDARDS

DRESSAGE COVERS ALL standards of riding from the most simple tests to the most demanding. The structure of the dressage world is rather complex, but in simple terms, a dressage competition involves riding a set series of movements, although a free-style competition, the rider is required to devise his or her own pattern which must include a certain number of required movements. Before entering a competition, the rider must establish and then learn which particular set test is being used. Sometimes a caller is allowed to call the test out for you, but this can be distracting.

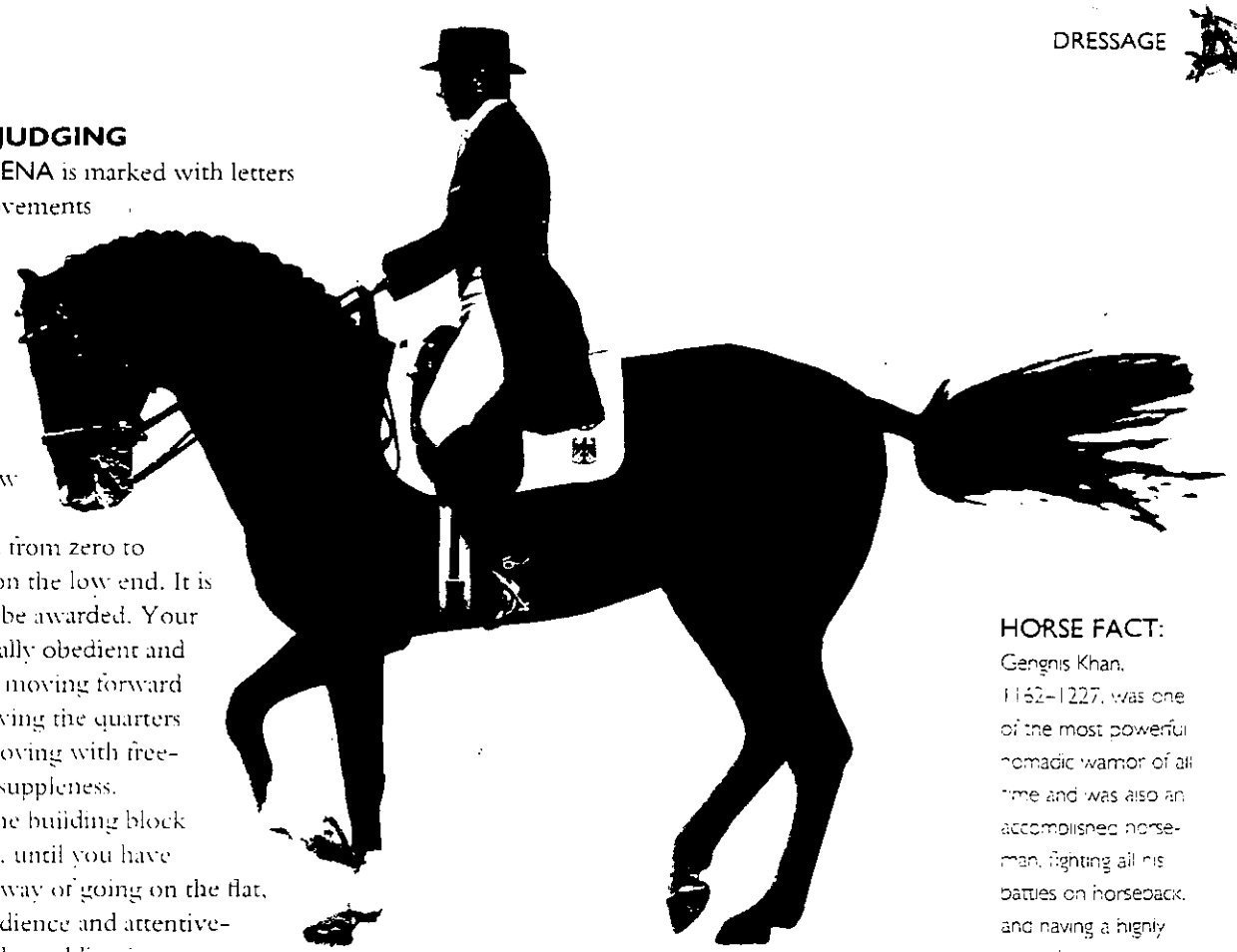


THE COMPETITION

ONCE THE TEST is learnt, and you enter the competition, you will work your horse around the outside of the arena before commencing your test. The judge, sitting at the C end of the arena, indicates when you may start to ride your test by ringing a bell. You enter the arena at A, and proceed to ride the test. The judge awards you marks for each movement you execute, and will also judge you on overall style, technique, position, the freedom and suppleness of the horse and so on. In more advanced dressage tests, there is more than one judge to ensure a fair score. One of the most important things to demonstrate is accuracy and obedience.

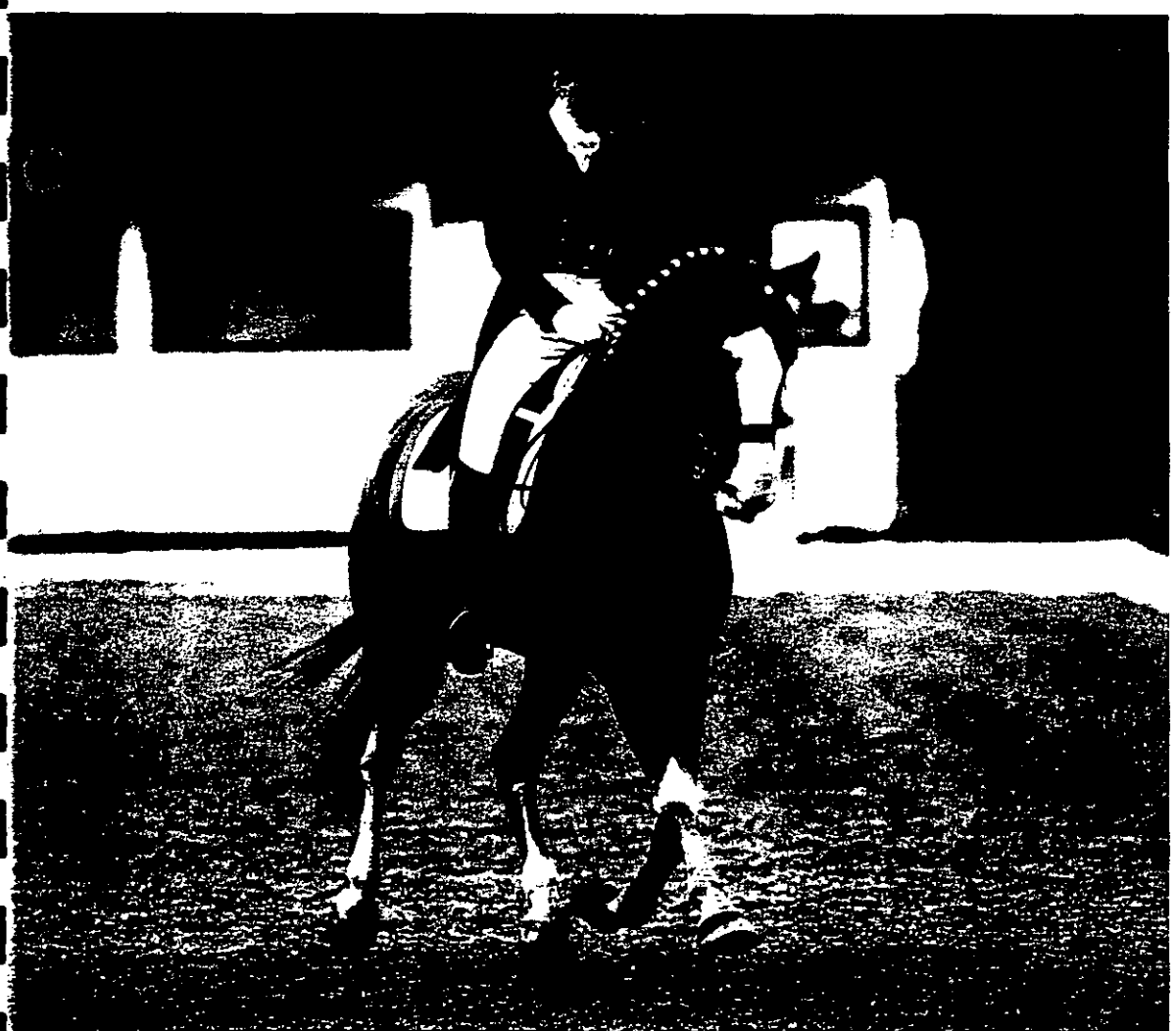
JUDGING

THE DRESSAGE ARENA is marked with letters around it and the movements you are required to do are related to the letters. Therefore, if you are expected to go forward into trot at A, by trotting accurately at A, you can gain yourself a few extra points. Each movement is marked from zero to ten with zero being on the low end. It is very rare for a ten to be awarded. Your horse needs to be totally obedient and responsive, as well as moving forward in a good outline, having the quarters underneath it, and moving with freedom, impulsion and suppleness. Dressage should be the building block for jumping, because, until you have achieved the correct way of going on the flat, and the required obedience and attentiveness, you should not be tackling jumps.



HORSE FACT:

Gengnis Khan, 1162–1227, was one of the most powerful nomadic warrior of all time and was also an accomplished horseman, fighting all his battles on horseback, and having a highly trained army.



Top

The judge not only awards points on each movement but also on the general appearance of the horse and rider.

Bottom

Discipline is important if the horse is to execute the positions with accuracy.

HORSE FACT:

Hemlock, deadly nightshade, ragwort and yew, are just a few of the many extremely poisonous plants that should never be seen in any pasture in which horses are grazing.

Appendix Three

Letters from British Dressage and Wokingham and Bearwood Riding Club.

EXCELLENCE IN HARMONY

BRITISH DRESSAGE

National Agricultural Centre, Stoneleigh Park
Kenilworth, Warwickshire CV8 2RJ
Telephone: (024) 76 698830 Fax: (024) 76 690390
E: office@britishdressage.co.uk
www.britishdressage.co.uk

18 April 2001

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

Dear Sir

I am writing on the subject of a planning application by Diana Barley of Banisters, Finchamstead, Wokingham, for a 20 X 40 metre indoor riding school.

As the National Governing Body of the sport of dressage in the UK I can confirm that Diana Barley competes at a high standard in the sport of dressage. Diana competes at Prix St George level, which is the entry level for international dressage competition. Further evidence of her ability is that she has already qualified to compete at the Regional Championships for 2001, which if she is successful will then lead her through to compete at the National Championships in September 2001.

In terms of the requirements for an indoor school I can confirm that in the sport of dressage the minimum size arena required for training and developing the dressage horse and rider is 20 X 40 metres. These are the dimensions of a dressage competition arena and, therefore, this is the basis for using these dimensions for training purposes. Dressage is one of the few sports where it is a strong pre requisite that one trains in a similar environment as one is going to compete in. I can also confirm, particularly working at the level that Diana Barley is currently working at, that an indoor school is an absolute necessity.

The training of dressage horses needs to take place throughout the year and in particular it is very important to consolidate training during the winter months. This is very difficult to do with an outdoor facility, especially when international trainers are visiting as they do Diana. It is very important that they have access to good indoor facilities to maximise the benefit of the training.

In synopsis it is vital for the development of the sport of dressage in this country that facilities such as Diana's are encouraged. In order for Great Britain to develop and grow its standing on the international stage in dressage, it is vital that our riders have access to world class facilities. The facility that Diana Barley is requesting planning permission for is the minimum level of facility required to enable her to train her horses to the required level.

A Member of The British Equestrian Federation. British Dressage is a company limited by guarantee
Registered in England Company No: 3443026. Registered Office as above

I hope the information I have provided is helpful and please do not hesitate to come back to me if you require further information.

Yours faithfully

David Holmes
Chief Executive

Wokingham & Bearwood Riding Club
Mole Bridge Farm, Mole Road, Arborfield Cross. RG2 9JQ
Tel: 0118 976 0554

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM

Dear Madam,

I have been asked to confirm Mrs Diana Barley's involvement with our Riding Club.

I can confirm that Mrs Barley is a leading rider of our Club and is particularly valuable, both because of her extremely high standard of riding and generosity in allowing the Club's use of her facilities at Banisters for some of our Club activities.

We have used these facilities on a number of occasions but the occasional use of an indoor school would be particularly valuable during inclement weather. Regrettably the indoor school which we have previously used at Brook Farm, Swallowfield is no longer available for our use.

Our gatherings normally involve 12 – 14 people and therefore does not constitute a nuisance or disruption. Several of our members are particularly interested in the tradition of side-saddle riding.

Mrs Barley is an enthusiast and has previously hosted side-saddle demonstrations. She generously does not charge fees for our Club use.

Yours faithfully,

Mrs E MacKay
CHAIRMAN

Appendix Four

English Rural Development Programme



MAFF

Economy Environment Community



Introduction

The England Rural Development Programme sets out how we are going to implement the Rural Development Regulation (RDR) - known as the "second pillar" of the Common Agricultural Policy (CAP) - in England over the next 6 years. The RDR provides a set of measures and CAP funds which countries in the European Union can use, alongside their own funds, to benefit the rural environment, economy and communities. The Programme:

- explains the thinking behind our plans for using the measures in the RDR and what we expect to see as a result; and
- describes in detail the individual grant schemes we are running and the amount of money available.

This booklet outlines key elements of the Programme and gives a very brief summary of each of the grant schemes available under it. If you want to find out more, an executive summary of the Programme as well as the whole document are available on the Ministry's website or from MAFF Publications (details are at the end of this booklet). If you want more information about the schemes, you should contact your local MAFF office.

The Programme

Working with our partners in other parts of government and its rural agencies, and in consultation with wider rural interests, we identified two main priority areas for funding:

- schemes to conserve and improve the environment;
- schemes to enable farming, forestry and other rural businesses and communities to adapt to changing circumstances and to develop.

We also recognised that these areas were largely interdependent and that action in one would deliver benefits for the other - that we would need an integrated programme of measures.

Taking this into account, the Programme:

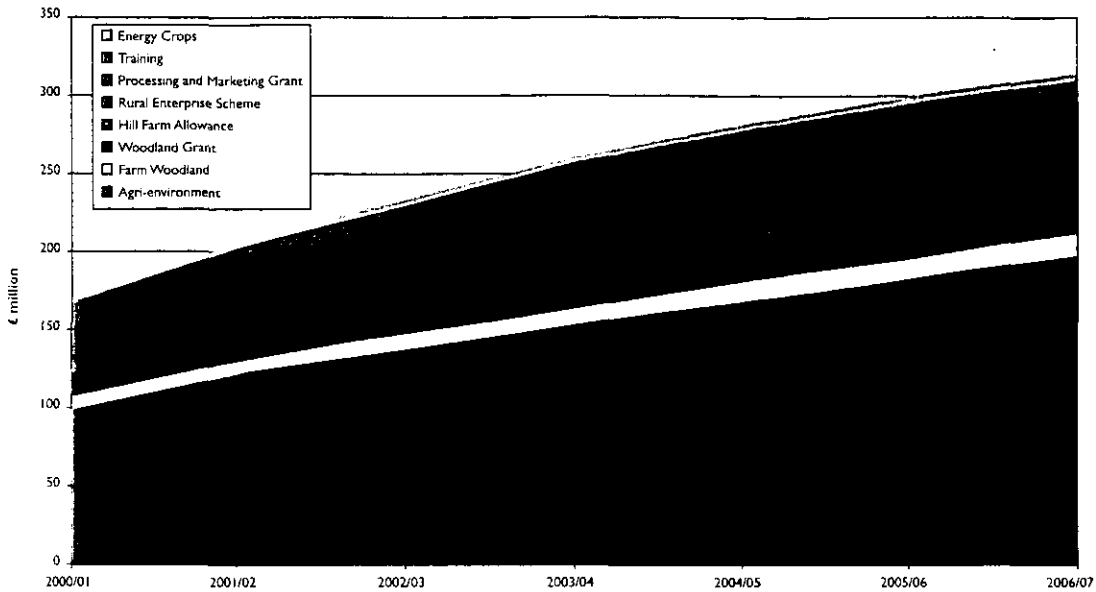
- aims to increase significantly the area covered by schemes to conserve and improve the environment and maintain the sustainable management of the uplands through:
  - a substantial expansion in funds for:
    - the Countryside Stewardship Scheme
    - the Organic Farming Scheme
    - the Woodland Grant Scheme
    - the Farm Woodland Premium Scheme
  - the continuation of the Environmentally Sensitive Areas Scheme; and
  - re-focusing support for hill farming through the new Hill Farm Allowance Scheme;
- aims to assist the creation of more diverse and competitive agricultural and forestry sectors and jobs in the countryside, encourage the development of new products and markets and greater collaboration and provide training to support these new activities through launching four new schemes:
  - Rural Enterprise Scheme
  - Processing and Marketing Grants
  - Energy Crops Scheme
  - Vocational Training Scheme.

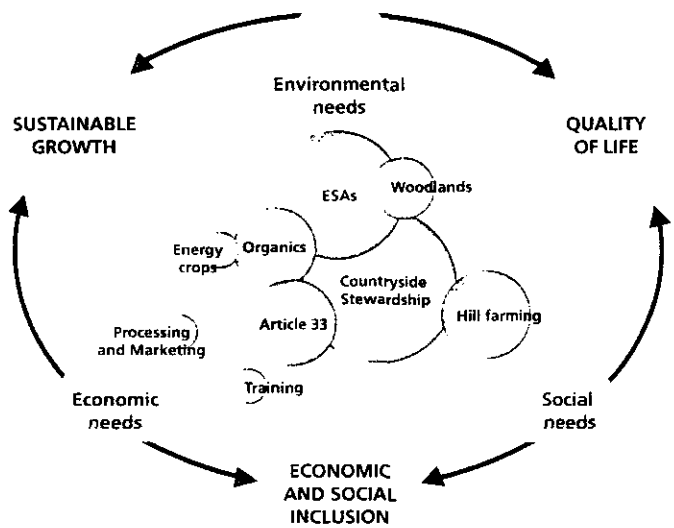


Solutions to many rural problems should be developed where they occur and we are operating the new schemes at a regional level, taking account of local needs and national policies. Regional action will be based on goals and priorities set out in the regional chapters of the Programme, which were drawn up with our key partners.

The Programme is estimated to cost £1.6 billion between 2000 - 2006 and it represents a major expansion in funding for this type of support. The following diagrams illustrate the expenditure profile and how it is distributed between the different schemes.

RDR: Planned expenditure on schemes in England





This is only the beginning. We will be monitoring and evaluating the Programme each year to see if it is achieving its targets. We will be reviewing the environmental schemes to see if we can simplify or improve them. We will also be looking at mechanisms for improving integrated delivery of these schemes - both within the Programme and between the Programme and schemes and measures funded by other parts of government and its agencies.



The New Schemes

The Rural Enterprise Scheme (RES)

The primary aim of the Rural Enterprise Scheme is to provide targeted assistance to support the development of more sustainable, diversified and enterprising rural economies and communities to assist their regeneration and adjustment to the declining importance of agriculture and to the demands of the rural economy.

The scheme covers a very broad spectrum of potentially eligible activities but all projects must fall within one of the following categories laid down in the RDR:

- Setting-up of farm relief and farm management services
- Marketing of quality agricultural products
- Basic services for the rural economy and population
- Renovation and development of villages and protection and conservation of the rural heritage
- Diversification of agricultural activities and activities close to agriculture to provide multiple activities or alternative incomes
- Agricultural water resources management
- Development and improvement of infrastructure connected with the development of agriculture
- Encouragement for tourist and craft activities
- Protection of the environment in connection with agriculture, forestry and landscape conservation as well as with the improvement of animal welfare.

The scheme is open to farmers and a range of other rural businesses (partnerships and companies) and rural communities but the final beneficiaries of the grant aid must be non-public sector organisations.

There are three levels of grant aid depending on the extent of any commercial return on the project:

- 50-100% for projects which have a minimal economic return to the applicant (i.e. a project that principally benefits the local community or environment).
- 30-50% for projects where an economic return to the applicant is the primary objective of a project.
- 15-30% for projects generating a substantial economic return to the applicant (an annual return in excess of 25 per cent of the total investment).

RES is generally managed on a regional basis with each region assessing applications on a competitive basis against regional needs and priorities. A separate fund is managed by MAFF HQ for projects which cover the national marketing of quality agricultural products.

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 9TH JANUARY 2002 FROM 7.00 PM TO 11.05 PM

Present: Mr KA Malvern (Chairman), Mrs JA Lissaman (Vice-Chairman), Mrs DC Beatty Mr SR Conway, Mr RH Cundy, Mr TP Dredge, Mrs MA Long, Mrs M Robertson, Mr ND Rose and Mrs C Smith.

Also present Mrs P Bray, Frank Browne, Mr JL Earnshaw, Mrs T Marinos and Mr D Swindells.

PART I

152. MINUTES

The Minutes of the meeting of the Committee held on 5th December 2001 were confirmed as a correct record and signed by the Chairman subject to the following amendments:-

1) Minute No. 137 page 1738, resolution 1) reference should be made to the terraced block, rather than the whole development being out of character.

2) Minute No. 137 page 1738, resolution 3) the deletion of the word "due".

153. APOLOGIES

Apologies for absence were submitted from Mr MJ Bryant and Mr AJ Ross.

167. APPLICATION NO: 2001/4851, ERECTION OF A BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE, BANISTERS, FLEET HILL FINCHAMPSTEAD, FOR MR & MRS BARLEY

The Committee considered a report about this application set out on Agenda pages 1915 to 1928.

RESOLVED: That Application No:2001/4851 be approved subject to the conditions set out on Agenda pages 1920 to 1922.

t

Development Control Ref No:	Received	Parish
F/2001/4851	10.09.01	Finchampstead

Applicant: Mr & Mrs Barley
Location: Banisters, Fleet Hill, Finchampstead
Proposal: Erection of barn for dual equestrian/agricultural use.

REPORT PREPARED FOR: DEVELOPMENT CONTROL COMMITTEE

REPORT PREPARED BY: Head of planning and transportation & Angela Odell

SUMMARY:

1. **Planning History** - On this 51 ha. holding is Banisters House, which is a Grade 2 listed building. There are also various outbuildings, including stables for Mrs Barley's horses, and a pair of cottages.

   Application No. 98/68146/F was granted permission on 29.09.98 for an all-weather riding surface and change of use of part of the farm land from agricultural to equestrian use. Application No. 98/68522/F subsequently allowed repositioning of the all-weather riding surface.

   Attached to these permissions was a condition requiring the all-weather riding surface to be used for domestic recreational use only.

2. **Proposal** - Is to erect an 861sq.m. barn on the north side of the all-weather riding surface. The barn would be 7.2m high of black timber boarding to match existing buildings and brown box profile roof sheets on the pitched roof. Three existing structures would be removed: a 169m^2 polytunnel, the 72m^2 pool pavilion and 3 glasshouses with 222m^2 taken together. Therefore a total of 463m^2 of existing structures are proposed to be removed. The applicants have submitted a landscaping scheme and woodland management plan. Additional plans showing details of proposed access to the building have also been submitted.

   The applicants have submitted a report by an independent agricultural consultant. This explains the following: The proposed building will serve as an indoor riding school for dressage, and winter housing and lambing facilities for the sheep flock. The polytunnel (to be removed) that is used for winter housing and lambing facilities of the sheep is old, is not well sited for this use and is poorly ventilated. Mrs Barley (one of the applicants) competes and trains horses to a high standard for 'dressage', at international level in side saddle.

   This facility would also have limited use by Wokingham Riding Club who have a particular interest in side saddle competitions. This is not a business use but purely

for educational demonstrations and an opportunity for members of the riding club to practise their side saddle riding.

RECOMMENDATION: GRANTPLANNING PERMISSION - subject to conditions.

Background Papers

Held by: Planning Reception
Division: Development Control
Dept: Environmental Services

Contact No: 0118 974 6428/ 6429
E Mail: development.control@wokingham.gov.uk

NB: All reports seek to identify environmental, community safety and equal opportunities implications. Consultation with residents and organisations which has or is about to take place, will also be reported.

3. **Consultations**
   - ***Finchampstead Parish Council :*** "No objections".
   - ***Letter of support :*** Received from British Dressage.
   - ***Highway Officer :*** No objection subject to a condition requiring that the proposed development shall always remain ancillary to the main dwelling.
   - ***English Nature :*** Does not wish to comment.
   - ***Council's Ecologist :*** No objections.
   - ***Environment Agency :*** No objection subject to a condition covering soakaways.
   - ***Environmental Health officer :*** No objection.
   - ***Conservation Officer :*** No objection regarding effect on the setting of the listed building.
   - ***Landscape Officer :*** Advises that the barn would be significant in size and height. However, its visual impact from public viewpoints would be very limited, as woodland and other vegetation surrounding the site as a whole would restrict these views, and further planting is proposed. Advises that the proposed planting scheme to the west of the proposed barn is considered acceptable. Recommends conditions covering landscaping, woodland management plan, details of any retaining structure next to proposed access and adherence to guidance regarding excavation within the root spread of trees and/or hedge.

4. **Appraisal** - The main issues are:

   A. Effect on the character and appearance of the countryside (including whether proposal is justified) [Berkshire Structure Plan policies C2, C8 and EN8; South East Area Local Plan policies STV2, SC3, SC9 and SC15; Wokingham District Local Plan (Deposit Draft) policies WCC1, WCC4, WLL2 and WNC4; Planning Policy Guidance Note No. 7 (PPG7)].

B. Inspector's Report on Part Two of the Wokingham District Local Plan.

A. Effect on the character and appearance of the area

The site is in a rural area and in an Area of Special Landscape Importance. The woodland on the north-east side of the proposed building is a Wildlife Heritage Site. In principle, policies C2, STV2 and WCC1 allow buildings that are necessary or appropriate for agricultural and equestrian purposes in the countryside, subject to detailed policies and considerations. The main concerns are whether the proposed building is justified and whether it is of the minimum size necessary for its purposes.

To assist assessment of these issues, the Council commissioned its own independent agricultural consultants. The following is taken from their report. The report advises that the polytunnel used for lambing is in poor repair and has outlived its usefulness, and a more substantive structure for lambing is preferred. This activity would occupy the proposed building for 8-10 weeks during Spring, during which time the building would not be available for equestrian training use. The unavailability of the building during this period for equestrian use could lead to the need for a further structure for the sheep. However, should this occur, it might be possible for the lambing to take place elsewhere.

The report concludes:

" • The applicant is reputed to be a dressage eventer of near-international standard, and the building is intended to provide that rider (only) with an all-year training facility dedicated to dressage competitions.

- The Council has requested advice on two specific topics, namely the need for, and the space of, the proposed building. Issues such as the appropriateness of the development are left to the Council, but provided the rider is of the standard reputed there is a good argument for provision of the barn.

- As far as the size of the building is concerned, it is noted that dressage arenas have defined measurements and this building meets – and does not exceed – those measurements: the floor area of the building is considered appropriate.

- Finally, it is worth noting that the applicant agreed during the site visit that they would consider a condition requiring the removal of the barn should the personal eventing need cease, and no agricultural use be found for the barn. If such a condition were to be applied it might ensure that there was no subsequent application made for change of use of the barn to non-agricultural or non-equestrian use. "

Under Berkshire Structure Plan policy C2, the proposed development could potentially qualify as being acceptable in principle (i) "where it is required for agriculture". It could also potentially quality under category (iii) "other development for which a rural location is essential". This is because the

proposal is for equestrian use. Under Wokingham District Local Plan policy WCC1, the proposal could potentially qualify as being acceptable in principle under category B 'outdoor sport and recreation', and under category G 'other development appropriate to the countryside which cannot be accommodated within a settlement'.

Wokingham District Local Plan policy WCC4 covers new buildings in the countryside. Paragraph 2.33 in the supporting text to policy WCC4 states that there are occasions where development outside the boundaries of identified settlements is necessary or appropriate. Whether the proposed building is actually 'necessary or appropriate' is a balanced issue. The building is in so far as it is for agricultural use (lambing) but this use of itself would not require a building of the proposed size and height. Regarding the equestrian use, this is for a sporting type of activity, but mainly for Mrs Barley's own use. The Council's agricultural consultant confirms that the building is the minimum size necessary for the proposed dressage training use. However, it would be substantial in size (861m^2 and 7.2m high), and is not for equestrian business use. However, the building would be offset by the demolition of 3 other buildings, resulting in a net increase of 399m^2. Another benefit would be the proposed woodland management plan for the adjacent woodland Wildlife Heritage Site. The applicants have also offered to accept a condition requiring removal of the barn if the personal eventing need ceases and no agricultural use be found for the barn. This addresses potential concerns about the possibility of future change of use of the building to commercial use.

The applicants also appear to be interested in, and able to finance, the management and enhancement of the holding in terms of landscape and wildlife benefits and in keeping the land as one holding. The Council's consultants' conclusion is also that "there is a good argument for provision of the barn". Bearing in mind all these points, on balance therefore, and subject to conditions covering the above benefits and safeguards, it is considered that the proposed building is acceptable in principle.

Policy WCC4 also requires any such building considered acceptable in principle to comply with criteria A-C. Under criterion A, there are no suitably located existing buildings that could be adapted to meet the requirement (for indoor dressage training). Under criterion B, the new building is of a size no larger than that necessary for its intended use. Criterion C requires that any such building is well sited, designed and integrated into its physical surroundings, so as to have no adverse visual, physical or ecological impact upon the countryside. The building is grouped with existing buildings, is on lower land than the adjacent all-weather riding surface, and will be sited against the backdrop of the woodland.

However, due to its size and height there would be a significant physical and visual impact, particularly from the west. The visual impact of the barn from public viewpoints would be very limited, and proposed planting will help mitigate the visual impact from the west. However, as the proposed building would be the minimum size necessary for its proposed uses, and in view of the proposed planting and siting of the building explained above, it is considered that the proposal complies with the requirements of policy WCC4.

PPG7 Annex F covers equestrian development and states that "Within the framework set out in this PPG, the Government wishes to see a positive approach towards planning applications for horse-based development which respect the rural environment".

It is considered that a condition should also be imposed limiting the extent of use by Wokingham Riding Club for educational demonstrations and practice by members of the club. Whilst the applicants' consultant has stated that this is not a business use, any significant amount of use by the club could result in unacceptable effects in terms of activity in the countryside and highways implications.

Under policy WLL2 (development in Areas of Special Landscape Importance) it is considered that the proposed development would not have a detrimental impact on the open, countryside character or special landscape qualities of the area, and therefore would comply with this policy, providing the conditions recommended by the Council's Landscape Officer are included if permission is granted.

B. Inspector's Report on Part Two of the Wokingham District Local Plan
The Inspector's report is a material consideration in the determination of planning applications. The Inspector recommends the following:

Policy WCC1: Category B (outdoor sport or countryside recreation) remains unchanged. Category G (other development suitable to the countryside, which cannot be accommodated within a settlement) remains unchanged but is re-ordered as Category H. Policy WCC1 also to now state: "The enclosure of open areas that are important components of countryside character will not be permitted".
Comment: The site of the proposed building is bounded on the north and east sides by woodland and on the south side by the all-weather riding surface and existing buildings. It is therefore considered that the proposal would comply with this requirement.

Policy WCC4: Some change to the wording of policy WCC4 is recommended, including its categories A and B. The policy now only covers new non-residential buildings in the countryside (that are acceptable in principle). As the proposed development is such a building, policy WCC4 still applies in this case.

Policy: WLL2: The Inspector recommends no changes to policy WLL2.

Note: There is no objection in principle under highway issues nor would there be a significant effect in residential property. There have been no objections to the application from the Parish Council or third parties.

5. Conclusion

It is considered that, on balance, the proposal is acceptable in principle and in terms of its impact under countryside policies. However, this is only if conditions covering planting and woodland management, ancillary use of the building by anyone other than by the occupants of Bannisters House (and limited use by

Wokingham Riding Club), removal of the three existing buildings and prevention of future change to non-equestrian or agricultural use are imposed.

6. **Recommendation** - To GRANT planning permission, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. Before the building hereby permitted is brought into use, the existing polytunnel, pool pavilion and glasshouses (shown to be removed on the approved plans) shall be demolished and all materials removed from the site.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. Upon the building ceasing to be used for personal equestrian eventing and/or agricultural use, within 2 months of the date of the ceasing of this use(s) the building shall be completely demolished, all material removed from the site and the ground restored to its former grassed paddock condition.
7. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.
8. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
9. The development hereby permitted shall be used for equestrian purposes for the personal enjoyment of the occupiers of Banisters estate and/or for the purposes for agriculture relating to Banisters estate only. Any ancillary use of for educational demonstrations, instructional clinics or for practice by members of the local riding club only shall be limited to not more than 28 days in any calendar year.
10. The landscaped areas shall be managed in accordance with the submitted landscape management plan.
11. Any excavation within the root spread of trees and/or hedges shall be undertaken in accordance with the guidance note by Land Management Services Ltd submitted with the agent's letter of 13 December 2001.
12. Before development commences, details of any retention structures shall be submitted and approved by the Local Planning Authority. Such retention structures shall then be constructed in accordance with the approved details.

13. 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.
14. The construction of the barn's surface water drainage system shall be carried out in accordance with details which shall have been submitted to and approved by the Local Planning Authority before development commences.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In the interests of the protection of the character and appearance of the countryside.
4. In the interests of visual amenity.
5. In the interests of visual amenity.
6. In the interests of the protection of the character and appearance of the countryside.
7. In the interests of highway safety and the protection of the character and appearance of the countryside.
8. In the interests of visual amenity.
9. In the interests of the protection of the character and appearance of the countryside.
10. In order to ensure that the approved landscaping is satisfactorily maintained.
11. In order to provide satisfactory protection to existing trees and hedging.
12. In order to provide satisfactory protection to existing trees and hedging.
13. To prevent the increased risk of flooding and to improve water quality.
14. To prevent pollution of the water environment.

Informatives

1. This permission relates to the application as augmented by additional drawing number 295/01/1B submitted to the Local Planing Authority on 29 November showing proposed access details and additional drawing number LMSL/6/BW/2 submitted to the Local Planing Authority on 4 December showing planting details to west of proposed barn.

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

   Berkshire Structure Plan Policies C2, C8 and EN8.
   South East Area Local Plan Policies STV2, SC3, SC9 and SC15.
   Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WLL2 and WNC4.

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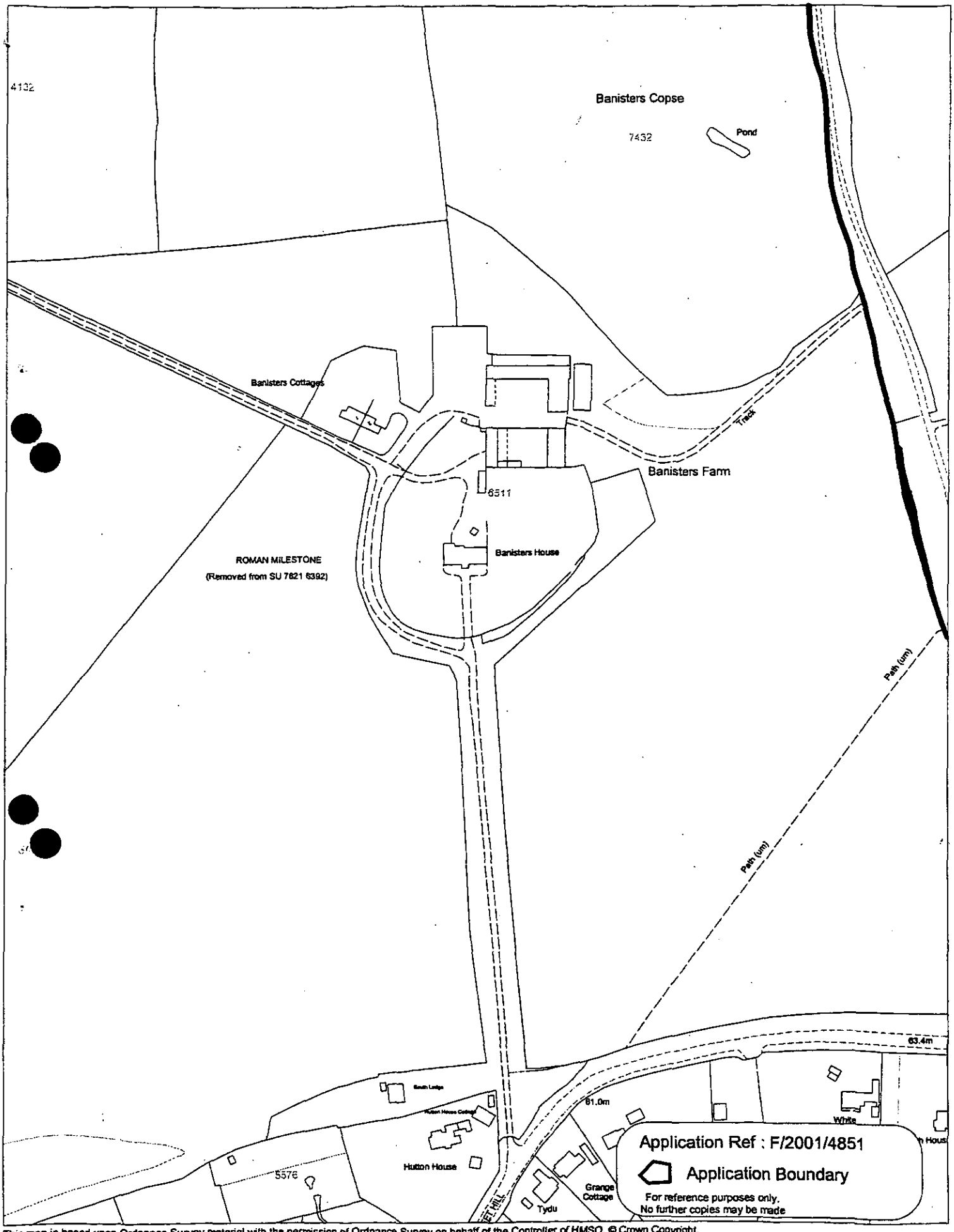

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Development Control Section, Environmental Services, Wokingham District Council.

9 January 2002

Scale: 1 : 2500

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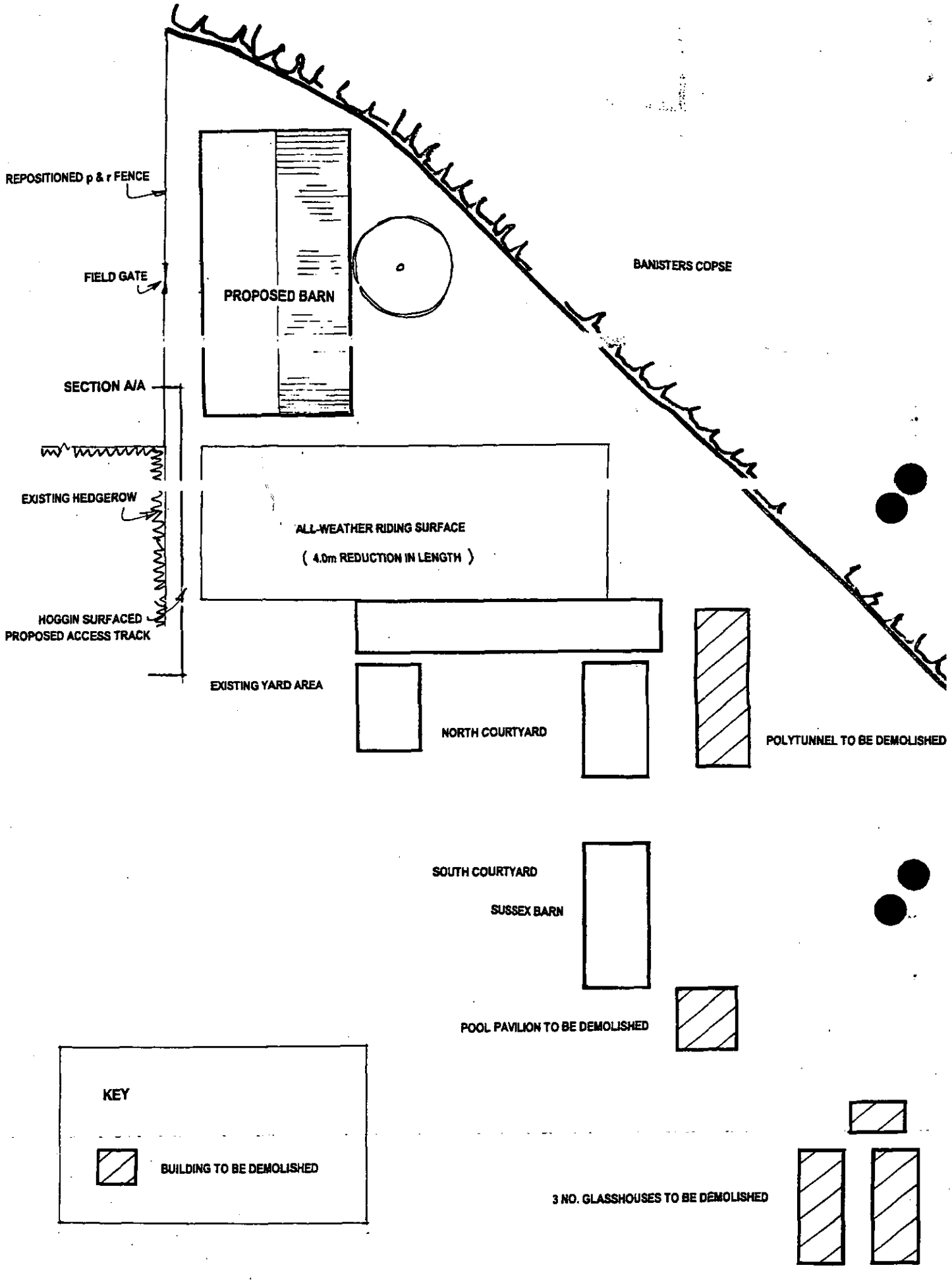


1:500

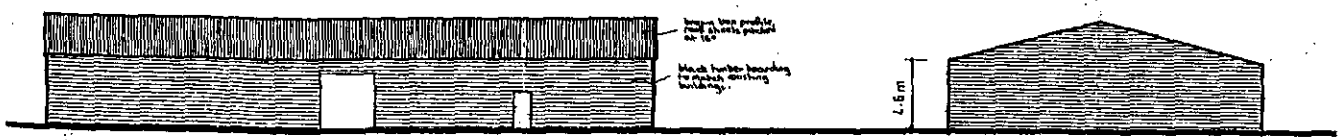
SITE PLAN

1924



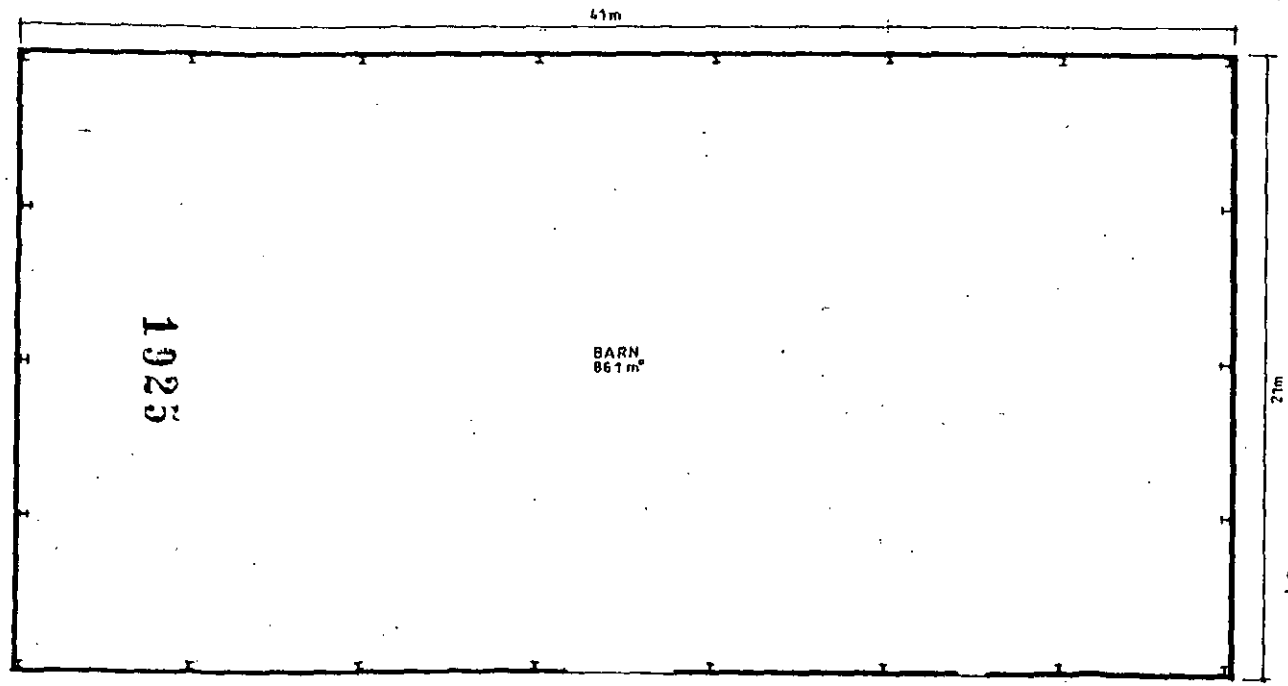
east elevation

north elevation



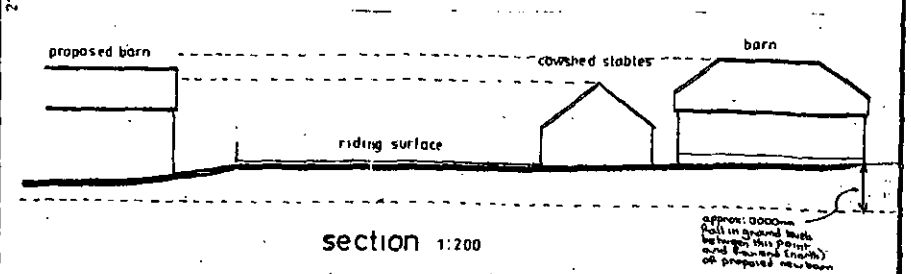
west elevation

south elevation



floor plan

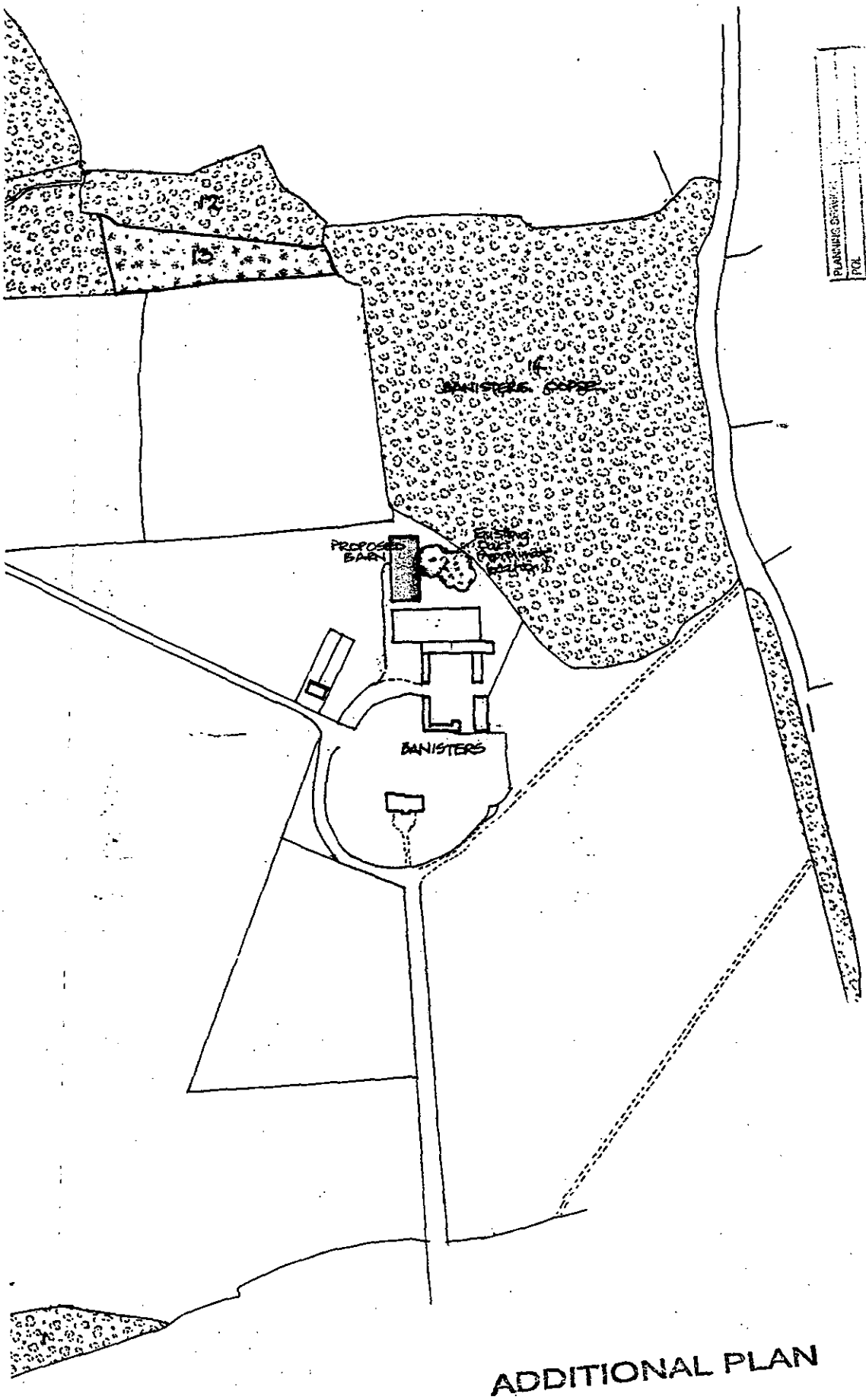
10.SEP.2001 4851



section 1:200

for location plan see ordnance survey sheet

Revisions:-



PLANNING DRAWING

POL	
DC	
APP	
GS	

06 NOV 2001

COPIES TO:

ACK:

FILE:

KEY

- EXISTING WOODLAND
- RECENTLY PLANTED WOODLAND
- PROPOSED WOODLAND PLANTING
- EXISTING TREES
- PROPOSED TREES
- EXISTING HEDGEROW
- POWER LINES (ALIGNMENT TO BE CHECKED ON SITE)

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE NEW WOODLAND PLANTING MANAGEMENT STRATEGY (November 2001)

CLIENT:

MR. & MRS. J. BARLEY

PROJECT:

BANISTERS ESTATE:
NEW WOODLAND PLANTING

DRAWING NO: LMSL/6/BW/1

SCALE: 1:2500

DATE: Nov 01 REVISIONS:

DRAWN: Ann

ADDITIONAL PLAN

48:5.1

1926

LAND MANAGEMENT SERVICES

13a West Street Reigate Surrey RH2 9BL
Telephone: Reigate (01737) 221117 Fax: (01737) 224206

ADDITIONAL PLAN
4851

Outline Specification

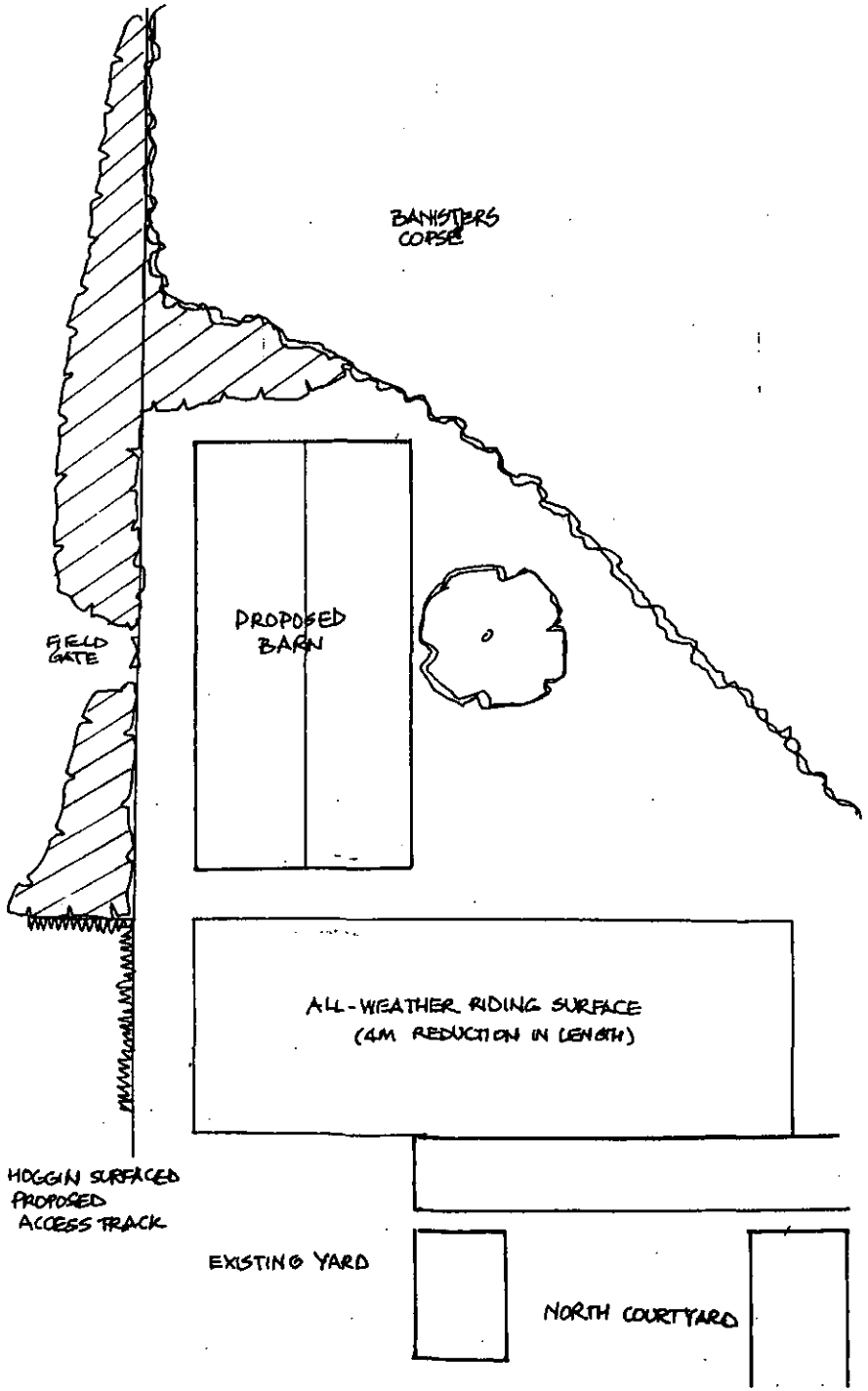
Copse Planting

Copse planting shall consist of trees to be planted as feathered whips (1200-1500 mm) at 3 metre spacings and shrubs and small trees to be planted as transplants (Size 450-600 mm) planted at 1.5 metre spacings. Entire plot to be fenced with stock and rabbit proof fencing.

		Type	Size	%
Ash	*Fraxinus excelsior*	BR	1200-1500 mm	10
Gean	*Prunus avium*	BR	1200-1500 mm	15
Oak	*Quercus robur*	BR	1200-1500 mm	15
Wild Service Tree	*Sorbus torminalis*	BR	1200-1500 mm	10
Dogwood	*Cornus sanguinea*	BR	450-600 mm	10
Blackthorn	*Prunus spinosa*	BR	450-600 mm	15
Hazel	*Corylus avellana*	BR	450-600 mm	15
Holly	*Ilex aquifolium*	CG	3 l. pot	5

Maintenance

Maintenance shall be in accordance with the New Woodland Planting Management Strategy dated November 2001.



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KEY

- EXISTING HEDGEROW
- EXISTING TREE
- EXISTING COPSE
- PROPOSED COPSE

CLIENT:
MR & MRS J. BARLEY

PROJECT:
BANISTERS ESTATE:
PROPOSED PLANTING ROUND
NEW BARN

DRAWING NO: LMSL/6/BW/2

SCALE: 1:500

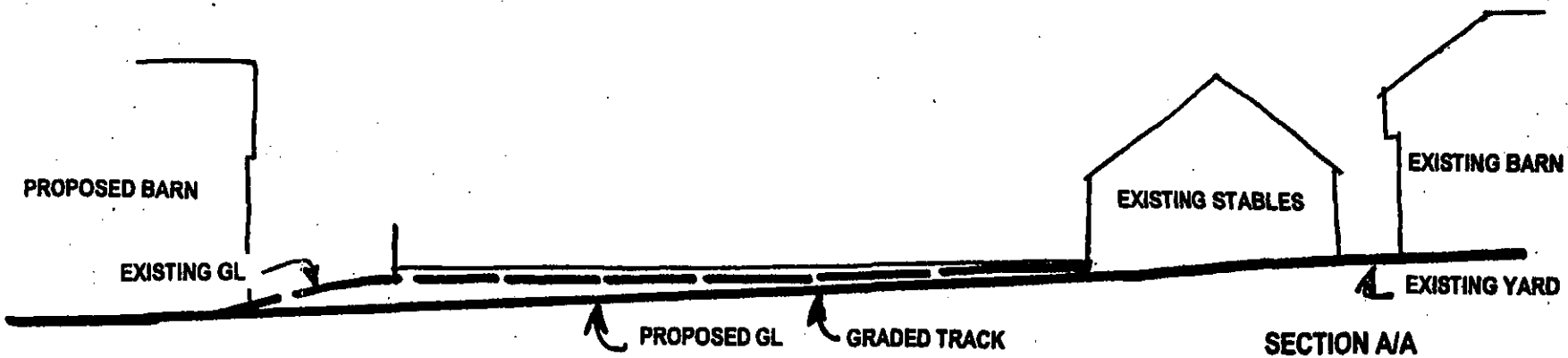
DATE: NOV01 REVISIONS:

DRAWN: AMM

LAND MANAGEMENT SERVICE

1927

1928



SECTION A/A

SCALE 1:200

No	Date	Revisions

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Robin Bradbeer Limited
Planning & Development Consultancy

Client

MR & MRS J BARLEY.

Job Title

BANISTERS

FLEET HILL FINCHAMPSTEAD

BERKSHIRE

Drawing Title

PROPOSED BARN

SITE PLAN

LOCATION PLAN

Scale 1:500 1:2500

Date 9/01

Drawn by

Drg No 295/01/1B

Rev

Applicationo	Name & Address
F/2001/4851	Blackwater Valley Countryside Service Ash Lock Cottage Government Road ALDERSHOT Hampshire GU11 2PS
F/2001/4851	David Holmes, Chief Executive British Dressage National Agricultural centre Stoneleigh Park Kenilworth Warwickshire CV8 2RJ

Committee letters sent 03/01/02
App granted letter sent 16/01/02

WOKINGHAM UNITARY
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13. 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.
14. The construction of the barn's surface water drainage system shall be carried out in accordance with details which shall have been submitted to and approved by the Local Planning Authority before development commences.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. To ensure that the external appearance of the building is satisfactory.
3. In the interests of the protection of the character and appearance of the countryside.
4. In the interests of visual amenity.
5. In the interests of visual amenity.
6. In the interests of the protection of the character and appearance of the countryside.
7. In the interests of highway safety and the protection of the character and appearance of the countryside.
8. In the interests of visual amenity.
9. In the interests of the protection of the character and appearance of the countryside.
10. In order to ensure that the approved landscaping is satisfactorily maintained.
11. In order to provide satisfactory protection to existing trees and hedging.
12. In order to provide satisfactory protection to existing trees and hedging.
13. To prevent the increased risk of flooding and to improve water quality.
14. To prevent pollution of the water environment.

Informatives

1. This permission relates to the application as augmented by additional drawing number 295/01/1B submitted to the Local Planing Authority on 29 November showing proposed access details and additional drawing number LMSL/6/BW/2 submitted to the Local Planing Authority on 4 December showing planting details to west of proposed barn.

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

   Berkshire Structure Plan Policies C2, C8 and EN8.
   South East Area Local Plan Policies STV2, SC3, SC9 and SC15.
   Deposit Draft Wokingham District Local Plan Policies WCC1, WCC4, WLL2 and WNC4.

WORK SHEET FOR : Angela Odell

Application Number : F/2001/4851

Applicant : Mr & Mrs Barley C/O Robin Bradbeer Ltd.

Location : Bannisters, Fleet Hill, Finchampstead, Wokingham.

Proposal : Proposed erection of barn for dual equestrian/agricultural use.

Site Notice Displayed ? : YES ☐ NO ☐ DATE ☐

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/09/2001

Earliest Date for Decision : 12/10/2001

Latest Consultation Date/Site Notice Expiry Date : 12/10/2001

This application will have expired on: 05/11/2001. 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 :

Planning Issues :

Application Number: F/2001/4851

Appraisal :

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

at Committee 9.01.02

PTO.

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.
3. Before the building hereby permitted is brought into use, the existing polytunnel, pool pavilion and glasshouses (shown to be removed on the approved plans) shall be demolished and all materials removed from the site.
4. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.
5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the landscaping die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.
6. Upon the building ceasing to be used for personal equestrian eventing and/or agricultural use, within 2 months of the date of the ceasing of this use(s) the building shall be completely demolished, all material removed from the site and the ground restored to its former grassed paddock condition.
7. The proposed development shall always remain ancillary to, and not be sold, leased nor otherwise disposed of separately from, the main dwelling.
8. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.
9. The development hereby permitted shall be used for equestrian purposes for the personal enjoyment of the occupiers of Banisters estate and/or for the purposes for agriculture relating to Banisters estate only. Any ancillary use of for educational demonstrations, instructional clinics or for practice by members of the local riding club only shall be limited to not more than 28 days in any calendar year.
10. The landscaped areas shall be managed in accordance with the submitted landscape management plan.
11. Any excavation within the root spread of trees and/or hedges shall be undertaken in accordance with the guidance note by Land Management Services Ltd submitted with the agent's letter of 13 December 2001.
12. Before development commences, details of any retention structures shall be submitted and approved by the Local Planning Authority. Such retention structures shall then be constructed in accordance with the approved details.

Application Number F/2001/4851
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Bannisters Fleet Hill Finchampstead Wokingham. APPLICATION NUMBER: F/2001/4851	OFFICER: Angela Odell DATE OF SITE VISIT: 26.9.01

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 29/6/01

2. DESCRIPTION OF SURROUNDINGS Rural area.

3. DESCRIPTION OF SITE/BUILDING Part of field. Copse on NE & E sides. Menage & stables S. side. Field W & NW.

4. RELATIONSHIP TO ADJOINING PROPERTIES Pair of cottages to SW. Bannisters house south of fm/equestrian bldgs

5. SITE CONSTRAINTS

TREES see above

ACCESS/PARKING from Fleet Lane.

LEVELS land ~~[illegible]~~ is higher to S. where menage is.

BOUNDARY TREATMENT

OTHERS

Date: 03 January 2002

Your Ref:

My Ref: **Angela Odell - F/2001/4851**

Mr & Mrs Barley
C/O Robin Bradbeer Ltd
Steepways Farm
Nether Lypiatt
Stroud
Glos
GL6 7LS

WOKINGHAM UNITARY
Environmental Services Department
Planning Services
Aiming for Excellence
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 Sir/Madam

Application Number: F/2001/4851

Site Address: Bannisters, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of barn for dual equestrian/agricultural use..

Your application is to be determined at the Development Control Sub-Committee meeting on the 09.01.02 and will start at 7.00pm. The application has been recommended for approval and you can see a copy of the committee report at the Environmental Services Department, Council Offices, Shute End, Wokingham, or at your local library.

You may attend the Committee meeting and speak if you wish. A leaflet explaining the process is enclosed.

IF YOU WISH TO ARRANGE TO SPEAK contact Kevin Jacob in the Policy & Members' Services Section on (0118) 974 6058 no later than 5.00pm on the last working day (Tuesday) prior to the meeting.

IF YOU WISH TO DISCUSS THE APPLICATION contact the Development Control Section on (0118) 974 6446 or (0118) 974 6453 quoting the application number at the head of this letter and ask for the case officer dealing with the proposal.

Yours faithfully,

Anna Cronin

Head of Planning & Transportation

WOKINGHAM UNITARY
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Applicationo	Name & Address
F/2001/4851	Blackwater Valley Countryside Service Ash Lock Cottage Government Road ALDERSHOT Hampshire GU11 2PS
F/2001/4851	David Holmes, Chief Executive British Dressage National Agricultural centre Stoneleigh Park Kenilworth Warwickshire CV8 2RJ

Committee letters sent 03/01/02

Banisters
Fleet Hill
Finchampstead
Berkshire
RG40 4QN

PLANNING SERVICES	HP 51517
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4 January 2002

Mrs A Odell
Development Control
Wokingham District Council
P O Box 157
Shute End
Wokingham
Berkshire
RG40 1WK

Dear Mrs. Odell,

Ref: Banisters Estate: Proposed Barn for Equestrian/Agriculture Use
Ref: 2001/4851 (Withdrawn Application F2000 2485)

I understand that you have taken into consideration that a number of little buildings will be removed as part of my planning proposal. Perhaps you may have rather played down both the size and site significance of these 'not so little' buildings.

In the previous application for the outdoor riding surface you may recall that a significant modern lean-to sheep housing building was removed from the northern side of the old cowshed.

The combined total of buildings already removed plus the new proposed amounts to a similar floor area to the new proposed barn.

With regard to your reference to riding for the disabled, the practical possibility is being considered. As a family which owns Nirvana Spa & Leisure our support for charities is well documented. In the last year we have raised £50,000 for both local and national charities, the bulk of which has been donated by my company as well as member contributions. It would give me much personal pleasure to help riding for the disabled if Banisters proved to be a suitable venue.

I trust that these points help to support your positive view of this application.

Yours sincerely,

John G Barley

BANISTERS
FINCHAMPSTEAD
WOKINGHAM
BERKSHIRE RG40 4QN
0118 973 2229

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22-1-02.

Dear Mr. Odell

Re. New Barn

Please note that there exists a very good network of S.W drains.

In the event of barn being used for Lambing, the Equestrian surface will be covered by a waterproof membrane and an absorbent bedding material will be used. then removed. There will be no foul liquid entering the surface water system.

[signature]

P.S. With regard to material samples enclosed The 'Ebony' Sadolin preservative will not be quite as black when it dries out as existing barns show.

Our Ref : SP/2001/004546-1/1
Your Ref :

Date : 20 December 2001

ENVIRONMENT AGENCY

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24 DEC 2001	
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	FILE:

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

Dear Angela Odell

ERECTION OF BARN FOR DUEL EQUESTRIAN/AGRICULTURAL USE AT BANNISTERS, FLEET HILL, FINCHAMAPSTEAD

Thank you for your letter dated 18th September 2001, received on 20th September 2001. Please quote the following reference in any correspondence: **SU76SE/18/5**. 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: 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.

CONDITION: The construction of the barn's 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 the above conditions)

PLANNING INFORMATIVES

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

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

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

ADVICE TO PLANNING AUTHORITY

Surface Water Drainage

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

Our general criteria is:
- The limiting discharge should be equivalent to the runoff from a 1 in 1 year storm of the existing undeveloped land. This would be between 2 and 7 l/sec per hectare, depending on site geology and slope;
- Storage should be provided to protect from a 1 in 100 year storm.

Landfill Gas Risk

According to our records, there are no landfill sites, operational or closed, within 250 metres of the site.

Presence of a Watercourse

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

Surface Water Drainage

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

The Environment Agency would also encourage the developer to be aware of the advice set out in paragraphs 40 to 42 inclusive, and Appendix E of PPG 25; Sustainable Drainage Systems. This paragraph explains that sites are not just at risk from fluvial and tidal flooding

alone. Surface water flooding and drainage problems due to the increase in impermeable area, also occur on site, and can have significant impacts downstream of a development site. PPG 25 then goes on to explain the use of sustainable drainage systems to control surface water run-off as close to the source as possible. The Environment Agency would be keen to provide further information on these drainage systems, and be happy to discuss the use of these techniques at the application site.

Pollution Prevention

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

Roof Water
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. No soakaways shall be constructed to a depth exceeding three metres below existing ground level, and under no circumstances shall the water table be intersected.

Foul Water
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.

Pollution Prevention
Further guidance and advice on the prevention of pollution to water courses and groundwater can be found on our website, in particular the 'Pollution Prevention Guidelines' web pages. These can be found in the Business section of the site. Alternatively, you can type the following location in your browser's address bar:
www.environment-agency.gov.uk/business/ppg/

Pollution Prevention Guideline No. 24; is intended to assist those involved in the management and operation of stables. If you are unable to access this information, please contact us so that a paper copy can be forwarded to you.

Wildlife Conservation

Wildlife Protection
The developer should avoid gaining access, storing materials and spoil spreading on adjacent areas of important wildlife habitat. Such areas include hedgerows; woodland pockets; patches of tall grassland and areas adjacent to waterbodies.

Landscaping
Tree and shrub removal from the site should be minimised if works proceed. Professional tree surgery should be carried out in preference to felling wherever possible so trees can be made safe and retained on site. Any retained trees must be protected during construction. Appropriate replacement planting should be provided for any vegetation lost, disturbed or degraded during works.

Wildlife Enhancement

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

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

DECISION NOTICE

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

Yours sincerely

MATTHEW ROSE
Development Planning Officer

Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk
CC: Robin Bradbeer .

Banisters Estate, Fleet Hill

New Woodland Planting Management Strategy

1. Introduction

1.1 Land Management Services was commissioned to prepare planting proposals for the establishment of new woodland planting on Banisters Estate. This new planting is in accordance with a wider woodland enhancement scheme, currently being developed by the land owner, which introduces management regimes to other areas of existing woodland. This Management Strategy relates purely to the areas of new woodland and avenue tree planting, shown on Drawing No. LMSL/6/BW/1. The planting proposals also relate to the construction of a Barn for dual equestrian/agricultural use. There are existing trees in proximity to the proposed building location. This strategy also includes proposals for the protection of these trees in Appendix A.

1.2 Section 2 of this Strategy includes a brief description of the estate and the areas of existing woodland. The objectives of the new woodland planting are described in Section 3. The planting proposals are described in Section 4. Section 5 sets out Management Prescriptions for the proposed planting. These prescriptions set out proposed maintenance operations during the Establishment Phase (Years 1 to 5) and anticipated long term management operations (thinning, coppicing, etc).

2. Description of the Site

2.1 The existing estate comprises of a variety of valuable woodland habitats, field boundary hedgerows, individual trees, scrub and semi-improved grassland for sheep grazing. There are several mature and semi-mature woodland copses of native species, characteristic of the area. These include noteworthy mature oaks planted along ditches and earth boundary banks; and the rare native Wild Service Tree (*Sorbus torminalis*) is present in Banisters Copse. The woodlands also include a range of other tree and shrub species including ash, birch, wild cherry, horse chestnut, hawthorn, hazel, blackthorn and holly, with alder and willow in the wetter areas.

2.2 There are also blocks of younger planting which offer screening to onsite buildings, adjacent landowners and act as shelterbelts for grazing stock. These compartments (2, 12 and 13 as shown on LMSL/6/BW/1) consist of mixed broadleaf species that are predominantly native. There are several new compartments that have been densely planted and are now ready for thinning. The overall site is generally well drained with a ditch along most field boundaries.

3. Landscape Objectives

3.1 The overall aim is to preserve the existing and proposed areas of planting as woodland for future generations. The objectives are as follows:

- To create new wildlife habitats and enhance biodiversity

- To enhance the landscape setting of the estate
- To improve the nature conservation value
- To provide shelter for livestock

4. Description of Planting Scheme

4.1 The proposed planting comprises four new compartments that will supplement and integrate with the existing woodland. The species, sizes and planting densities are detailed on drawing no. LMSL/6/BW/1. The species mixes are listed on the Schedule of Plants and described in the Sections below:

Schedule of Plants

Species		Compartment			
		3	5	6	7
Trees					
Ash	**Fraxinus excelsior**		25%	10%	
English oak	*Quercus robur*	5%	30%	15%	
Small leaved lime	*Tilia cordata*				50%
Wild Cherry	*Prunus avium*		10%		30%
Wild Service Tree	*Sorbus torminalis*		10%		20%
Understorey coppice species					
Hazel	*Corylus avellana*			60%	
Shrubs and edge species					
Blackthorn	*Prunus spinosa*	10%			
Dog rose	*Rosa canina*	10%			
Field maple	*Acer campestre*	25%	15%	5%	
Hawthorn	*Crataegus monogyna*	25%		5%	
Holly	*Ilex aquifolium*	10%	10%	5%	
Wayfaring Tree	*Viburnum lantana*	15%			
Avenue Trees					
English oak	*Quercus robur*			8 No.	

Compartment No.3: An area predominantly of native shrub planting to provide additional screening and continuity between the adjacent plantation and Poor's Copse. Overhead telegraph lines traverse this compartment and therefore tree planting should be restricted to the eastern edge adjoining the plantation. A large existing bramble patch offers the opportunity to create a small glade within the planting. The additional tree and shrub planting will enhance the existing plantation by improving the shape of the woodland edge.

Compartment No.5: A belt of trees planted along the existing fence line, set 4m back from the field boundary ditch (to permit access for ditch maintenance) and 10m from the telegraph line at the western end of the compartment. The trees will form a link between Poor's Copse and the proposed coppice woodland (compartment no.6).

Compartment No.6: A hazel coppice with ash and oak standards and shrub species to form woodland edges and the borders to potential open glades within the woodland. A row of oaks set back 4m from the road edge form an avenue with the existing oak trees that border the northern edge of the driveway.

Compartment No. 7: A small area of native trees to thicken the existing groups of trees and shrubs that form a backdrop to the pond.

4.2 Additional planting of a number of individual oak trees in the main grazing areas to the east and west of the main buildings would enhance the landscape setting and offer screening to the proposed barn construction. This is not shown on Drawing No. LMSL/6/BW/1 but is recommended as an additional measure to enhance the setting of the estate.

5. Management Prescriptions

5.1 *Woodland Planting: Establishment Maintenance (Years 1 to 5)*

- Replacement of losses - Plants which fails during this period to be replaced according to the requirements of the landscape condition;
- Weed control – Hand weeding and strimming through plantations to control weed growth;
- Watering - Watering to be carried out as required, to ensure establishment;
- Tree and shrub shelters, guards, stakes and ties to be checked regularly throughout the season and adjusted as necessary;
- Rabbit proof fence lines to be checked and maintained, as required, to ensure the plots remain rabbit free;
- Plantations to be monitored for signs of disease and other damage, such as deer damage, and measures taken as appropriate – to include pruning of dead or damaged branches;
- From Year 3 - Tree and shrub growth on transplants to be reviewed on an annual basis and where shelters or guards are impeding growth, these shall be removed.

5.2 *Woodland Planting: Management Strategy (Year 5 onwards)*

- Once established, coppice hazel in Compartment No.6 on a 7 to 15 years rotation dependant on desired end products and local markets. Anticipated coppicing in 4 no. compartments within the woodland area;
- Thin shrubs and trees to remove poor, weak, and diseased plants so as to encourage best specimens to grow vigorously. Dead wood (either standing or in piles) forms valuable habitat for invertebrates and birds. Where appropriate prunings should be left in windrows to provide low level shelter and nesting sites;

- Creation of up to 3 glades within the woodland to provide diversity of habitat.

5.3 *Avenue Trees: Establishment Maintenance (Years 1 to 5)*

- Replacement of losses - Any trees which fail will be replaced with ones of similar size and species;
- Watering - Watering will be carried out as required;
- Regular inspections and adjustments will be made of tree stakes and ties;
- Formative pruning and removal of damaged branches to be carried out as required.

5.4 *Avenue Trees: Management Strategy (Year 5 onwards)*

Beyond the establishment phase all trees will be maintained in accordance with good arboricultural practice as set out in current legislation, British Standards and Forestry Safety Council guidance.

5.5 *Existing recent woodland planting*

During the site visit it was noticed that compartment nos. 2, 12 & 13 would benefit from thinning by as much as 50%. This would benefit the growth of the trees and shrubs to be retained and provides the opportunity to create small wildlife glades and improve the woodland edge of the areas. Also, for the most part tree guards, stakes and ties could now be removed or adjusted.

6. Conclusion

6.1 Banisters Estate already contains a range of valuable woodland habitats. The proposed planting will enhance the landscape character and habitat value of the estate and provide a valuable contribution to the woodland resource of the area.

Appendix A: Tree Protection Measures

There is a clump of young oak trees immediately east of the proposed location for the barn (See *attached Sketch Plan*).

One of these trees is located approximately 6 metres from the proposed location for the barn. (Trunk diameter at breast height 300 mm, Canopy Spread 7 metres)

The minimum protection distance for a tree of this stature is 3 metres.

It is recommended that temporary protective fencing, in accordance with the guidance set out below, is erected at the limit of the canopy spread during construction, to prevent any risk of damage to the tree roots and canopy.

Method Statement for working around Retained Trees.

All works shall be carried out in accordance with the procedures set out below.

The presumption in all cases shall be that all retained trees shall be protected and that works impacting on the tree root system and canopy shall be avoided. Protection measures and working methods are prescribed in accordance with the guidance set out in BS5837 'Trees in Relation to Construction' and other industry standards and guidelines.

Protection of Retained Trees in accordance with guidance set out in BS5837

The following principles shall be applied to the protection of all retained existing trees:

Roots: No excavation or passage/storage of machinery or materials shall be permitted within the Root Protection Zone, as defined by Temporary Fencing or other retained existing fencing, such as guard rails, chain link fencing.

Canopy: No high-sided vehicles or cranes shall be operated within 1 metre of the tree canopy spread.

Temporary Chestnut Pale Protective fencing shall be erected before the start of construction, to define Root Protection Zones around the trees in accordance with the Root Protection Zones defined in BS5837 and detailed in the table above.

Alignments will correspond with recommended root protection zones as set out in Table 1 of BS5837.

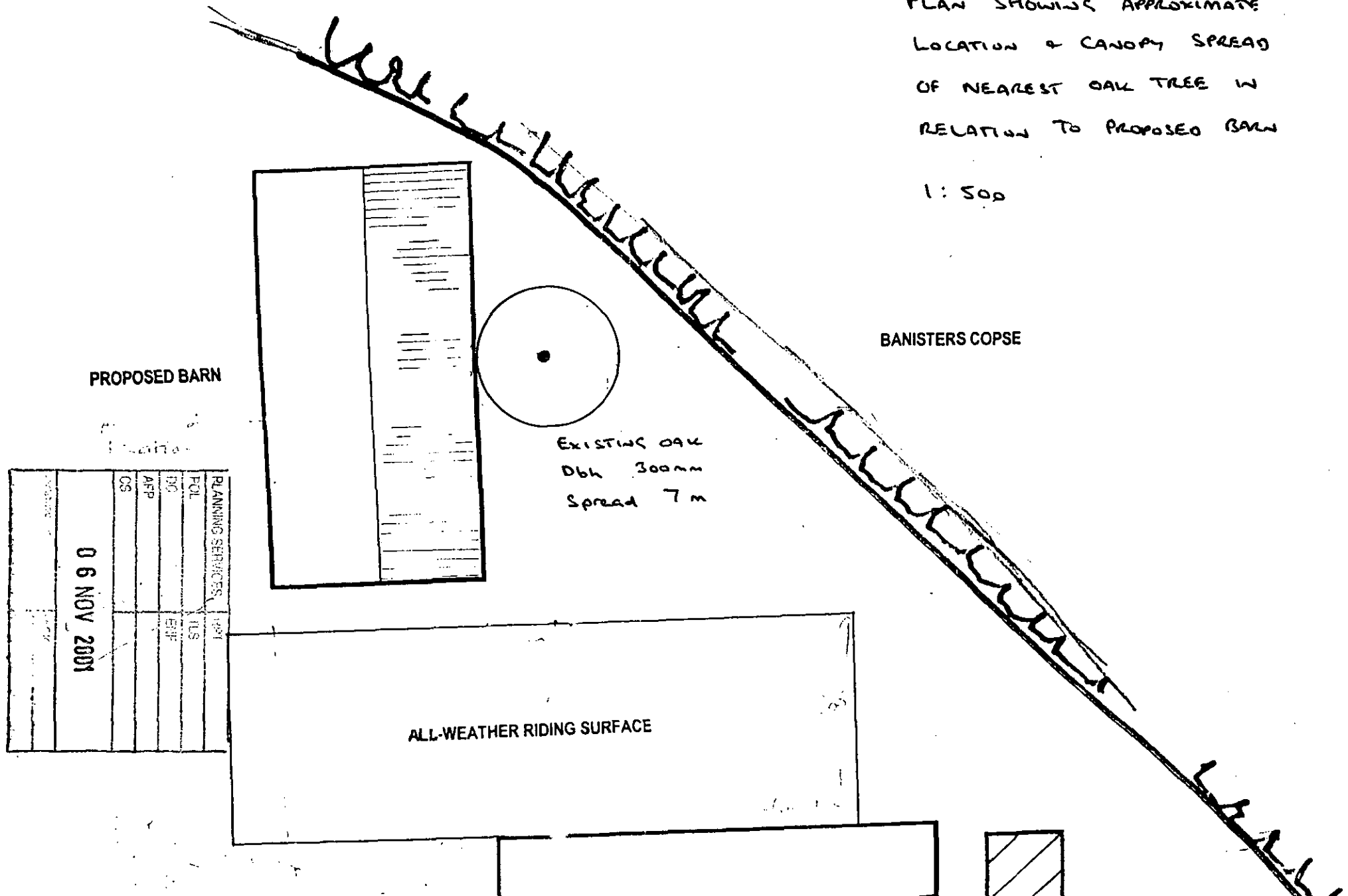
Monitoring and Review

During construction, the contractor shall be required to advise the Client of any additional works or operations which may impact on tree roots or canopies. In such circumstances the Client will arrange for immediate review on site, with the contractor and, where necessary modify work practices, in accordance with the procedures set out above.

BANISTERS ESTATE

PLAN SHOWING APPROXIMATE LOCATION & CANOPY SPREAD OF NEAREST OAK TREE IN RELATION TO PROPOSED BARN

1 : 500



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WOKINGHAM DISTRICT COUNCIL
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

To:	Angela Odell Development Control	Your Ref:	F/2001/4851
From:	Leanne Parlour Environmental Heath	My Ref:	LMP/20014384
		Date.	October 3, 2001

PROPOSED: ERECTION OF BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

LOCATION: BANNISTERS, FLEET HILL, FINCHAMPSTEAD

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

pp

LEANNE PARLOUR
TECHNICAL OFFICER

TO: DEVELOPMENT CONTROL FROM: Environmental Design

DATE: 02/10/01

Location:
Bannisters, Fleet Hill, Finchampstead
Proposal:
Erection of barn for dual equestrian/agricultural use
Application Number: F/2001/4851

In response to your consultation for the above application, the Conservation/Design/Listed Buildings comments are as follows;

I consider one of the main issues is the impact of the proposed barn on the curtilege structures of Bannisters, a Grade II * listed building and its landscape setting. It may be necessary to seek comments from English Heritage.

This is a large structure and I am not convinced by the additional new material submitted that it is necessary to provide a structure of this height to accommodate sheep when lambing. The polytunnel is unsightly and not ideal.However its size suggests that the part of the proposed building to be used for lambing could be considerably lower. This would help to reduce the mass and scale of the barn, and its ridge-length.

The barn is to be sited at a lower level than the listed building and its curtilege buildings. This will help to reduce its visual impact but will necessitate an additional service road plus earthworks which will extend the development of the equestrian centre into the area defined as an Area of Special Landscape Importance in the District Local Plan

Conservation Architect

ITS IMPACT ON THE LISTED BUILDING AND ITS SETTING WILL BE MINIMAL.

HS 15.11.01.

FROM: Angela Odell

DATE: 18 September 2001

FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2001/4851

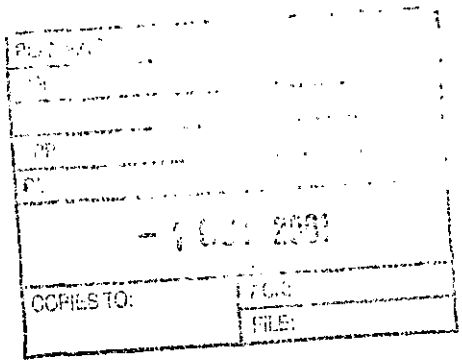
Proposal: Proposed erection of barn for dual equestrian/agricultural use..

Site Address: Bannisters, Fleet Hill, Finchampstead, Wokingham.

Applicant: Mr & Mrs Barley C/O Robin Bradbeer Ltd.

Your observations are required in respect of this application **by 12/10/2001** .

Parish Council has no objections



SIGNED: C.S. Clerk DATE: 28-9-01

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 18 September 2001

Application Number: F/2001/4851

Proposal: Proposed erection of barn for dual equestrian/agricultural use.

Parish: FINCHAMPSTEAD PARISH

Site Address:
Bannisters, Fleet Hill, Finchampstead, Wokingham.

Applicant:
Mr & Mrs Barley C/O Robin Bradbeer Ltd.

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).

Comments as per outline application 0/2000/2485.

Signed: _____ **Print name:** AO 24/09/01

Date: 08 November 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4851

Location: Bannisters, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of barn for dual equestrian/agricultural use.

Applicant: Mr & Mrs Barley C/O Robin Bradbeer Ltd.

Case Officer: Angela Odell

The new plans show the following: Access arrangements to the proposed barn, and New Woodland Planting Management Strategy & Plan. Drawing no 295/01/1A.

For information only.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 1 October 2000

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your consultation dated 18 September 2001 for the above application, the landscape comments are as follows:

Although the visual impact of the barn from public viewpoints will be very limited, as woodland and other vegetation surrounding the site as a whole restricts these views, the size and height of the barn is significantly large within the landscape to be not in accordance with Policy WCC1.

The applicant has indicated that he wants to undertake a major planting programme on his land. This planting will help mitigate the visual impact of the proposed barn from the west although not the physical impact, as countryside needs to be protected for its own right. Some information has been provided by the applicant within the Planning Report about the areas in which additional planting is proposed, however this is not complete as it doesn't provide details about species, planting distances, future maintenance and management of these areas or management objectives. The area of land in front of the proposed barn should be shown as included in the woodland planting if the applicant wishes it to be considered to be included as part of the planning submission.

The site plan need to show the existing features within the site to the east and west of the proposed barn. This includes all trees north of the existing all-weather surface but outside Banisters Copse as some may need to be removed as a result of the construction of the barn. The west elevation shows the entrance to the barn, however the access arrangements to the barn (i.e. track) is not shown on the plan and whether any existing features needs to be removed as a result.

Catherine Brimble

Catherine Brimble
Landscape Architect

Anno
PLNG SERVICES | HPT 48761
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ENF
16 OCT 2001

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
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Gloucestershire
GL6 7LS

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01453 889102

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01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/295
Your ref. F/2001/4851
15 October 2001

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

Thank you for sending a copy of Catherine Brimble's memorandum on this application.

A Landscape Architect has been commissioned to deal with the matters raised by Mrs Brimble and further information will be submitted to you when available for consideration as part of the application.

I note that Reading Agricultural Consultants have been instructed to assess the application on behalf of the Council and I await to hear from Peter Williams of that firm in due course concerning arrangements for his site visit.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

295be.30

AMO

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27 SEP 2001

Robin Bradbeer Limited

Planning & Development Consultancy

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

Our ref. RWB/295
Your ref. F/2001/4851
25 September 2001

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

I refer to your recent call to advise of your intended site visit on 26 September (a.m.) and also to advise of the likelihood that Reading Agricultural Consultants will be commissioned to assess the proposal.

Since you are familiar with the site please proceed with your visit on 26 September subject to making your presence known to persons working in the stables area.

If Reading Agricultural Consultants are in due course appointed please advise them to arrange their visit in advance through me.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Mr & Mrs J Barley

295be.27

1970

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) F/2001/4851 (Ludhouse) Date Rec. 6.11.01

Location: Bannisters, Fleet Hill

Parish Finchampstead

Applicant: Mr + Mrs Barley.

Description of attached plans showing access arrangements to the proposed barn, and New Woodland Planting Management Strategy + Plan.

Drawing No's: 295/01/1A

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

for info. only

OTHERS:

		Drawing No's	
1.	NK (Landscape & Trees)	Catherine Brimble	✓
2.	NK (Env. Design)	+ copy of letter	
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS:

Date for Responses 10 days.

FURTHER ACTION

Re-advertise App. ✓/ N (Delete as required)

Redate Application ✓/ N From

New Site Notice ✓/ N

New Description

CASE OFFICER Ao

Consultations Sent by Admin. on 08.11.PS.

Yellow - Part One Copy
Green - Officer's Copy

PLAN 49480
DC A0
APP
06 NOV 2001
COPIES TO:

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways ~~Farm~~
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Gloucestershire
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E-Mail
planning@bradbeer.co.uk

Planning Services
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PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/295
Your ref. F/2001/4851
5 November 2001

ADDITIONAL PLAN
4851

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

Further to my letter of 15 October I am now in a position to supply the additional information sought by Mrs Brimble in her memorandum of 1 October (2001).

1. New Woodland Planting Management Strategy and Plan prepared by Land Management Services, Chartered Landscape Architects (4 copies).

2. Revised drawing no. 295/01/1A showing access arrangements to the proposed barn (4 copies).

Should you require any further clarification or information please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr & Mrs J Barley

295be.31

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 22 November 2000

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your consultation dated 8 November 2001 for the above application, the landscape comments are as follows:

If the barn is considered an acceptable development within the countryside then the following landscape comments will apply.

The site is located within the ASLI on slight ridge to the north of Blackwater valley. Because of its slightly raised elevation, the existing farm buildings can be glimpsed through the vegetation surrounding the site both from Fleet Hill and Park Lane. As the proposed barn will not be made of traditional materials it will be more visually dominant within the surrounding landscape than the existing structures and imparticularly from Park Lane. However as these will only be glimpsed views the visual impact of the barn from public viewpoints will be very limited, as woodland and other vegetation surrounding the site as a whole restricts these views.

The proposed new woodland planting management strategy and associated drawing (no. 295/01/1A) for the wider land owned by the applicant is welcomed and will help strengthen the woodland resource within the area. When planted this will assist in building up the landscape structure to restrict views to the proposed barn and help mitigate the visual impact of the proposed barn.

It is still not clear what the access arrangements to the barn (i.e. track) are and its relationship to the site levels, and whether any existing features need to be removed as a result of the proposed access. No additional planting (trees or hedgerow) have been proposed to the west of the barn and adjacent to the access track. This needs to be considered by the applicant in order to further incorporate the proposed barn into the wooded setting of the landscape.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 5 December 2000

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your informal consultation dated 29 November 2001 for the above application, the landscape comments are as follows:

The proposed planting scheme to the west of the proposed barn as detailed on drawing no. LMSL/6/BW/2 is acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11 December 2001

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your consultation dated 3 December 2001 for the above application, the landscape comments are as follows:

Drawing no. 295/01/1B shows the location of proposed access track and a section showing the change in ground level in order to obtain access to the proposed barn. There will be a maximum drop in ground level of 1m. This will have a detrimental impact on the existing hedgerow along the western boundary of the site as in order to reduce the ground level there will be a need to cut through the roots of the hedgerow and this could lead to the loss of the hedgerow. It is also not clear how the ground on either side of the proposed track, which will be higher than the track, will be held back. It will probably need some sort of retaining structure, which isn't detailed.

Catherine Brimble

Catherine Brimble
Landscape Architect

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 11 December 2001

Location:	Bannisters, Fleet Hill, Finchampstead
Proposal:	Proposed erection of barn for dual equestrian/agricultural use.
Application Number:	F/2000/4851

In response to your consultation dated 5 December 2001 for the above application, the landscape comments are as follows:

The proposed planting scheme to the west of the proposed barn as detailed on drawing no. LMSL/6/BW/2 is acceptable.

Catherine Brimble

Catherine Brimble
Landscape Architect

Angela Odell

From: Andy Glencross
Sent: 10 October 2001 10:28
To: Angela Odell
Subject: Planning Application F/2001/4851 Bannisters, Fleet Hill Finchampstead

Hi Angela

There appear to be no ecological grounds on which to object to this planning application as presented.

However I understand from Catherine brimble that the applicant submitted an extensive landscape proposal. I would like to have an opportunity to comment on the proposed landscaping works if possible.

I have visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)

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BRITISH DRESSAGE

National Agricultural Centre, Stoneleigh Park
Kenilworth, Warwickshire CV8 2RJ
Telephone: (024) 76 698830 Fax: (024) 76 690390
E: office@britishdressage.co.uk
www.britishdressage.co.uk

19 November 2001

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

F/2001/4857

Dear Sir

I am writing on the subject of the planning application made by Diana Barley of Banisters, Finchampstead, Wokingham, for a 20 x 40 m indoor riding school.

I am specifically writing on the subject of Diana Barley's performance results with her horses, which I understand will be helpful in support of the planning application. I can confirm that Diana Barley's Prix St Georges horse, Nirvana, qualified for and was fifth in the National Regional Championships and was sixth in the Advance Medium, and furthermore will be competing at Intermediaire I level early next year. This level of competition is the start level for international competition in this country and as such means that Diana is on target for international competition.

Diana Barley has also recently purchased a horse called Nirvana Moondancer, who in its early competition has clearly demonstrated very high standards. He has won his last three competitions entered, each time scoring over 70%. He has already qualified for the first round of next year's British Dressage Winter Championships. He is without doubt an exciting prospect for the future.

I hope that the above information helps in supporting the application for an indoor school to help Diana's dressage performance career.

Yours faithfully

David Holmes
Chief Execituve

Robin Bradbeer Limited
Planning & Development Consultancy

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DC | ENF
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Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/295
Your ref. F/2001/4851
13 December 2001

For the attention of Mrs A Odell
Development Control Section

By fax to 0118 974 6384
and by first class post

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

I refer to the comments set out in the memo from Catherine Brimble dated 11 December which you recently forwarded to me.

Further to your suggestion Mr Withycombe of Land Management Services has discussed these comments with Ms Brimble.

Mr Withycombe points out that the hedge concerned is a trimmed mixed species hedge of hawthorn, blackthorn and field maple and is not particularly old. In order to address Ms Brimble's concerns Mr Withycombe agreed the following with her:

1. A condition should be imposed requiring the contractor to observe the general guidance note prepared by LMS Ltd regarding excavation within the root spread of trees and/or hedge (see attached). (LMS Ltd would recommend that the limit of excavation be kept back as far from the hedge as possible).

2. A condition should be imposed requiring details of any proposed retention structures to be submitted and approved prior to commencement of development.

295be.39

I trust this response addresses the matter to your satisfaction but if you need to discuss further please contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr & Mrs J Barley
Ms Catherine Brimble, Landscape Architect
Mr David Withycombe, LMS Ltd.

Guidance on the protection of trees and excavation within the root spread of trees

The contractor shall comply with the guidance and recommendations set out in BS5837 'Trees in relation to construction' (1991) and 'Guidelines for the planning, installation and maintenance of utility services in proximity to trees (National Joint Utilities Group 1995).

The presumption in all cases shall be that trees shall be protected and that works impacting on the tree root system and canopy shall be avoided. Protection measures and working methods are prescribed in accordance with the guidance set out in BS5837 'Trees in relation to Construction' and other industry standards and guidelines.

The contractor shall be required to work with the Site Manager/Resident Landscape Architect (RLA) in order to agree working procedures, in accordance with the guidance set out in this note and BS5837.

Tree Protection

- The contractor shall erect temporary protective chestnut pale fencing, minimum 1.2 metres in height to comply with the minimum protection distances defined in Table 1 of BS5837
- There shall be no storage of materials or operations carried out within the protection area defined by the chestnut pale fencing
- If temporary vehicular access is required through the protected area, a reinforced concrete slab shall be laid to prevent unnecessary compaction of the root zone

Excavation within the root spread of trees and/or hedges

- Breaking out of existing hard surface, sub-base and Initial excavation by hand tools only;
- No storage of machinery of materials within the spread of the tree canopy;
- All roots, including clumps of fibrous roots, should be retained and worked around;
- Roots greater than 25 mm diameter exposed in excavation to be cleaned around initially;
- Protection measures to be used whilst excavation is open to include the use of sacking to protect exposed roots and the use of temporary sheets of plywood for the passage of wheelbarrows;
- If severance is unavoidable, roots are to be cut with clean, sharp tools, leaving the smallest wound possible;
- Backfill to include an inert granular material with top soil or sharp sand to be placed around severed roots;
- Wherever possible avoid excessive compaction of backfilled material around severed roots;
- If trenches are to be left open overnight, sacking to be used to minimise risk of desiccation of any exposed roots.
- Where below ground works affect greater than one third of the rooting zone, the Resident Landscape Architect (RLA) will advise on whether canopy reduction is advisable. The advice of a qualified arboricultural consultant may be sought at this stage.

Works to Canopy

Potential impacts to tree canopies, in particular where there are overhanging branches either from on or offsite trees, cannot be fully anticipated at this stage. Risk Assessments and Method Statements will identify locations where works to above ground structures and/or the use of high sided vehicles or machinery is required. All locations will be inspected prior to commencement of any site clearance

or construction works and working practices and procedures agreed for individual locations. In all locations the primary objective should be to minimise the need for works to the tree canopy. Measures shall include:

- The definition of zones which should not be accessed by high sided vehicles or cranes;
- The use of height restrictors to warn high sided vehicles of the potential hazard;
- The temporary lifting of branches to permit the use of cranes or other high sided machinery;
- Where work to the canopy is deemed to be unavoidable, works required to tree canopies will be carried out by a qualified arboricultural contractor and will accord with current best practice and guidance.

Where works are required to offsite vegetation the land owner will be advised of the need for the work. Although considered unlikely, consideration will be given as to whether works might be required to trees from offsite areas (for instance to ensure the retention of a balanced tree crown). In such cases the consent of the land owner will be obtained prior to the commencement of work.

Monitoring and Review

The Site Manager/RLA will maintain a consistent programme to monitor work in progress.

The contractor shall be required to advise the Site Manager/RLA of any additional works or operations which may impact on tree roots or canopies. In such circumstances the Site Manager/RLA will arrange for immediate review on site, with the contractor and, where necessary modify work practices, in accordance with the procedures set out above.

Land Management Services Ltd

Recd 4.45PM 20.11.01

Robin Bradbeer Limited

Planning & Development Consultancy

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PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/295
Your ref. F/2001/4851
20 November 2001

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

I refer to our meeting on 15 November.

Having since had opportunity to read the report prepared on behalf of the Council by Reading Agricultural Consultants I take this opportunity of providing clarification where necessary.

1. ***Holding size (paragraph 2.2)***
   For the avoidance of doubt the holding size is as stated on page 2 of the report prepared by A J Marshall, Agricultural consultants. The total area is 50.99ha comprising 40.47ha permanent pasture and 10.52ha woodlands.

2. ***High Barn Farm (paragraph 2.3)***
   This is clearly not a Surrey County Council holding but a former Berkshire County Council holding (presumably now a WDC owned holding).

3. ***Mrs Barley's recent competition record (paragraph 2.6)***
   The attached letter from the Chief Executive of British Dressage provides these details. The successes referred to in the letter have all occurred during the second half of this year.

You invited my comments upon possible conditions should planning permission be granted. The applicant would not raise objection to the imposition of the following planning conditions to safeguard the rural amenity of the area:

Registered in England Number: 3372202

1. The development hereby permitted shall be used for equestrianism for the personal enjoyment of the occupiers of Banisters estate and/or for the purposes of agriculture relating to Banisters estate and should the need for both uses cease the building shall be removed within 12 months of such an event.

2. Ancillary use of the development hereby permitted for educational demonstrations, instructional clinics or for practice by members of the local riding club shall be limited to not more than 28 days in any calendar year.

Should you wish to discuss the contents of this letter please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr & Mrs J Barley

024 76 690390

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EXCELLENCE IN HARMONY

BRITISH DRESSAGE
National Agricultural Centre, Stoneleigh Park
Kenilworth, Warwickshire CV8 2RJ
Telephone: (024) 76 698830 Fax: (024) 76 690390
E: office@britishdressage.co.uk
www.britishdressage.co.uk

19 November 2001

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

Dear Sir

I am writing on the subject of the planning application made by Diana Barley of Banisters, Finchampstead, Wokingham, for a 20 x 40 m indoor riding school.

I am specifically writing on the subject of Diana Barley's performance results with her horses, which I understand will be helpful in support of the planning application. I can confirm that Diana Barley's Prix St Georges horse, Nirvana, qualified for and was fifth in the National Regional Championships and was sixth in the Advance Medium, and furthermore will be competing at Intermediaire I level early next year. This level of competition is the start level for international competition in this country and as such means that Diana is on target for international competition.

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I hope that the above information helps in supporting the application for an indoor school to help Diana's dressage performance career.

Yours faithfully

FAO

HELEN

David Holmes
Chief Execituve

Date: 05 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4851

Location: Bannisters, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of barn for dual equestrian/agricultural use.

Applicant: Mr & Mrs Barley C/O Robin Bradbeer Ltd.

Case Officer: Angela Odell

The new plans show the following: Additional plan showing planting details to west of proposed barn. Drawing no LMSL/6/BW2.

Comments are required by 15/12/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) / F/2001/4851 (Ludhouse) Date Rec. 4. 12. 01

Location: Barristers, Fleet Hill

Parish Fordhampstead.

Applicant: Mr & Mrs Barley

Description of attached plans additional plan showing planting details to west of proposed barn.

Drawing No's: LMSL/6/BW2

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	C. Bramble.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AD.

Consultations Sent by Admin. on 05.12.PS

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited
Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

PLANNING SERVICES	HPT 50582
POL	TLS
DC A0	ENF
APP	
CS	
0 4 DEC 2001	
COPIES TO:	ACK.
	FILE

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

Our ref. RWB/295
Your ref. F/2001/4851
30 November 2001

ADDITIONAL PLAN
4851

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

Further to my letter of 27 November and our discussion on 29 November I attached six copies of additional drawing no. LMSL/6/BW2 showing proposed planting details to the west of the proposed barn which I trust will be found acceptable..

I note that you anticipate presenting this application to Committee on 9 January 2002. If there is either any change to that timetable or your require any further information please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr & Mrs J Barley

295be.38

Date: 03 December 2001

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2001/4851

Location: Bannisters, Fleet Hill, Finchampstead, Wokingham.

Proposal: Proposed erection of barn for dual equestrian/agricultural use.

Applicant: Mr & Mrs Barley C/O Robin Bradbeer Ltd.

Case Officer: Angela Odell

The new plans show the following: Details of access arrangements to proposed barn. Drawing no 295/10/B.

Comments are required by 13/12/2001.

Should you have any queries regarding this application please contact the case officer Angela Odell on (0118) 974 6445.

(RING ONE)

REVISED PLANS | ADDITIONAL PLANS | MINOR AMENDMENTS | ADDITIONAL / REVISED PLANS TO COMPLY WITH CONDITIONS

App No. (Planaps) /F/2001/4851 (Ludhouse) Date Rec. 29.11.01

Location: Barristers, Fleet Hill, Finchampstead.

Parish Finchampstead.

Applicant: Mr & Mrs Barley

Description of attached plans Shows details of access arrangements to proposed barn. ~~order~~

Drawing No's: 295/10/B

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part I Reg., Parish Council, Ward Councillors and the Case Officer unless specified.

Please tick which of the following you wish consulted.

OTHERS: _____

_____

_____

_____

		Drawing No's	
1.	NK (Landscape & Trees)	C. Brumble.	✓
2.	NK (Env. Design)		
3.	XA (Highways)		
4.	NF (Building Control)		
5.	BC/DC Liaison		

A full set of plans will be sent to all consultees unless particular drawing No's are specified in the spaces above.

NEIGHBOURS: _____

_____ Date for Responses 10 days

FURTHER ACTION

Re-advertise App. ~~Y~~/ N (Delete as required)

Redate Application ~~Y~~ / N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER AO

Consultations Sent by Admin. on 03.12.PS

Yellow - Part One Copy
Green - Officer's Copy

PLANNING SERVICES	HPT 50419
POL	TLS
DC	ENF
APP	
CS Amd	
29 NOV 2001	
COPIES TO:	ACK:
	FILE:

Robin Bradbeer Limited
Planning & Development Consultancy

~~Stoopways Farm~~
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

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

Our ref. RWB/295
Your ref. F/2001/4851
27 November 2001

ADDITIONAL PLAN

4851

For the attention of Mrs A Odell
Development Control Section

Dear Mrs Odell

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

I refer to your fax of 26 November.

With regard to the two matters referred to in the final paragraph of Catherine Brimble's memo dated 22 November I respond as follows:

1. ***Access arrangements***
The proposed access requires no removal of existing features as you will no doubt be able to confirm from your own site inspection. The access will be formed by a shortening in length of the all-weather surface by 4.0m. The relationship of the access to site levels is shown on the cross-section shown on amended drawing no. 295/01/B six copies of which are enclosed.

2. ***Planting to the west of the barn***
The applicants have always intended to carry out planting in this location. Details will be forwarded to you later this week but notwithstanding this the point could properly be covered by a planning condition.

I trust this information deals adequately with the issues raised. However, should you have any further queries please do not hesitate to contact me directly.

295be.36

Finally, I would appreciate confirmation please as soon as possible regarding the Committee timetabling for this application.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Mr & Mrs J Barley

Received by Wokingham District Council

Application No: F/2001/4851

Proposal:
Proposed erection of barn for dual equestrian/agricultural use.

Location:
Bannisters, Fleet Hill, Finchampstead, Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4851 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 12/10/2001. 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 be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

18 September 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 SEP 2001
Officer: AO	Application No. F 2001 4851

Map No. 120 Site 53.36

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

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

Level: ☑ Sub Committee ☐ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED ERECTION OF BARN FOR DUAL EQUESTRIAN / AGRICULTURAL USE

Location: BANISTERS FLEET HILL

Parish: FINCHAMPSTEAD Ward: .....

Applicant: MR / MRS BARLEY

resubmission 2000 / 2485 w/drawn

Fee Received 00-00 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			
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 ... Within the curtilage of a LB.

Date Site Notice Sent : 18/09/01.... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control .....
Landscape ✓ Area of Special landscape Importance
Trees .....
Conservation Officer ✓ .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) .....
Archaeological Site (BABTIE) : .....
Education .....
Social Services ✓ .....
Highways ✓ .....
- English Nature
- Forestry Commission
- Dinton Pastures
- Wokingham CPRE

100 M Consultation Zone re Ancient woodlands

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board : .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency ✓ Agricultural uses / animal use. .....

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) Countryside

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

NEIGHBOURS:

S/N + 1 & 2 Banisters Farm Cottages, Park Lane

Robin Bradbeer Limited
Planning & Development Consultancy

Steepways Farm, Nether Lypiatt, Stroud, Gloucestershire GL6 7LS

Telephone	*Fax*	*E-Mail*
01453 889102	01453 889103	planning@bradbeer.co.uk

PLANNING ADMIN.

REPORT BY A.J. MARSHALL

BY SEPARATE PACKAGE

With Compliments

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS

Telephone
01453 889102

Fax
01453 889103

E-Mail
planning@bradbeer.co.uk

Ms A Cronin
Head of Planning & Transportation
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Our ref. RWB/295
7 September 2001

10 SEP 2001 * 4851

Dear Ms Cronin

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD
PROPOSAL : BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE

I attached the following documentation comprising an application of full planning permission for the above proposal:

- Completed ownership certificate and agricultural holdings certificates.
- Six copies of the completed part 1 and part 2 application form.
- Six copies of each of the following drawings:
  - drawing no. AH/G/251B showing plans, elevations, section
  - drawing no. 295/01/1 showing location plan, site plan
- Six copies of our planning statement.
- Six copies of the report prepared by A J Marshall, Agricultural Consultants.

This fresh application follows withdrawal of application F/2000/2485 in February and is accompanied by additional information, in particular a report, as previously requested by the Planning Case Officer in her letter of 19/01/01, commissioned from an independent agricultural consultant.

The information provided with this application demonstrates that this proposal for a dual use outdoor sport/countryside recreation and agricultural building is necessary for its proposed purpose, is the minimum size and, furthermore, there are no suitable existing buildings to accommodate this dual use.

Registered in England Number 3372202

The design and landscape impact of the proposal when assessed under F/2000/24585 was considered acceptable as demonstrated by the internal memoranda on the case file.

The demolitions now proposed will remove a significant volume of unsightly modern structures from the property to the benefit of the landscape, the setting of the traditional buildings and views from the public footpath which lies to the south east. These demolitions represent a material consideration in favour of the proposal.

The accompanying planning statement presents an analysis of the proposal against relevant policy considerations and concludes that planning permission should be granted subject to the imposition of appropriate conditions. Suggested conditions have been put forward and a dialogue with Officers upon those suggestions would be welcomed.

Should your Officers require any further information concerning this proposal they are invited to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

10.SEP.2001* 4851

Robin Bradbeer Limited

Planning & Development Consultancy

Steepways Farm
Nether Lypiatt
Stroud
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Ms A Cronin
Head of Planning & Transportation
Wokingham District Council
PO Box 157
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Should your Officers require any further information concerning this proposal they are invited to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI *Chartered Town Planner*

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No.

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

10.SEP.2001* 4851

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.

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

OR

CERTIFICATE 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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

- 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) .....

.....

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

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

the (c) .....

(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).

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
N/A		

Signed . . . . . ROBIN BRADBEER

On behalf of . . . MR & MRS J BARLEY

Date . . . . 6 SEPTEMBER 2001

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

ADDRESS BANNISTERS' & COTTAGES & LODGE PARISH Finchampstead

(1)

PLOT No. FLEET HILL. ORD. SHEET No.

BUILDER ~~[illegible]~~ ~~[illegible]~~ LISTED BUILDING. & ROMAN MILESTONE IN GARDEN

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/311/60 0/317/61	LIONS. OF MAJOR SALT	O/L. RES. DEV. PART DET. HOUSE AT LITTLE VIGNATOWTS	5.1.61	RGF RGF
249/72	Mr. L.G.M. Hannan	2 Flats with Storage & Garages	16.3.72	N/A C/A
BR 1234	" "	Erection of greenhouse etc.	12 8 74	App N/A
01264	" "	" "	5.9.74	N/A C/A
BR 1698	" "	SAUNA & CHANGING ROOM	15.11.74	APP. N/A
BRA 7728	"	S/ST. LKT. AT / BANNISTERS COTTS.	3.8.89	APP
BRA 7729	"	" " 2 "	3.8.89	APP
BRA 9873	" S. LODGE	S/ST. LKT.	30.1.91	APP
98/68146/F	Mr. & Mrs. J Barley	C.O.U. PART FARM TO EQUEST. USE + ALL WEATHER	29.9.98	C/A
98/68522/F	"	RIDING SURFACE Repos. of all Weather Riding Surface	11.12.98	C/A.

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1933

(2)

ADDRESS Bannisters, Cottage & lodge PARISH Finchampstead

PLOT No ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/2000/2485				

MINISTRY DECISION

SPECIAL ORDERS

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

10.SEP.2001 * 4351

1.	APPLICANT'S NAME	MR & MRS J BARLEY
	ADDRESS	BANISTERS
		FLEET HILL FINCHAMPSTEAD BERKSHIRE
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ROBIN BRADBEER LIMITED
	ADDRESS	STEEPWAYS FARM
		NETHER LYPIATT STROUD GLOS.
	POST CODE	GL6 7LS PHONE 01453 889102
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	BANISTERS
		FLEET HILL FINCHAMPSTEAD BERKSHIRE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		BARN FOR DUAL EQUESTRIAN/AGRICULTURAL USE
5. Give the area in hectares or part of a hectare	AREA OF SITE	51
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/251B 295/01/1

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 ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		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.

WALLS : TIMBER BOARDING

ROOF : DARK BROWN PROFILED STEEL SHEETING

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.

EXEMPT - FRESH APPLICATION FOR DEVELOPMENT OF THE SAME CHARACTER WITHIN 12 MONTHS OF WITHDRAWAL OF APPLICATION F/2000/2485

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 ROBIN BRADBEER ON BEHALF OF MR & MRS J BARLEY DATE 6 SEPTEMBER 2001

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 EQUESTRIAN/AGRICULTURAL			861	
OTHER	Please Specify		REFER TO ATTACHED		
	TOTAL		SCHEDULE	861	

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
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.

REFER TO COVERING LETTER AND AGRICULTURAL CONSULTANT'S REPORT

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

THE APPLICANTS

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 CHANGE

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 ?

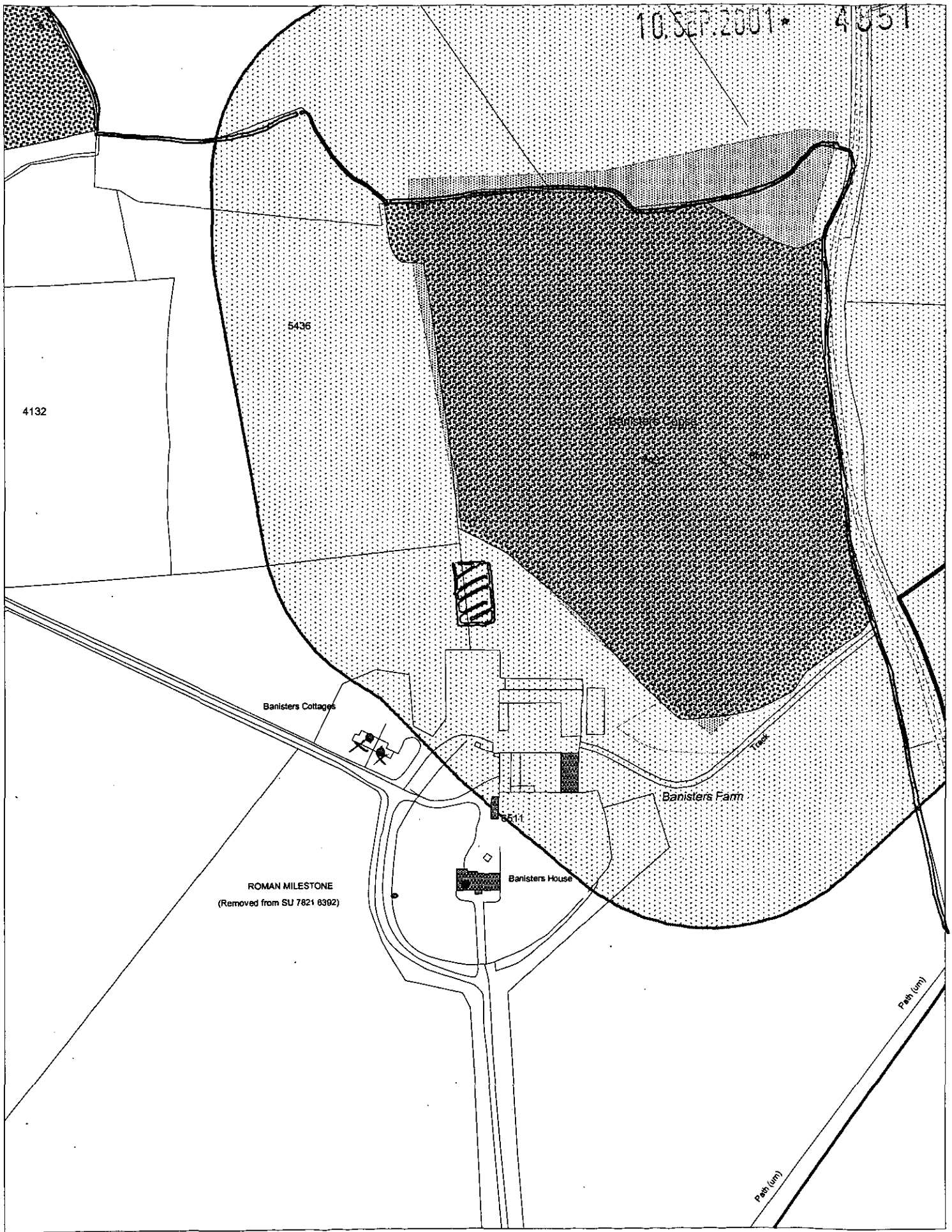
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months.
Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive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

SCHEDULE TO BE READ IN CONJUNCTION WITH QUESTION 24

EXISTING FLOORSPACE LOST BY DEMOLITIONS	
Polytunnel	169
Pool pavilion	72
3 no. glasshouses	222
Total	462



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Development Control Section, Environmental Services, Wokingham District Council.
14 September 2001

Scale: 1 : 2500

N
W E
S

Outline Specification

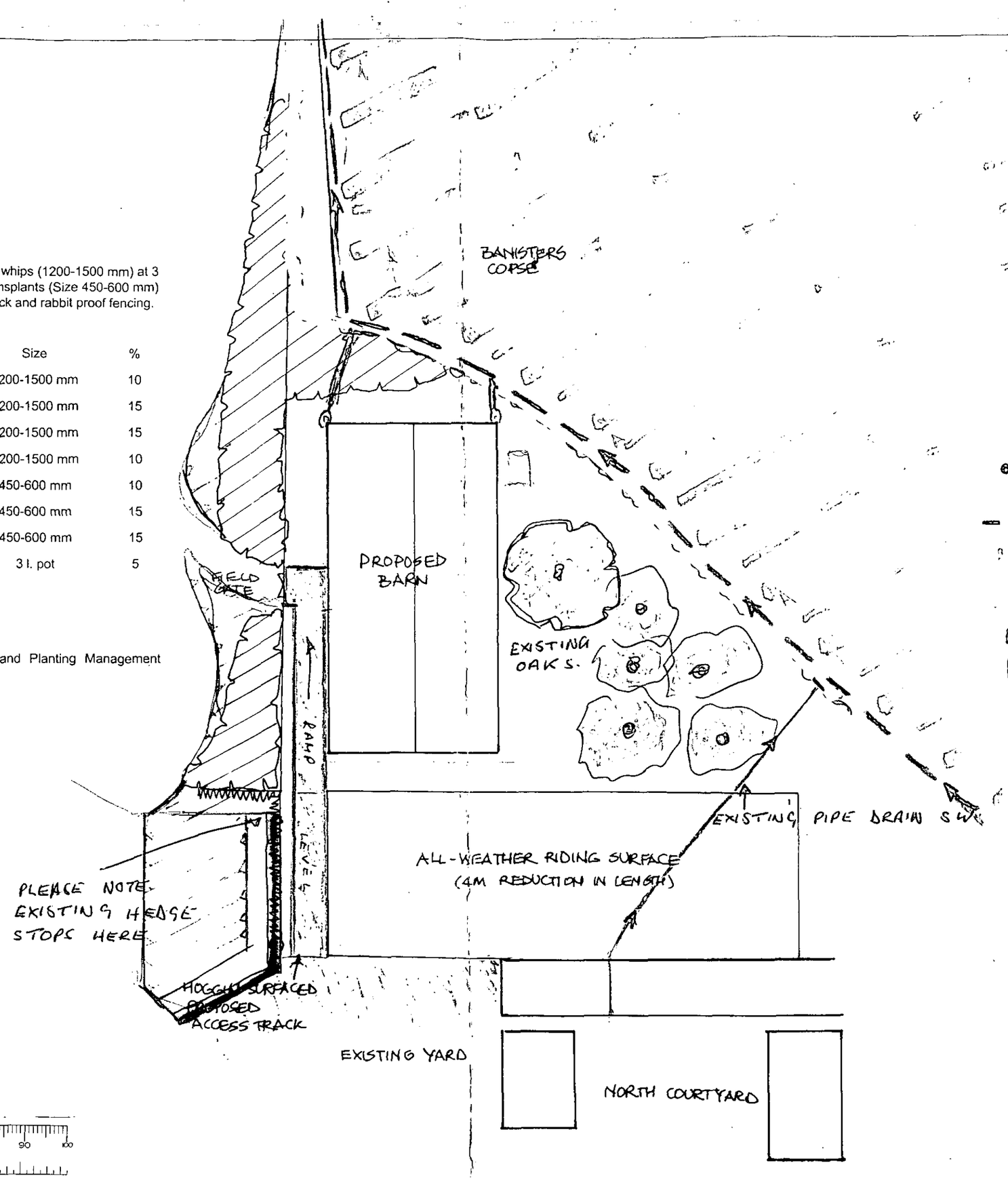
Copse Planting

Copse planting shall consist of trees to be planted as feathered whips (1200-1500 mm) at 3 metre spacings and shrubs and small trees to be planted as transplants (Size 450-600 mm) planted at 1.5 metre spacings. Entire plot to be fenced with stock and rabbit proof fencing.

		Type	Size	%
Ash	*Fraxinus excelsior*	BR	1200-1500 mm	10
Gean	*Prunus avium*	BR	1200-1500 mm	15
Oak	*Quercus robur*	BR	1200-1500 mm	15
Wild Service Tree	*Sorbus torminalis*	BR	1200-1500 mm	10
Dogwood	*Cornus sanguinea*	BR	450-600 mm	10
Blackthorn	*Prunus spinosa*	BR	450-600 mm	15
Hazel	*Corylus avellana*	BR	450-600 mm	15
Holly	*Ilex aquifolium*	CG	3 l. pot	5

Maintenance

Maintenance shall be in accordance with the New Woodland Planting Management Strategy dated November 2001.



CLIENT:
MR & MRS J. BARLEY

22-1-02.

PROJECT:
BANISTERS ESTATE:
PROPOSED PLANTING ROUND NEW BARN

DRAWING NO: LMSL/6/BW/2

SCALE: 1:500

DATE: NOV01 REVISIONS:

DRAWN: AMC

LAND MANAGEMENT SERVICES
13a West Street Reigate Surrey RH2 9BL
Telephone: Reigate (0737) 221117 Fax: (0737) 224206

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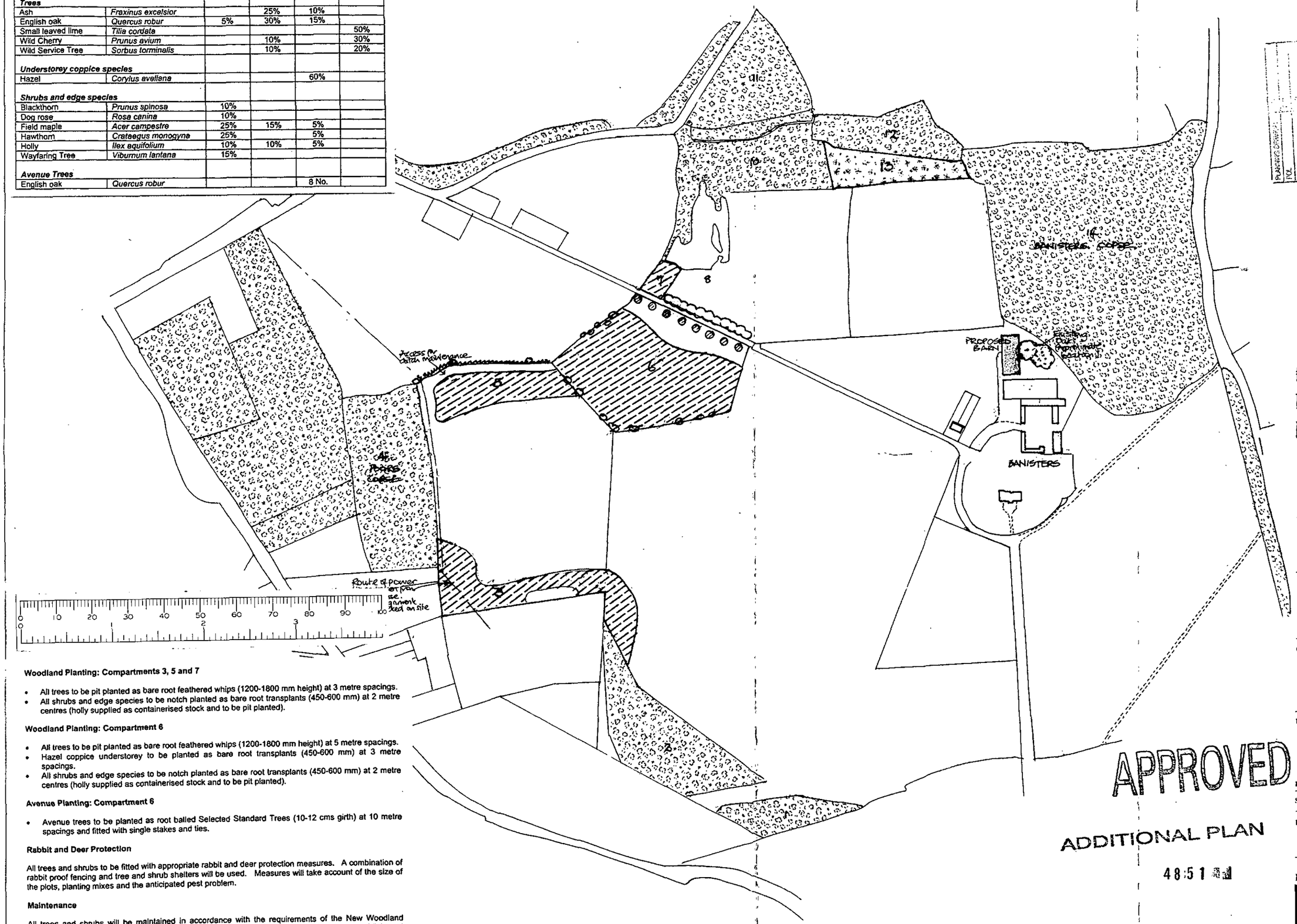
Schedule of Plants

Species		Compartment			
		3	5	6	7
Trees					
Ash	*Fraxinus excelsior*		25%	10%	
English oak	*Quercus robur*	5%	30%	15%	
Small leaved lime	*Tilia cordata*				50%
Wild Cherry	*Prunus avium*		10%		30%
Wild Service Tree	*Sorbus torminalis*		10%		20%
Understorey coppice species					
Hazel	*Corylus avellana*			60%	
Shrubs and edge species					
Blackthorn	*Prunus spinosa*	10%			
Dog rose	*Rosa canina*	10%			
Field maple	*Acer campestre*	25%	15%	5%	
Hawthorn	*Crataegus monogyna*	25%		5%	
Holly	*Ilex aquifolium*	10%	10%	5%	
Wayfaring Tree	*Viburnum lantana*	15%			
Avenue Trees					
English oak	*Quercus robur*			8 No.	



Woodland Planting: Compartments 3, 5 and 7

- All trees to be pit planted as bare root feathered whips (1200-1800 mm height) at 3 metre spacings.
- All shrubs and edge species to be notch planted as bare root transplants (450-600 mm) at 2 metre centres (holly supplied as containerised stock and to be pit planted).

Woodland Planting: Compartment 6

- All trees to be pit planted as bare root feathered whips (1200-1800 mm height) at 5 metre spacings.
- Hazel coppice understorey to be planted as bare root transplants (450-600 mm) at 3 metre spacings.
- All shrubs and edge species to be notch planted as bare root transplants (450-600 mm) at 2 metre centres (holly supplied as containerised stock and to be pit planted).

Avenue Planting: Compartment 6

- Avenue trees to be planted as root balled Selected Standard Trees (10-12 cms girth) at 10 metre spacings and fitted with single stakes and ties.

Rabbit and Deer Protection

All trees and shrubs to be fitted with appropriate rabbit and deer protection measures. A combination of rabbit proof fencing and tree and shrub shelters will be used. Measures will take account of the size of the plots, planting mixes and the anticipated pest problem.

Maintenance

All trees and shrubs will be maintained in accordance with the requirements of the New Woodland Planting Management Strategy dated November 2001. All planting subject to five years establishment maintenance to include replacement of losses, weed control, watering and adjustment/repair/removal of deer and rabbit protection measures, as set out in the Strategy.

PLANNING DRAWING
POL
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APP
CS
06 NOV 2001
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FILE:

KEY

- EXISTING WOODLAND
- RECENTLY PLANTED WOODLAND
- PROPOSED WOODLAND PLANTING
- EXISTING TREES
- PROPOSED TREES
- EXISTING HEDGEROW
- POWER LINES (ALIGNMENT TO BE CHECKED ON SITE)

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE NEW WOODLAND PLANTING MANAGEMENT STRATEGY (November 2001)

APPROVED

ADDITIONAL PLAN

48:51

CLIENT:
MR. & MRS. J. BARLEY

PROJECT:
BANISTERS ESTATE: NEW WOODLAND PLANTING

DRAWING NO: LMSL/6/BW/1

SCALE: 1:2500

DATE: Nov 01 REVISIONS:

DRAWN: Am

LAND MANAGEMENT SERVICES
13a West Street Reigate Surrey RH2 9BL
Telephone: Reigate (0737) 221117 Fax: (0737) 224206

Memo to: Catherine Brimble **28.1.02**

From: Angela Odell

F/2001/4851 – BANNISTERS

Please see attached decision notice, letters and drawings and advise me whether the proposals are acceptable under conditions 4 & 12. (I am attaching the file so that you can check existing info.)



Robin Bradbeer Limited

Planning & Development Consultancy

PLANNING STATEMENT

SITE : BANISTERS FLEET HILL FINCHAMPSTEAD

PROPOSAL : BARN FOR DUAL EQUESTRIAN/

AGRICULTURAL USE

10.SEP.2001* 4851

Robin Bradbeer Limited
Planning & Development Consultancy
Steepways Farm
Nether Lypiatt
Stroud
Gloucestershire
GL6 7LS
Tel: 01453 889102
Fax: 01453 889103

Our ref. : RWB/295
7 September 2001

8. The building is required for dual equestrian and agricultural use. That requirement is analysed in detail in the report prepared by A J Marshall, Agricultural Consultants who conclude that:

1. *The building will fulfil a genuine need for the purposes of training one of the elite Dressage riders in the UK.*
2. *It will be of benefit to Wokingham Riding Club who already have special events at Banisters.*
3. *The sheep can be housed and lambed in facilities that are much more suited to their needs than the present polytunnel with all its management problems.*

9. The legitimacy of riding horses for sport and recreation and the provision of appropriate private facilities in conjunction with that activity has been acknowledged in a very recent appeal decision (Appendix 2 - paragraph 9).

10. In this case, because Mrs Barley is a member of the local riding club, its members are able to benefit on an occasional and non-commercial basis, from the applicant's generosity in allowing access to this equestrian facility for educational and practice purposes.

11. Related to this proposal, and achievable by an appropriate planning condition, is the applicant's intention to demolish various inappropriate modern buildings at the property. Those buildings have a combined floorspace of more than 50% of the size of the proposed barn. Whereas the proposed barn is discretely sited and will be constructed of appropriate materials the buildings to be removed are of unsympathetic design and siting and furthermore are visible from the nearby public footpath. The demolitions will represent an enhancement to the character of the landscape. Some of these buildings are shown on the photographs supplied at Appendix 3.

The development plan

12. The following development plan policies bear upon this proposal:

Berkshire Structure Plan	: Policies C2, R1
South East Area Local Plan	: Policy SR12
Deposit Draft Wokingham District Local Plan	: Policies WCC1, WCC4

Berkshire Structure Plan

13 *Policy C2* exerts strict control upon development outside built up areas and settlements. Various exceptions are recognised including development required for:

(i) agriculture

(ii) "other development" for which a rural location is essential

Because of the exercise needs of horses, development relating to equestrianism meets the essentially test under category (ii).

Policy R1 is a broadly based permissive policy which encourages provision of a wide and balanced range of leisure opportunities to meet the needs of residents, tourists and day visitors, subject to not causing damage to the environment, character of attraction of the County. This private equestrian facility to meet the needs of residents complies with this policy.

South East Area Local Plan

14. *Policy SR12* adopts a generally permissive approach to equestrian related development subject to avoidance of any harmful impact on landscape, wildlife ecology or archaeology. The proposal complies with the policy by avoidance of any of those harmful impacts and by the beneficial related demolition works.

Deposit Draft Wokingham District Local Plan

15. *Policy WCC1* interprets Structure Plan Policy C2. This proposal for outdoor sport/countryside recreation and for agricultural use is acceptable in principle under categories A and B of the policy. The proposal is considered to be of appropriate

scale, form, design and character to its location in the countryside and consistent with other policies in the plan.

16. *Policy WCC4* relating to new buildings in the countryside requires other options to be examined, in particular the availability of existing buildings, before permitting new buildings. This policy has been taken into account by A J Marshall, Agricultural Consultants whose findings are that there are no suitable existing buildings available to meet the requirements and the new building is no larger than is necessary to fulfil its dual function (criteria A & B). Landscape impact (criterion C) is considered acceptable as agreed by the Council's Landscape Architect when assessing the earlier withdrawn application.

Conclusion

17. The agricultural evidence presented by A J Marshall, Agricultural Consultants has demonstrated the dual purpose need for the building. That evidence has furthermore shown that the building is the minimum size required and that there are no existing buildings which could fulfil some or all of the required purposes.

18. The proposal is acceptable in accordance with the relevant development plan policies and appropriate in its detail by reason of its siting and design.

19. The proposed demolitions will enhance the landscape and represent a material consideration in favour of the development.

20. Appropriate controls to prevent the introduction of a commercial use in the countryside can be achieved by conditions (Appendix 4).

APPENDICES

1. Correspondence from WDC Countryside Service.
2. Planning appeal decision letter dated 08/08/01.
3. Photographs - buildings to be demolished.
4. Suggested planning conditions.

Countryside Service

Wokingham District Council Countryside Service

Dinton Pastures Country Park
Davis Street, Hurst, Berkshire RG10 0TH
Tel: 0118 9342 016 Fax: 0118 9341 987

APPENDIX 1

John Barley
Bannisters
Park Lane
Finchampstead
Berks

14th June 2000

Dear John

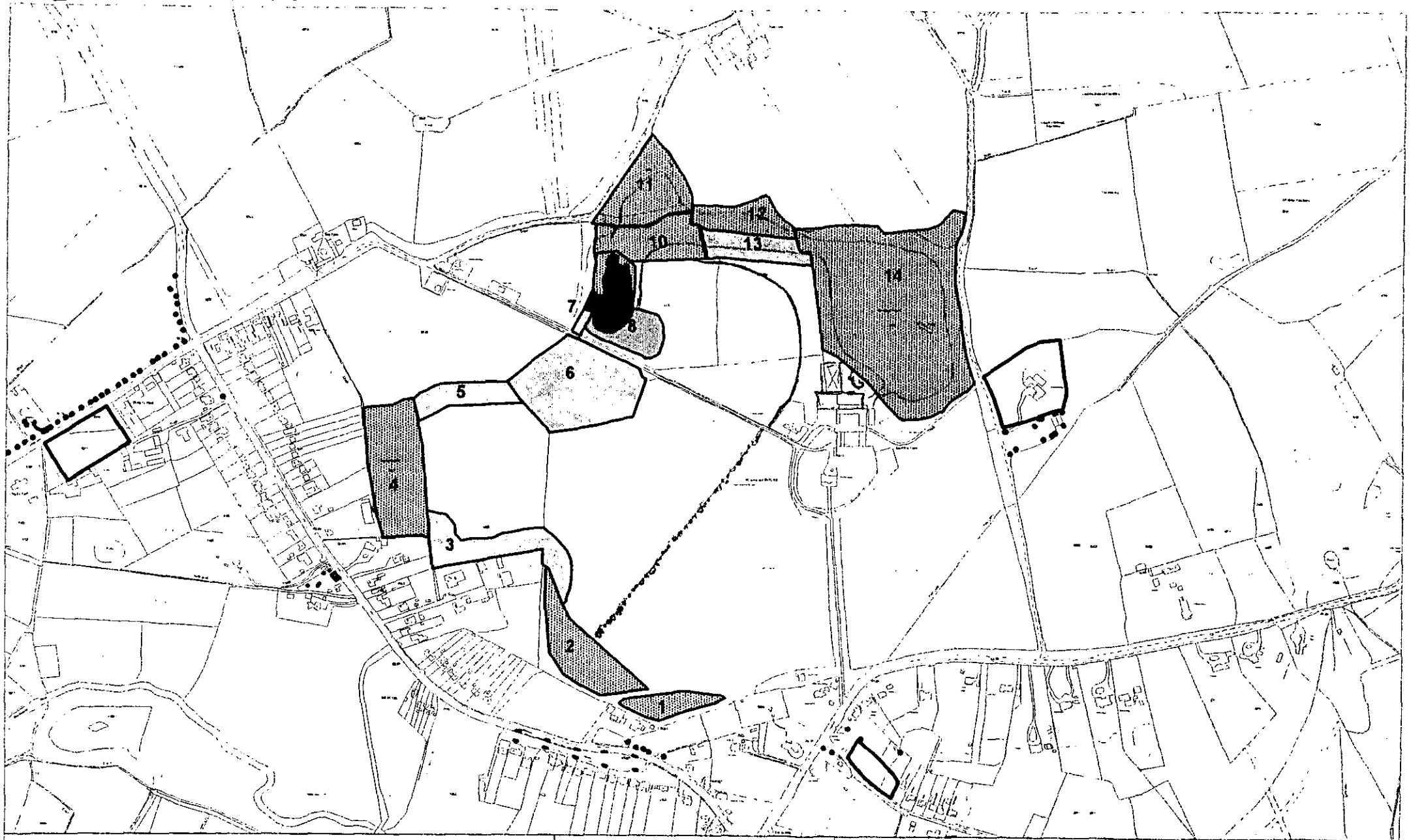
Thanks again for taking the time to discuss your woodlands with me today. It is refreshing to meet a landowner with such a keen sense of the responsibility that land ownership entails.

I enclose a summary of our discussions for your records, if anything needs clarifying then please do not hesitate to contact me.

I look forward to hearing from you when you are ready to proceed with this project.

Yours faithfully

Andy Glencross
Countryside Service



For reference purposes only. No further copies may be made.

Site Plan
Scale: 1 to 7000

Date: 14 June 2000

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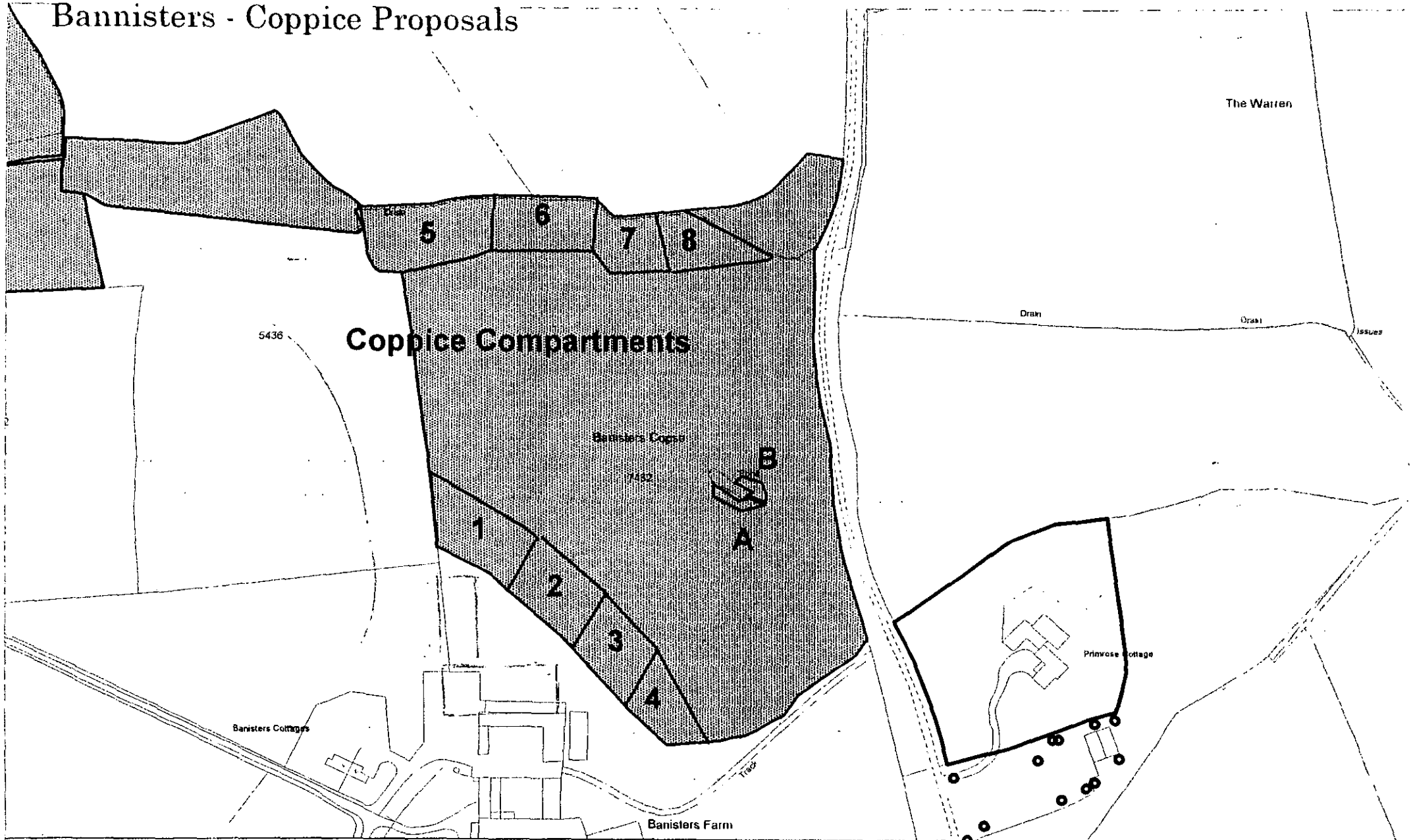
Bannisters - Coppice Proposals



For reference purposes only. No further copies may be made.

Site Plan
Scale: 1 to 2500
Date: 14 June 2000

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Key To Bannisters Woodland Enhancement Proposals

Comp	Habitat	Current Woodland Area (ha)	Proposed new Woodland Area (ha)
1	Existing plantation	0.34	0
2	Existing plantation	0.90	0
3	Grassland	0	0.90
4	Poor's Copse	1.40	0
5	Grassland & hedgerow	0	0.46
6	Grassland	0	1.70
7	Grassland	0	0.05
8	Grassland (Proposed Pond Extension)	0	0
9	Woodland and Pond	0.40	0
10	Existing woodland	0.76	0
11	Existing woodland	1.0	0
12	Existing plantation	0.54	0
13	Grassland	0	0.52
14	Existing woodland	4.83	0
	Totals	10.17	3.63

NB 1hectare = 2.52 acres

Notes on Bannisters Proposed Coppice Plan

- I suggest cutting one of the eight blocks every other year to give you a 16year rotation.
- It would be wise to maybe hedgelay the northern boundary as this would preserve the arboreal link with the other woodland areas. (This would be especially important if dormice are present.
- I suggest you coppice comp A (Pond area) in year 1 and comp B (pond area) in year 4 and so on, this will give you an 8 year rotation.

5. In view of this background, I have considered whether the proposal should be assessed against Green Belt policy. I note that both the Council and the Appellant accept that the site lies within the Green Belt. I can find no reason to question its inclusion pending the determination of Green Belt boundaries upon adoption of the Warrington Unitary Development Plan.

6. Policy ENV 2 of the statutory development plan sets out requirements for all development. Among other criteria these include that development should have good road access and not generate sufficient traffic to cause undue nuisance or danger nor require any major improvement of the road network. Policy ENV 3 relates to development in the Green Belt and broadly accords with national policy advice in Planning Policy Guidance Note 2: Green Belts (PPG 2).

7. UDP policy LUT 1 sets out principles for all development, including among others the need to improve road safety through careful design. Policy DCS 1 states the requirements which all development should satisfy. These include that it should not cause undue pollution, nuisance or danger through its impacts on the environment or on local traffic conditions. Policy GRN 1 says that within the Green Belt planning permission will not be granted for inappropriate development except in very special circumstances. Development proposals which are not precluded by this policy will be approved under policy GRN 4 provided that (among other factors) where significant numbers are likely to be attracted, the development does not materially worsen traffic conditions or affect road safety. Policy GRN 5 does not permit development which is detrimental to the visual amenities of the Green Belt by reason of its siting, materials or design. The emerging UDP has just been placed on deposit which, having regard to the advice in Planning Policy Guidance Note 1: General Policy and Principles, limits the weight that I can attach to it.

Main Issues

8. I consider that the main issues in this case are:

- Whether the proposed development would conflict with policies to protect the Green Belt, with particular reference to its openness and visual amenity.

- The effect of the proposed development on highway safety on Lady Lane and at its junction with Mustard Lane.

Reasons

Green Belt

9. PPG 2 advises that the construction of new buildings inside a Green Belt is inappropriate unless it is for certain defined purposes. These include essential facilities for outdoor sport and recreation, and for other uses of land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land in it. Essential facilities should be genuinely required for the use of the land. The Appellant uses the land at Highcroft Farm for rearing and training horses to a high standard which she and her family ride for their own enjoyment. The proposed stables would provide facilities for the proper housing and care of these horses. I consider rearing and riding horses outdoors to be sport and recreation. Given the limited scale of the proposed stables I judge them to be essential facilities required to support this use. I conclude that the proposal would be appropriate development in the Green Belt.

10. The most important attribute of Green Belts is their openness. Given the location of the proposed stables in relation to the existing farm buildings, coupled with their overall height and length, I consider that they would read as part of the existing farm grouping at Highcroft Farm, and would not intrude visually into the surrounding countryside. Thus there would be no adverse impact on the openness of the Green Belt.

11. I saw that Highcroft Farm is set among fields with well-established hedges and small woodlands and is not in a prominent location. I consider the proposed timber construction to be appropriate for the intended purpose and the rural location. Furthermore the development would be screened by the existing substantial boundary hedgerows and proposed landscaping belt. I conclude that the proposed stables would not be materially harmful to the visual amenity of the Green Belt. The development would accord with policy ENV 3 of the statutory development plan, and policies GRN 1 and GRN 5 of the emerging UDP. It would not conflict with the guidance in PPG 2.

Highway Safety

12. The Council is concerned that additional traffic movements generated by the proposed stables could be detrimental to highway safety both at the access to Highcroft Farm and at the nearby junction of Mustard Lane and Lady Lane. It was established at the hearing that the existing purpose built stable block on the appeal site houses seven horses, and that up to eleven more horses are housed on the site in non–purpose built accommodation. I consider therefore that the rearing and riding of horses at Highcroft Farm already generates traffic. The proposed stables would be used to relocate those horses currently in substandard housing, and up to five would be used for specialist care rather than permanent stabling, thus limiting the number of additional animals that could be accommodated on site. The Appellant estimated that the proposal would generate a maximum of 8 vehicle movements a day. The Council has produced no evidence to show that the vehicle movements associated with non-commercial use of the proposed development would be materially different from this estimate. Furthermore the horse transporter, while a large vehicle, would not be in regular use, and visits by delivery wagons would be limited. Whether or not the existing barn is converted to residential use in the future, the Council considers that the additional vehicle movements associated with this use would not noticeably add to the traffic using the farm access; a finding with which I agree. I conclude therefore that the proposal would be unlikely to significantly increase the amount of traffic using the access onto Lady Lane.

13. As regards the junction with Mustard Lane, in my view vehicles for Highcroft Farm would be as likely to travel from the south, which links directly to the motorway, as via this junction. In this respect I saw that there is a secondary access from the appeal site onto Lady Lane further from the junction which could provide access to the proposed stables. On-street parking in the vicinity of the junction in connection with both the church and the school is limited to certain times of the day and week. I consider it unlikely that there would be any noticeable increase in vehicle movement associated with the proposed stables at the particular times that parking occurs. Furthermore the Appellant explained at the hearing that horses would rarely be exercised on the roads. I conclude that the proposed development would be unlikely to generate a noticeable increase in traffic using the junction.

14. I note the Council's finding that neither the access nor the junction meet the visibility standards set out in 'Places, Streets and Movement' a companion guide to Design Bulletin

32. I saw that although both Lady Lane and Mustard Lane have wide carriageways, visibility at the main farm access and at the junction was noticeably restricted by high hedgerows. Nevertheless, given my conclusions on the limited amount of additional traffic likely to be associated with the proposed development, I consider that it would not give rise to any significantly adverse effect on highway safety.

15. The Council is concerned that the development could be used for commercial purposes such as a livery or a riding school. I agree that such uses could generate considerably more traffic than the current proposal, thus increasing the risk to highway safety. However I consider that any future change in the use of the stables could be controlled by condition, as suggested by both the Appellant and the Council. I conclude that the proposal would not be materially harmful to highway safety on Lady Lane and at its junction with Mustard Lane. It would accord with policy ENV 2 of the statutory development plan and policies LUT 1, DCS 1 and GRN 4 of the emerging UDP.

Other Matters

16. A neighbour is concerned about the visual effect of the proposed stables on his living conditions. I consider that the distance between Beech Trees Farm and the proposed development, together with the high hedge and trees along the northern boundary of the appeal site, would mean that the stables would not be noticeable visual features. Furthermore the Appellant confirmed that landscaping along the northern boundary of the appeal site would be included in the proposal and this could be secured by condition. I conclude that any visual intrusion for residents of Beech Trees Farm arising from the proposal would be minimal.

Conditions

17. I have considered the conditions suggested by the Council and the comments and suggestions of the main parties, as well as the advice in Circular 11/95. I have reasoned that the proposed development would not be harmful if its use for commercial purposes were controlled. I shall therefore impose such a condition, adapting that suggested by the Council. I note that the description of the proposed development states that it is for the applicant's own horses, but in order to be precise about the use to which the development could be put I consider that a condition should be imposed. The need for the condition arises from the harm associated with the additional traffic which could be generated by a commercial use. Given that the appeal site is close to dwellings, school and church, I consider that any significant increase in traffic arising from such a change in the use would be readily noticed and reported. I consider therefore that the condition would be enforceable and would meet the other tests in the Circular.

18. Up to four stables on the appeal site are currently used to house horses belonging to family and friends of the Appellant, these animals being cared for alongside her own horses. I consider that such use would be unlikely to generate noticeable additional vehicle movements, unlike a commercial livery where there would be daily visits by individual owners to tend the horses. I conclude that operated as described such use should be regarded as ancillary to the personal use of the stables. It would not need to be separately controlled by condition.

19. Details of landscaping and parking are not shown on the submitted plans. I consider that conditions relating to these matters would be reasonable and necessary in order to safeguard

the visual amenity of the Green Belt. Details of the materials to be used in the construction of the proposed stables are indicated however, so in my view a condition relating to this matter would not be necessary. The Council suggests controlling the location of the manure stores, and I agree that this would be reasonable in the interests of public health and hygiene.

20. It was suggested at the hearing that conditions relating to visibility at the access points to Highcroft Farm and at the junction of Lady Lane and Mustard Lane should be imposed. Given my conclusions on the issue of highway safety I do not consider such conditions to be either reasonable or necessary.

Conclusions

21. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should succeed.

Formal Decision

22. In exercise of the powers transferred to me, I allow the appeal and grant planning permission for timber stables for applicant's horses at Highcroft Farm, Lady Lane, Croft, Warrington WA3 7AZ in accordance with the terms of the application Ref. A00/41073 dated 7 March 2000, and the plans submitted therewith and revised on the 19 October 2000, subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of five years from the date of this decision.

2) The development hereby permitted shall be used for the stabling of horses for the personal enjoyment of the occupiers of Highcroft Farm only, and shall not be used for any commercial equestrian purpose.

3) No development shall take place until there has been submitted to, and approved in writing by, the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

4) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives prior written consent to any variation. Existing trees and hedgerows shown for retention in the approved details shall be protected in accordance with the approved measures during the construction stage.

5) Before the development commences, a scheme showing the layout of areas for parking, loading and unloading and manoeuvring of vehicles on the site shall have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented before the development hereby permitted is brought into use, and the areas approved thereafter kept available for use by vehicles at all times.

6) Before the development hereby permitted is brought into use, a plan showing the location of the manure stores on site shall have been submitted to, and approved in writing by, the local planning authority. Manure shall thereafter only be stored in the approved locations.

Information

23. A separate note is attached setting out the circumstances in which the validity of this decision may be challenged by making an application to the High Court within 6 weeks from the date of this decision.

24. This decision does not convey any approval or consent that may be required under any enactment, by-law, order or regulation other than section 57 of the Town and Country Planning Act 1990.

25. An applicant for any approval required by a condition attached to this permission has a statutory right of appeal to the Secretary of State if that approval is refused or granted conditionally or if the authority fails to give notice of its decision within the prescribed period.

Karen McCabe

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Mr M Cunningham FRICS	30 Stanley Street, Ormskirk, Lancashire L39 2DH
Mrs S Lancaster BA BEd(Hons)	The Appellant
Mr F Bradshaw	35 Kenyon Lane, Lowton, Warrington WA3 1LG

FOR THE LOCAL PLANNING AUTHORITY:

Mr M J Davies MRTPI	Principal Planning Officer
Mr N Jones BSc MSc MICE MIHT MCIT	Principal Engineer

DOCUMENTS

Document	1	List of persons present at the hearing.
Document	2	Council's letter of notification and list of people notified.
Document	3	Letter in response to this letter.
Document	4	Policies of First Deposit Draft Warrington Unitary Development Plan submitted by Local Planning Authority.

PLANS

Plan	A	Plans on which the Council made its decision. Location and plans and elevations of stable block; block plan 1:500 dated 8/8/00; landscape plan 1:500 dated 22/8/00
Plan	B	Plan showing boundary of application site submitted by Appellant 1:500 dated 22/8/00

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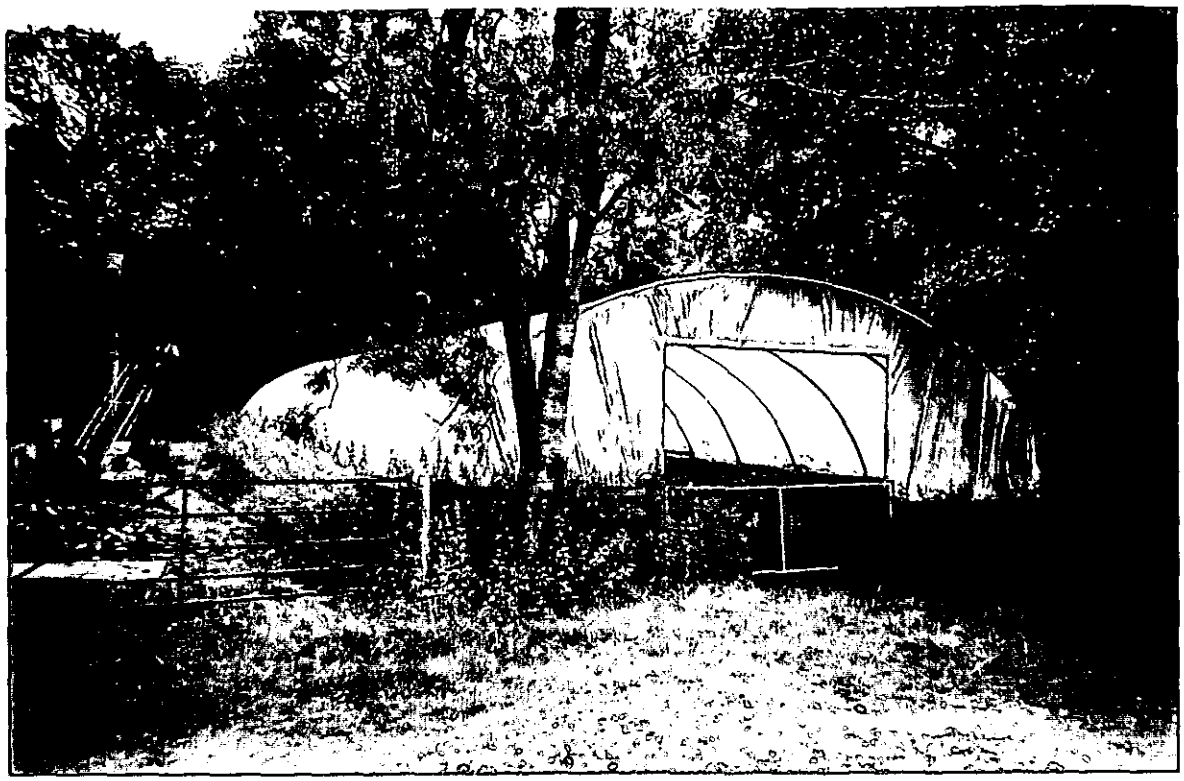

POLYTUNNEL - TO BE DEMOLISHED



POOL PAVILION - TO BE DEMOLISHED

Suggested Conditions

1. The development hereby permitted shall be begun before the expiry of five years from the date of this decision.

2. The development shall not be used for any commercial equestrian purposes.

3. The development shall not be brought into use before the buildings shown to be demolished on drawing no. 295/01/1 have been demolished and the resulting debris removed from the site.