APPLICATION NO:
RTP/2000/0943

LOCATION:
Silverstock Farm Sandhurst Road, Finchampstead Wokingham.

APPLICANT:
Mr & Mrs N Prior C/O Tony Thorpe Associates

PROPOSAL:
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

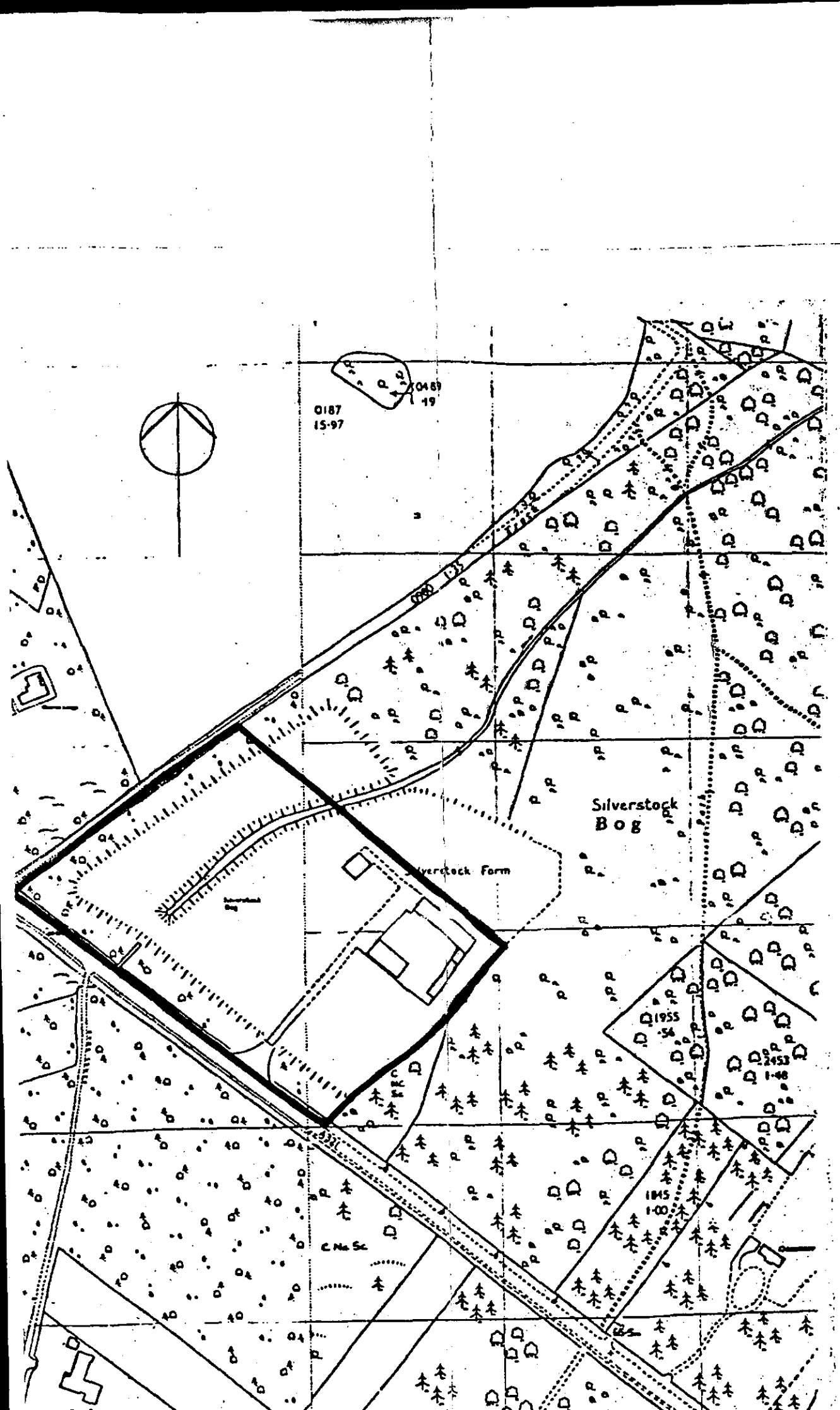
EARLIEST DATE FOR DECISION: **17/04/2000**

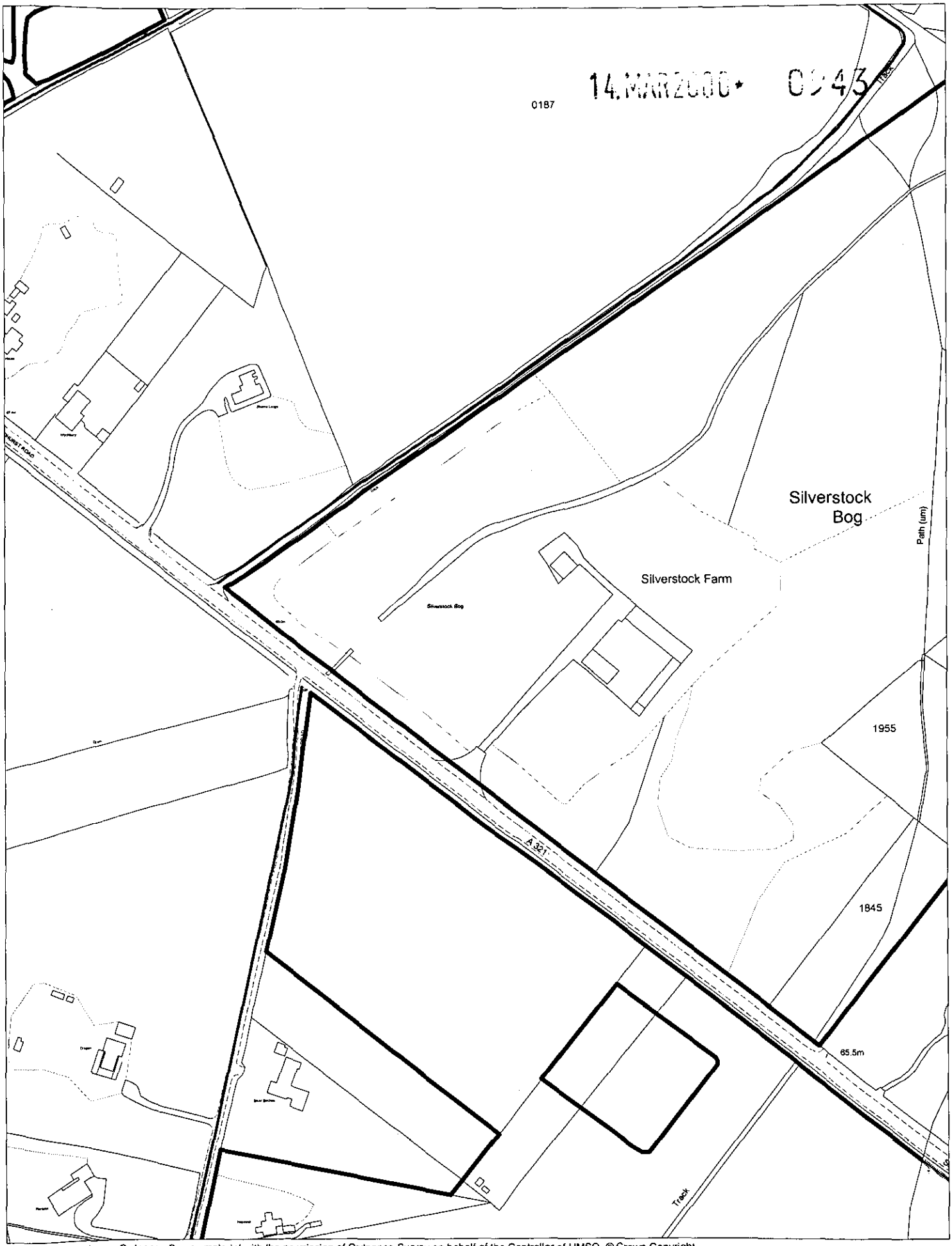
APPLICATION EXPIRY DATE: **09/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7


0187
15·97
Silverstock
Bog
1955
·54
1845
1·00

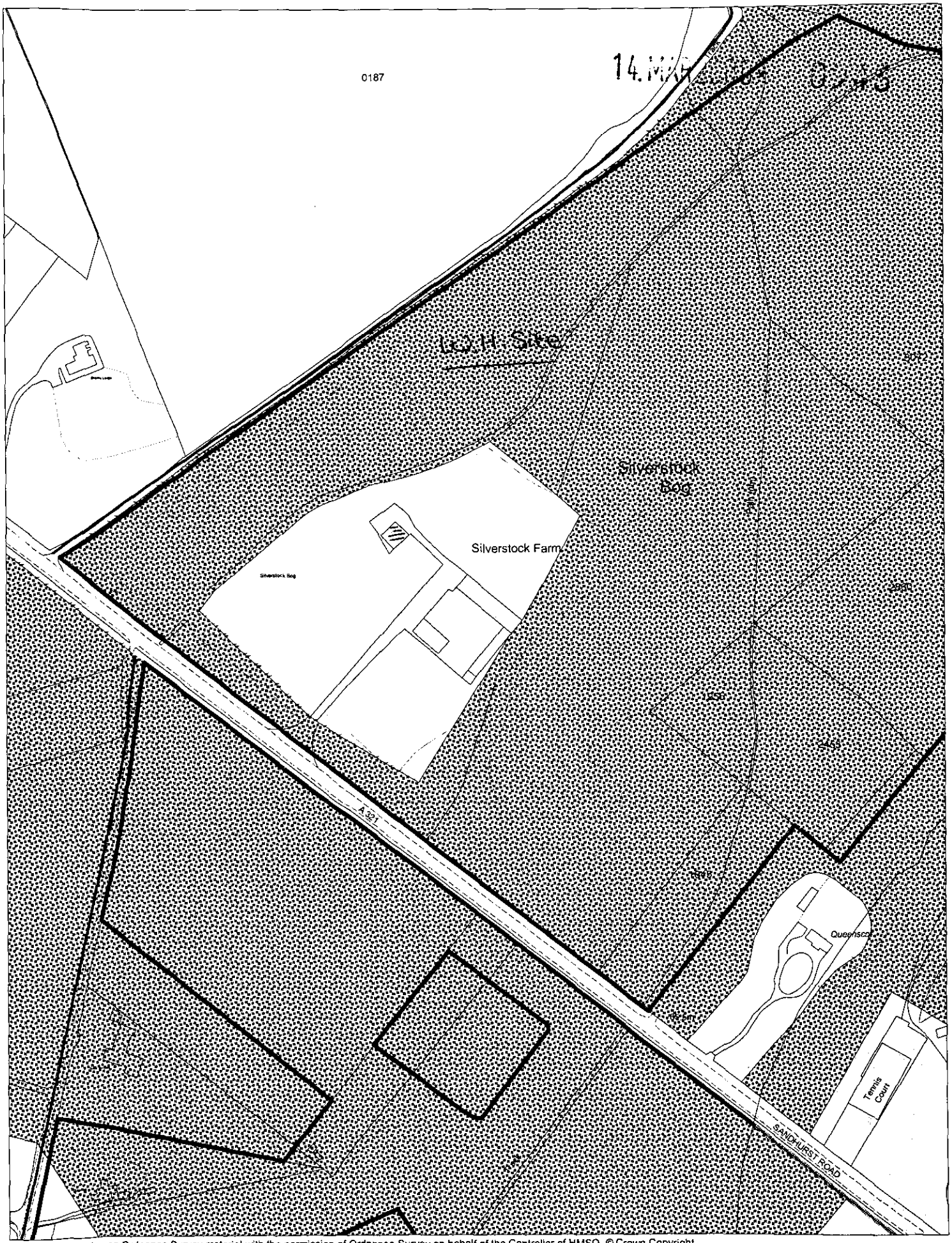


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Development Control Section, Environmental Services, Wokingham District Council.
20 March 2000

Scale: 1 : 2500

N
W E
S



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Development Control Section, Environmental Services, Wokingham District Council.
21 March 2000

Scale: 1 : 2500

N
W E
S

application withdrawn

28/3/2000.

1327

WOKINGHAM DISTRICT COUNCIL

To Angela Odell.

Date 28/03/2000 Time 02.25

WHILE YOU WERE OUT

Name Nigel Church.

Of Silverstock Farm.

Phone No. 01304 366 729 Ext.

Phoned		Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Do not carry out site visit on RTP/2000/0943 on Thursday as arranged. Application is being replaced. Please phone Nigel for explanation.

Signed Lynne S.

1327

WOKINGHAM DISTRICT COUNCIL

To Angela [illegible]

Date 28/3 Time 1·30

WHILE YOU WERE OUT

Name Tony Thorp

Of

Phone No. 942 1855 Ext.

Phoned	✓	Please call back	[illegible]
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re: Silverstock Bog. Your proposed Site Visit Thurs 30th – 11·15 – This is Fine.

Signed Jan

WORK SHEET FOR : Angela Odell

Application Number : RTP/2000/0943

Applicant : Mr & Mrs N Prior C/O Tony Thorpe Associates.

Location : Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Proposal : Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

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

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 14/03/2000

Earliest Date for Decision : 17/04/2000

Latest Consultation Date/Site Notice Expiry Date : 17/04/2000

Application Expiry Date: 09/05/2000

Consultation Responses :

Planning Issues :

Application Number: RTP/2000/0943

Appraisal :

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

Application Number RTP/2000/0943
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Silverstock Farm
Sandhurst Road Finchampstead
Wokingham.

APPLICATION NUMBER:
RTP/2000/0943

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 19th April 2000

Location:	Silverstock Farm, Sandhurst Road, Finchampstead
Proposal:	APPLICATION FOR RENEWAL OF TEMPORARY PERMISSION FOR RETENTION OF MOBILE HOME AND USE OF BARNS FOR OSTRICH REARING
Application Number:	RTP/2000/0943

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

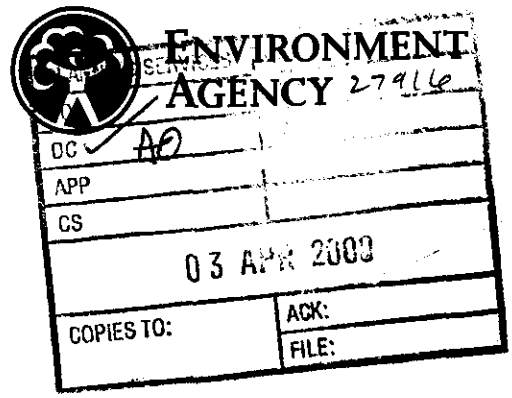
I have on objections to the renewal of the temporary permission in principle.



ROBERT PETROW
Consultant Landscape Architect

Our ref: SP\2000\001513\001
Your ref: RTP/2000/0943

Date: 31st March 2000



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

For the attention of: Angela Odell

Dear Madam

PROPOSAL: **Renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing**
LOCATION: **Silverstock Farm, Sandhurst Road, Finchampstead**

Thank you for your letter dated 24 March 2000 which was received on 29 March 2000. You are asked to quote the following reference in any correspondence: **SU86NW/2/1.** The Environment Agency has the following comments:

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

PLANNING CONDITIONS

Condition: No polluting materials including silts shall enter any watercourse on site both during and after construction
Reason: To protect the flora and fauna dependent on the aquatic habitat

Condition: Ostriches should be prevented from entering any watercourse on this site both to reduce pollution and physical disturbance.
Reason: To protect the flora and fauna dependent on the aquatic habitat

Condition: A Buffer Zone 4 metres wide alongside the ditch on site shall be established in accordance with details which shall be submitted to and approved in writing by the Local Planning Authority before the development commences.
Reason: To maintain the character of the watercourse and provide undisturbed refuges for wildlife using the river corridor.

(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition)

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 5SQ
Telephone : 01276 454300 Fax : 01276 454301

Condition: During construction no solid matter shall be stored within 10 metres of the banks of the ditch on site and thereafter no storage of materials shall be permitted in this area.
Reason: To prevent solid materials from entering the ditch on site and causing pollution.

Condition: No soakaways shall be constructed such that they penetrate the water table, and they shall not in any event exceed 3 metres in depth below existing ground level.
Reason: To prevent pollution of groundwater.

PLANNING INFORMATIVE

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. Contact Andrea Szabados on 01276 454373 for further details.

ADVICE TO APPLICANT

Conservation: Contact Liz Baldwin on 01276 45 4430

The buffer zone would be best achieved with a stock-proof fence.

Buffer zones to watercourses are required for the following purposes:

- to allow the watercourse to undergo natural processes of erosion and deposition, and associated changes in alignment and bank profile, without the need for artificial bank protection works and the associated destruction of natural bank habitat;
- to provide for the terrestrial life stages of aquatic insects, for nesting of water-related bird species, and for bank dwelling small mammals;
- to provide a "wildlife corridor" bringing more general benefits by linking a number of habitats and affording species a wider and therefore more robust and sustainable range of linked habitats;
- to allow for the maintenance of a zone of natural character with vegetation that gives rise to a range of conditions of light and shade in the watercourse itself. This mix of conditions encourages proliferation of a wide range of aquatic species, including fish;
- to allow, where appropriate, for the regrading of banks to a lower and safer profile, in areas where there is public access;
- to prevent overshadowing of watercourses by buildings; and
- to reduce the risk of accidental pollution from run-off.

The applicant must make measures to ensure that no foul water from the barns enter the stream without appropriate removal of organic matter.

Cont/d..

Environment Protection: contact Stephanie Ryall on 01276 454398

The developer should consult the Environment Agency on measures for the prevention of pollution, with particular reference to the disposal of sewage and/or trade effluent.

Any above ground oil storage tank(s) should be sited on an impervious base and surrounded by a suitable liquid tight bunded compound. No drainage outlet should be provided. The bunded area should be capable of containing 110% of the volume of the largest tank and all fill pipes, draw pipes and sight gauges should be enclosed within its curtilage. The vent pipe should be directed downwards into the bund. Guidelines are available from the Environment Agency.

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.

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

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

DECISION NOTICE

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

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

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

Yours faithfully

Sarah Paxman
Development Planning Officer

Cc Tony Thorpe Associates, The Studio, 1 Durrant Way, Tilehurst, Reading RG31 6TR

FROM: Angela Odell

DATE: 24 March 2000

FINCHAMPSTEAD PARISH CONSULTATION SHEET

[illegible] SERVICES	HPT 27930
POL	TLS
DC	ENF
APP	
03 APR 2000	
	FILE

Application Number: RTP/2000/0943

Proposal: Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T).

Site Address: Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Applicant: Mr & Mrs N Prior C/O Tony Thorpe Associates.

Your observations are required in respect of this application **by 17/04/2000** .

Objection on the grounds that the Parish Council recognises this as yet another scheme to endeavour to establish a new property on the site. The site is not a viable agricultural unit and therefore there is no need for the siting of a mobile home.

SIGNED: C.S.Cl

DATE: 31-03-00

Clerk To Finchampstead Parish/Town Council.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell

Date: 24 March 2000

Application Number: RTP/2000/0943

Proposal: Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

Site Address:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs N Prior C/O Tony Thorpe Associates.

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

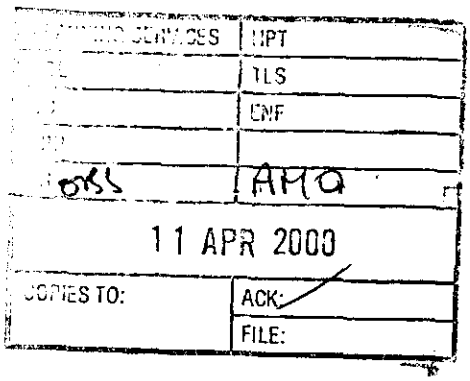
✓ *below as applicable;*

1) ☐ Recommend refusal for the reason(s) **stated below**;
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
3) ☑ Recommend approval with **no** condition(s) or reason(s).

Signed: N.S. Trotter 11-4-00 **Print name:** N TROTTER

SMS

Shorne Lodge
Sandhurst Road
Wokingham
RG40.3JE



Environmental Services Dept.
Wokingham District Council
Shute End, Wokingham, RG40 1WR

Dear Sir

RTP
3rd April 2000 2000/0943

SILVERSTOCK FARM: Planning Appln. 99/69756/T

Reference your letter of the 24th March we wish to record our opposition to the renewal of the licence for a mobile home.

The original license was to provide a dwelling to service a farm with some livestock, and since then other farming projects have been proposed all without any apparent success.

We note that the farming activity these past years seems to be minimal and would suggest that details of the actual extent of farming with livestock numbers are obtained covering at least the past three years, and are reviewed in the light of the current application.

Finally we would add that having seen ostrich farms overseas we have great reservations of the viability of the current plan for rearing ostrichs.

Yours sincerely

P M Cox

P.M.Cox

copy to Finch. Parish Council

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 19th April 2000

Location:	Silverstock Farm, Sandhurst Road, Finchampstead
Proposal:	APPLICATION FOR RENEWAL OF TEMPORARY PERMISSION FOR RETENTION OF MOBILE HOME AND USE OF BARNS FOR OSTRICH REARING
Application Number:	RTP/2000/0943

In response to your consultation dated 24th March 2000 for the above application, the tree and landscape comments are as follows:

I have on objections to the renewal of the temporary permission in principle.

ROBERT PETROW
Consultant Landscape Architect

To:
Neil Etherington
Senior Arboricultural Officer

31 MAR 2000

From: Angela Odell

Date: 24 March 2000

Application Number: RTP/2000/0943

Proposal: Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T).

Site Address:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

Applicant:
Mr & Mrs N Prior C/O Tony Thorpe Associates.

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

1769A

PLANNING APPLICATION PART I

14 MAR 2010

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.
Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.
If you are a new applicant, notes to help you fill in the form are attached.
If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR & MRS D PRIOR
	ADDRESS	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM, BERKS.
	POST CODE	RG11 3JE Tel. No. 0118 942 1855
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY, TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2.50 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	RETENTION OF MOBILE HOME FOR AGRICULTURAL WORKERS OCCUPATION IN CONNECTION WITH APPROVED USE FOR REARING OF OSTRICHES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER
7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.	PLANS/DRAWINGS	1:25000 Location Plan ✓ · 1:100 Floor Plan ☐ · 1:500 Block Plan ✓ · Other ☐ · 1:100 Elevations ☐
8. Does the application involve any of the following Please tick relevant boxes. If you tick OTHER, please explain on this form.	CHANGE OF USE ☐ · ALTERATION or EXTENSION ☐ · CONSTRUCTION OF NEW BUILDING ☐ · DEMOLITION ☐ · OTHER	RETENTION OF MOBILE HOME.

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

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☐	Go to Question 11.
TEMPORARY PERMISSION	✓	State period required. 3 YEARS. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE ☐ · MEANS OF ACCESS ☐ · SITING ☐ · DESIGN ☐ · LANDSCAPING ☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

AGRICULTURE.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A (MOBILE HOME).

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~ AS EXISTING.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

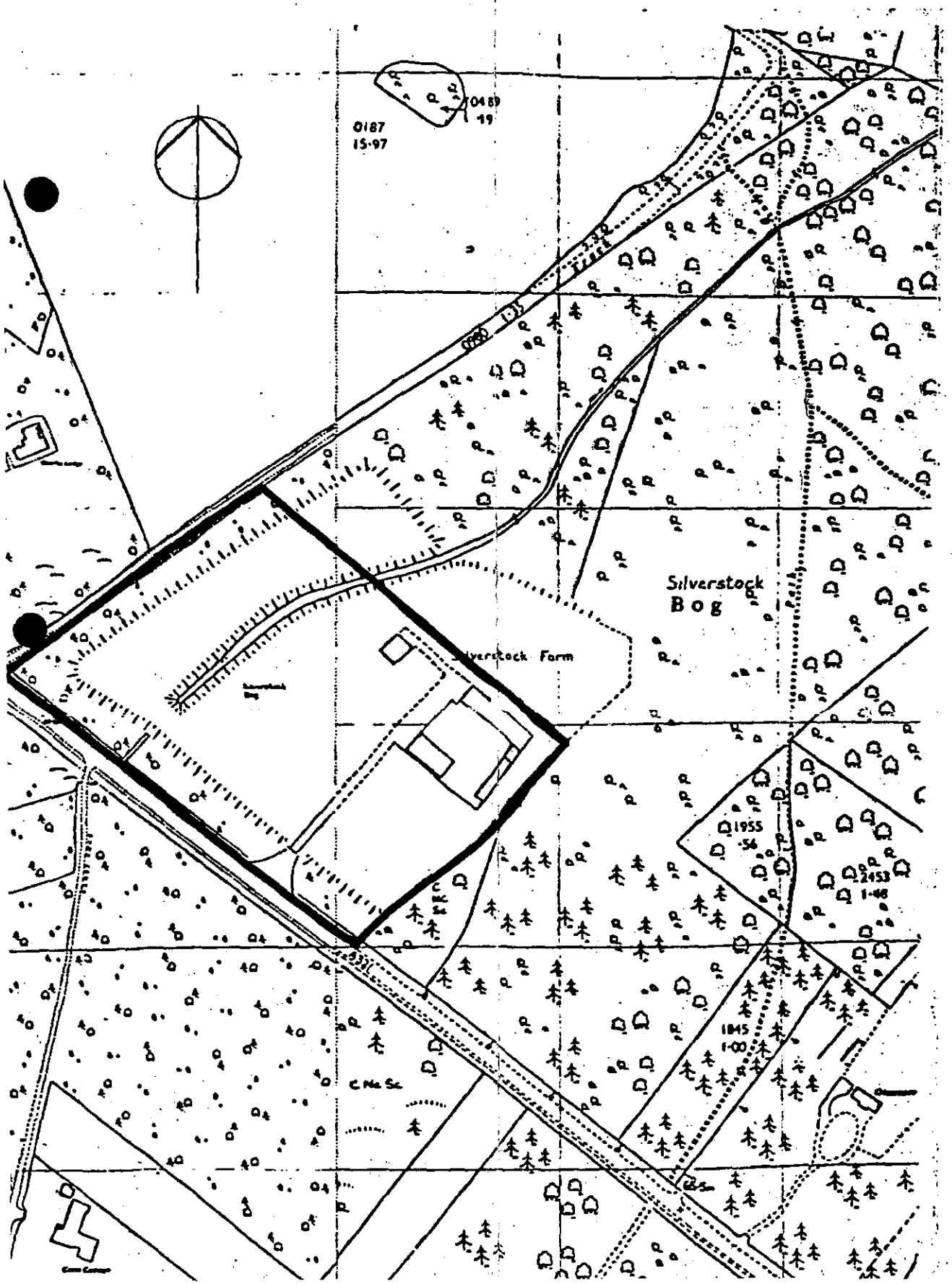
22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95-00.
The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED [signature] ON BEHALF OF Mr & Mrs J PRIOR DATE 13/3/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.


0187
15·97
Silverstock
Bog
1955
1845
1·00

WOKINGHAM D.C. DEVELOPMENT CONTROL

(4) PRE-APP ATTACHED (12)

Start date:	1 MAR 2000
Officer: AO	Application No. RTP|2000|0943

Map No. 99 Site 2.50
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State
☐ Incorrect Fee ☐ Invalid ☐ PD

Description: RENEWAL OF
(RTP) APPLICATION FOR TEMPORARY PERMISSION FOR RETENTION OF MOBILE HOME AND USE OF BARNS FOR OSTRICH REARING (99\|69756\|T)

Location: SILVERSTOCK FARM Sandhurst Road.

Parish: ~~WBC~~ FINCHAMPSTEAD Ward: Finch North.
24.3.2000

Applicant: MR \| MRS PRIOR

Fee Received 95-00 Required ~~95.00~~ Additional ~~95.00~~ Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 24.3.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: ✓ .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: ✓ .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....

Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

Rural Area

English Heritage — adjoining Wildlife Heritage Site ✓

NEIGHBOURS:

SN+ as notified with app no 97/66550

- Woodcray cottage, Sandhurst Road
- Cane Cottage, Range Road
- Oregon, Range Road
- Shore lodge, Sandhurst Road
- Renway Homes Ltd, Edgcumbe Park, Dukes Ride Crowthorne

(>90m for any new consultations)

Received by Wokingham District Council

Application No: RTP/2000/0943

Proposal:
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

Location:
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Angela Odell P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/04/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

Tel: (0118) 974 6445

Date:

My ref: RTP/2000/0943

CONFIDENTIAL

Councillor R Cundy
Bumbles
Longwater Lane
Finchampstead
RG40 4NX

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

Dear Councillor

Application Number: RTP/2000/0943
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/0943**
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor R Cundy

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

Tel: (0118) 974 6445

Date:

My ref: RTP/2000/0943

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

CONFIDENTIAL

Councillor T Charlesworth
3 Rowan Drive
Crowthorne
RG45 6RY

Dear Councillor

Application Number: RTP/2000/0943
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

I write to let you know that the above mentioned application has been recommended for

APPROVAL: ☐ REFUSAL: ☐ under delegated powers.

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

Yours faithfully

Head of Planning and Transportation

LISTING FORM

Case officer: **Angela Odell** Application Number: **RTP/2000/0943**
Silverstock Farm, Sandhurst Road, Finchampstead, Wokingham.
Application for renewal of temporary permission for retention of mobile home and use of barns for ostrich rearing. (99/69756/T)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor T Charlesworth

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

14.MAR2000* 0943

BUSINESS APPRAISAL
UNDER PLANNING POLICY GUIDANCE NOTE PPG7 ANNEXE I

SILVERSTOCK FARM

MR AND MRS PRIOR

Report prepared by Nigel Church BSc(Hon) Cbiol MiBiol

Senior Partner

A.F.C Agricultural and Environmental Consultants Limited

Welland House

High Street

Haslemere

Surrey GU27 2HJ

01428 645792

Direct line 01304 366729

FAX 01304 382145

December 1999

1. INTRODUCTION

1.1 Instructions

I have been instructed by Mr and Mrs Prior and Tony Thorpe Associates to prepare an independent Business appraisal of the Ostrich business currently under development at Silver Stock Farm, Sandhurst Lane, Wokingham, Berkshire . This appraisal is provided in connection with a Planning Application for the retention of a mobile home to serve as a temporary Agricultural Workers Dwelling.

1.2 Qualifications and experience

I am Nigel Church Senior Partner in A.F.C (agricultural and environmental consultants). A.F.C. is an International Consulting firm consisting of an independent team of Agricultural and Environmental experts with many years experience in all land based industries. I was formally Senior International Livestock consultant with ADAS Consulting and the Ministry of Agriculture Fisheries and food for 12 years. I hold a BSc (Hons) degree in Animal Science from the University of London. I am a Chartered Biologist and an elected Member of the Institute of Biology for services rendered to agriculture. Whilst working both for ADAS and for the Ministry of Agriculture I specialised in animal welfare and animal husbandry related issues. I have gained extensive experience in a wide range of livestock enterprises, particularly in Avian and exotic species. I have been advising on Ostrich production since 1987 and have worked extensively in the UK, Europe, The Middle East, Africa and North America.

I have been involved in designing and setting up Ostrich farms all over the world and I have designed abattoirs and other facilities related to Ostrich farming. I have recently carried out a major survey on the world market for Ostrich meat and I advise many farmers on achieving profitability from their farms.

I am involved in the management decisions of a number of Ostrich farms and have overall responsibility for about 1600 breeding birds plus approximately 25,000 offspring. I have been involved in the setting up of the highly successful Ostrich farm and marketing facility at Brookfield Farm. I am currently advisor on all aspects of European marketing to the Karoo Farming Group producers of over 20,000 birds per year.

In addition I have advised both the UK government and through them the standing committees of the European Union on aspects of animal welfare related to ostriches as well as being the consultant to several foreign Governments and Heads of State. The environmental aspects of this report are quality controlled by Ms H F Comfort B.Sc.(Hons) Environmental Science , Head of Environment at A.F.C.

1.3 Scope of the report.

Within the scope of this report I will look at the current situation and the future for the Ostrich industry. I will consider the existing farming practice at Silver stock Farm with particular reference to Ostrich production. I will also examine the labour requirement of the unit. I will comment on the potential and future viability of the unit and the need for the continued residence on site. When considering the last two criteria I will refer to Government Guidance Note PPG7 annex I giving particular consideration to the criteria for a temporary agricultural dwelling

2. SUMMARY

2.1

Mr and Mrs Prior and Tony Thorpe Associates have retained the independent services of AFC to consider the future of the existing Ostrich venture at Silver stock Farm and to examine the need for continued residence on the site.

2.2

The Ostrich Farm has developed considerably in the past year as part of the Brookfield Farm and Karoo Framing Group Cooperative. There has been considerable investment in buildings and fixed equipment and around 200 birds have been reared up to 3 months on contract. In addition a number of birds have been kept back for future slaughter. The final plan is that Silver stock farm will be a combination of a specialist chick rearing satellite farm producing approximately 300 three month old birds per annum in conjunction with a fattening unit of between 50 and 100 twelve month old birds per annum

2.3

In accordance with the criteria for a temporary dwelling laid down in PPG 7 annexe I , Mr and Mrs Prior are not required to submit detailed accounts at this stage, however, contained in this report are the projections of the business in the future. The projections point to long-term sustainability of the venture. This means that the unit should fulfil the financial criteria in PPG 7 Annexe I

2.4

The unit has a labour requirement of at least 1. Labour unit.

2.5

For the reasons set out in section 6. I consider that a 24-hour residence on site is a necessity and the unit already satisfies the functional criteria outlined in PPG7 annex I.

2.6

PPG 7 sets out specific criteria that must be met in order for the local authority to consider granting permission for a temporary dwelling, these criteria are as follows

(a) *Clear evidence of a firm intention and ability to develop the enterprise concerned.* Mr and Mrs Prior have invested a considerable amount of money in the conversion of the existing farm buildings. They are now ideally suited to the use of a hatchery and early chick-rearing unit. In addition they have modified other buildings into specialist follow on chick rearing facilities. All of this means that they are clearly demonstrating the intention to fully diversify the farming activities. In addition they have the technical support of an established Ostrich farmer . This is invaluable at this stage and significantly enhances their ability to succeed in the venture.

(b) *There is a functional need, (this is outlined in I6 as whether it is essential for the proper functioning of the enterprise for one or more workers to be readily available at most times).* From the evidence submitted in section 6 of this report it can be seen that the incubation and rearing of

Ostriches requires a person to be on site at all times. This is a view supported by the licensing authorities and official veterinary surgeon

(c) *There is clear evidence that the proposed enterprise has been planned on a sound financial basis.* Mr and Mrs prior have carefully planned the ostrich venture they have invested the funds as necessary, they have located expert advice and have secured a ready market for all of the birds that they can produce. In addition they are linked into one of the largest Ostrich marketing operations in the world.

(d) The *functional need could not be fulfilled by another dwelling on the site, or any existing accommodation in the area, which is suitable and available for occupation by the workers, concerned.* Since starting the ostrich operation last year, Mr and Mrs Prior have realised on numerous occasions that they need to be on site

(e) Other *normal planning requirements, for example on siting and access, are satisfied.* I understand that Tony Thorpe associates will deal with this in their submissions.

3. BACKGROUND TO THE OSTRICH INDUSTRY

3.1 History

Ostriches have been farmed in Southern Africa for more than 100 years. Until quite recently the main area of production was the Oudtsthorn region of South Africa up to approximately 3 years ago production was under the monopoly control of the Klein Karoo organisation, or the KKK as they are known. The other major players in Southern Africa are Zimbabwe, Namibia and Botswana although none have an industry as well developed as South Africa. Historically Ostriches have been farmed for their feathers. As markets for the feathers have declined so interest has increased in the leather and the meat.

3.2 Ostrich Industry worldwide.

South Africa has already been mentioned. In addition, ostrich farms exist in Zimbabwe, Namibia, Botswana, Swaziland and Kenya. Outside Africa the largest populations are in USA, Australia and Israel. Most of the above now have a truly commercial industry. Within the EU, France, Holland and Belgium are probably the most advanced. The meat market in all of these three countries is very well developed and the meat is well accepted in the major multiples.

In the UK there are an increasing number of medium size farms and the industry is developing rapidly as more farmers start to diversify into the ostrich industry. The UK has three major regional abattoirs one of which is EU approved the others have national approval. In addition to these main abattoirs many farmers are slaughtering locally either on farm or in small local modified slaughterhouses. The meat, being an extremely good and healthy product has

found ready acceptance in the UK, one of the major problems that meat wholesalers are experiencing at the present time is lack of supply of the product due to a lack of birds for slaughter in the UK.

3.3 Markets and marketing.

The worldwide market for Ostriches is a complex one. The main products are the Meat, leather and feathers, all are currently in short supply and hence command a high price. For the last four to five years the world and domestic markets have been entirely in breeding stock. The Ostrich industry has revolved around importing birds from Africa and Europe and then either selling them for breeding within Europe or exporting them to Canada.

In the last two years or so the industry has stabilised at a level where genuine farming and the subsequent slaughter of the birds is the only option for the industry. 1998 saw a fall in the price of Ostrich meat. This price reduction was inevitable if the market for the meat was to grow. The wholesale price of Ostrich meat is now around the price for good quality fillet steak. 1999 has seen a mopping up effect of slaughter birds to satisfy the increasing demand for the meat and products.

It is now becoming apparent in 1999 that supplies of birds will find it difficult to keep pace with the increase in demand and this should result in an increase in the price paid for slaughter birds in the next 12 months. There is also a shortage of slaughter birds in South Africa. The demand for leather and products has dramatically increased this year and all the signs are that the Far East market is recovering to the extent that supply cannot possibly keep up with demand.

3.4 The future

The future looks good for Ostrich farming, the meat is a red meat, which tastes the same as beef, and it is low in fat and cholesterol and high in protein. Ostrich meat has excellent culinary qualities and could become universally popular all over Europe. Conservative estimates put the current potential for Europe at 8000 tonnes per annum; only a fraction of this potential market is currently supplied.

In addition to the above, both major and minor meat buyers in the UK have expressed a preference to purchase meat reared and slaughtered in the UK, this further strengthens the case for producing birds in this country. A recent article on healthy eating in the Independent newspaper listed Ostrich as the most desirable meat from a health point of view. It is reported that supplies of slaughter birds in South Africa (the producer of 80% of the worlds ostriches) are in very short supply. This is having a serious knock on effect with the prices of both meat and leather climbing rapidly

A local co-operative based on Brookfield Farm and the Karoo Farming Group has been formed.

This is a slaughter, purchasing and marketing co-operative that will develop the market for the meat and leather and ensure constant supply to customers all the year round. An additional benefit is that the co-operative will have increased buying power when it comes to the purchase of items such as feed and other sundries, this will all help to cut production costs. The co-operative development is modelled on the very successful French meat marketing co-

operatives and should further ensure the sustainability of the ostrich ventures in the area.

4. BUSINESS APPRAISAL

4.1 The existing business

The holding extends to around 6.2 acres of land. sufficient grassland already exists for the rearing of the slaughter birds, in addition there is a range of buildings on the site. These include.

- Large fully enclosed barn. One end of this is currently used as the incubation centre. The rest of the building is used for the rearing of Chicks up to three months of age. The capacity of the building based on EU guidelines is 100 chicks. It is currently the practice to rear three groups of 100 birds up to three months
- Range of wood and block stables. These have been extended into follow on ostrich pens and will house the birds that will be kept beyond three months
- Dutch barn. Open fronted. This barn is partially used for storage and partially used for the rearing of birds over three months.

4.2 Future development of the business

The development of the business is to be fully in line with the initial business plan. It is proposed to continue to buy in a mixture of eggs and chicks from other farmers as the unit is not big enough to maintain its own flock of breeder birds.

It is proposed that the eggs will be hatched on site and then the majority of the chicks would be reared until they are three months old. A contract from the

karoo farming group and Brookfield Farm has been obtained to buy back the birds at three moths of age for finishing on other farms.

It is intended to produce around 350 chicks per annum. Three hundred of these will be sold at three months of age . The remaining 50 will be reared on the grassland until they are 12 to 14 months when they will be processed and the products sold under contract through the Karoo Farming Group. It is not intended, for the treasons stated above, to keep any breeding birds at the current time.

4.3 Financial appraisal

4.3.1 Marketing

The market for Ostrich meat and leather is strong at the moment. It has already been stated that the meat is red and in fact it is almost identical in look smell and taste to beef.

It is predicted that there will be a shortage of growing birds in the near future. This, linked with the marketing initiatives being undertaken mean that there should be a good demand for the type and age of birds to be produced by Mr and Mrs Prior.

Proposed budgets for the ostrich venture at Silver stock Farm is contained at appendix 3. It reflects the current and future state of the ostrich industry and reflects the type of contract prices that Mr and Mrs Prior have been able to obtain. The budget also reflects the type of returns that they have enjoyed over the passed twelve months.

As can be seen the Total whole farm gross margin is projected to be £17,880. The costs are projected to be £2533 leaving a net farm income of £15,347. The current production supports the projected net farm income above.

Whilst these are projected figures, because of the marketing technique, the professional advice taken and the current stable state of both the supply and demand side, it is fair to say that these figures are easily attainable.

From all of the evidence above it seems almost certain that the unit will easily reach viability within the prescribed three year period and will then fulfil the financial criteria necessary for a permanent dwelling under PPG7 annexe I. It is further understood that the applicants intend to commute any temporary permission obtained into a permanent permission when the three-year period has expired.

5. LABOUR REQUIREMENT

5.1

Ostrich farming is a labour intensive venture. The duties on this holding can be split into two distinct parts.

Firstly: The incubation of the eggs. The eggs will be received at the incubation centre where they will be cleaned, disinfected and stored. The eggs will be set once per week. The incubation period is approximately six weeks. Both the eggs and the environment in the machines and room must be very carefully monitored at all times. At about 39 days the eggs are transferred to a hatcher, which is usually contained in a separate room. At this stage the eggs must be very carefully monitored to see how the hatching process is progressing and to make the decision as to whether or not to interfere in the process and assist the chick. This monitoring has to go on at all times often late into the night and early in the morning. The eggs cannot be left at this stage because any delay in providing assistance to the unborn chick can be fatal.

Secondly: rearing the chicks to 3 months of age, this is the most labour intensive part as chicks need almost constant attention being fed and watered at regular intervals and kept fully occupied so as to negate skeletal problems. In addition chicks must be supervised so that they do not ingest foreign bodies. They must also be cleaned out on a continuous basis.

Experience has shown that a unit of this size provides a full time occupation over the year of one person.

Taking all of the above into account I estimate the labour requirement for the unit to be approximately 1 labour unit.

6. NEED TO RESIDE ON THE UNIT.

6.1

There are a number of reasons why I consider that there is a need for continuous residence on an Ostrich farm

6.2 Welfare.

With regard to animal welfare, Ostrich chicks and growers must be under constant supervision to avoid any problems. During early life the controlled environment of the bird is critical. It must be carefully monitored on a continuous basis, failure of handlers to respond immediately to any deficiencies will lead to a substantial increase in mortality creating a severe welfare incident.

6.3 Husbandry.

During the early weeks of life the birds are kept intensively with ventilation being provided mechanically. Welfare legislation requires that birds be continuously monitored at this time with workers on hand to ventilate the premises should the power to the system fail. In addition, ostrich chicks are prone to panic at night, when the chicks panic they make a lot of noise, which can be heard if the stockman is living on site. Unless the stockman reaches the birds almost immediately they will either suffocate or suffer severe leg damage and have to be destroyed.

6.4 Wild Animal Licence

In addition to the above it is usually a condition of the Wild Animal licence that a suitably qualified person is on site at all times.

6.5 Security

Ostrich chicks are extremely valuable. Thus from a security point of view the success of the unit may well depend on the continued 24 hour supervision. In addition ostriches have become a misguided target for animal rights extremists groups of which have a strong presence in the locality.

6.6

There is no way that the above criteria could be met or the farm could function without permanent residence on site. This view is supported by the refusal of local authorities to grant licences for ostrich chick rearing unless there is 24-hour supervision.

OSTRICH BUDGET

Based on all chicks supplied by the Karoo farming group and supplied back to them. Chicks at three months up to minimum weight specified by AFC Agricultural and Environmental Consultants. Chicks on management contract remain property of the Karoo farming group at all times. Chicks on purchase contract remain the property of the Karoo farming group until feed, chick and sundry invoices have been paid. All costs and returns stated assume membership of Karoo Farming group. Prices are subject to change.

Chick rearing.

Option 1

Purchase under contract.

Chick price	£25
Feed Cost	£6.70
Sundries	£1.20
Buyback	**£70**

Gross margin £37.10

OSTRICH BUDGET

Meat sold wholesale or retail through the farm shop and leather tanned and sold wholesale all through the Karoo Farming group. Sundries sold through the farm shop. All costs and returns assume membership of Karoo Farming group.

All incubation and chick rearing undertaken on the farm.

Capital Costs.

Fencing £1000
Incubation £5700
Buildings/equipment Approximately :£4200

OUTPUT (per slaughter bird)

Meat sales	224
Leather Sales	166
Sundries	30
Total output	**420**

COSTS (per slaughter bird)

Feed		90
Slaughter		70
Tanning		80
Chick costs		25
Labour	20	
Total		**285**
Gross margin	**135**	

APPENDIX 2

BUDGET FOR OSTRICH VENTURE (PROPOSED) SILVERSTOCK FARM

Enterprise Gross Margins

Enterprise	£
Ostriches	17880
Total farm gross margin	**17880**

Fixed Costs

Transport, fuel, oil	530
Capital and interest repayments	968
Machinery repairs	50
Insurance	250
Repairs to property	100
Postage etc.	60
Office costs	125
Miscellaneous	250
Notional rent	200
Total fixed costs	**2533**
Net farm income	**15347**

1769A

PLANNING APPLICATION PART I

14.MAR2000 WOKINGHAM DISTRICT COUNCIL 43

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

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

If you are a new applicant, notes to help you fill in the form are attached.

If you still have any questions about the form, please call Ian Jordan on 01734 778763.

For office use only
Application No.

1.	YOUR NAME	MR & MRS D PRIOR
	ADDRESS	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM, BERKS.
	POST CODE	RG11 3JE Tel. No. 0118 942 1855
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY, TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2.50 HA.
5. *Give brief details of the proposal.*	ABOUT THE APPLICATION	RETENTION OF MOBILE HOME FOR AGRICULTURAL WORKERS OCCUPATION IN CONNECTION WITH APPROVED USE FOR REARING OF OSTRICHES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER	RETENTION OF MOBILE HOME.		

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

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION	✓	State period required. 3 YEARS. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPIING	

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

AGRICULTURE.

12. ARE THERE ANY TREES ON THE SITE?
If YES, please show their positions, spread, and species of the trees on the plans. Indicate any which are to be felled.

~~YES~~ / NO

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

N/A (MOBILE HOME).

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS/VEHICLES ACCESS THE SITE?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~ AS EXISTING.

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED?
If, YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS? If YES, please complete the following table.

~~YES~~ / NO

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED?
If YES, please show on the submitted plans what is to be provided.

~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)?
If YES, complete PART 3 of the form and submit whole application to Berkshire County Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95-00.

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

SIGNED [signature] ON BEHALF OF Mr & Mrs J PRIOR DATE 13/3/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

TONY THORPE ASSOCIATES

CHARTERED TOWN PLANNERS

The Studio, 1 Durrant Way, Tilehurst, Reading, Berks, RG31 6TR.
Telephone: 0118 942 1855. Fax: 0118 942 1815
Mobile: 0831 432582 Email: tony.thorpe@dial.pipex.com

Our Ref:- AJT/MT/166 13 March 2000
Your Ref:- 99/69756/T

14.MAR2000* 0943

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

Attention of:- Mrs A O'Dell

Dear Angela

RETENTION OF MOBILE HOME FOR AGRICULTURAL WORKERS ACCOMMODATION IN CONNECTION WITH APPROVED USE OF BARNS FOR OSTRICH REARING.
SILVERSTOCK FARM, SANDHURST ROAD, FINCHAMPSTEAD.

Please find enclosed the necessary application forms, certificate, fee and Agricultural Business Appraisal in connection with the above application to retain a mobile home on-site for occupation by an agricultural worker and their family.

Mr Church's report is very detailed and puts forward a robust and convincing case supporting the applicants firm intention to develop the already successful Ostrich enterprise further. It demonstrates the functional need for a person to be on site at all times and that such accommodation is needed actually on-site rather than in the surrounding area.

Mr Church concludes that it seems almost certain that the business will reach full viability within the three year period from 1st December 1999 and we would suggest that to avoid needless repetitive applications it might be 'best value' practice to renew the approval until 1st December 2002.

Although it is likely that the existing mobile home will be retained in the short term there is a strong possibility that it will soon need replacement. It has been on site for the last fifteen years and has been moved twice. It is now rather dilapidated and we would not wish to tie the consent to a specific unit. Rather a general 'mobile home' consent would seem to offer greater flexibility.

If you have any queries or require further information please do not hesitate to call.

Kind regards
Yours sincerely



Anthony J Thorpe BA(Hons) MRTPI MIHBC

① ADDRESS (LAND AT SILVERSTOCK BOG) SILVERSTOCK FARM SANDHURST ROAD PARISH FINCHAMPSTEAD 14-82 ~~BOX HILL~~ E

ORD. SHEET No. SU. 86 - 99

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0/15/60	MR. P.W. OVER	O/APP. HOUSE & LOOSE BOXES	15.2.60	N/A RCH
2/154/64	MR. A. PORTER	" & GARAGE	9.7.64	N/A RCH
2/346/64	"	"	26.1.65	N/A RCH
0/188/65	"	" HOUSE & PIGGARIES	13.8.65	N/A RCH
C/263/64	"	TIPPING TO RAISE LEVEL OF LAND	30.10.67	N/A CLA 31.1.85 TP
22703	MR K. NASH	BARNS & CATTLE PENS: ACCESS ROAD: MOBILE HOME	9.1.85	31.1.85 TP
22704	"	S/L. FOR MOBILE HOME	9.1.85	
24449	"	NEW ACCESS	7.4.85	N/A CLA
25846	"	ADD MOBILE HOME	1.8.86	Ref
25975	"	RETRA MOBILE HOME	10.7.86 7.8.86 S	RCH

DATE OF COMPLETION N/P

MINISTRY DECISION 0/188/65 - APPEAL DISMISSED - 18.5.66

SPECIAL ORDERS TPO 233/83

DRAINAGE

TP 2/93.

28807 MR. B. KINGSBURY RENEWAL M.HOME/H. CLASS./LANDSCAPING/ 8.1087 INFORMATIVES

② ADDRESS SILVERSTOCK FARM PARISH FINCH

PLOT No. SANDHURST ROAD ORD. SHEET No. 99

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
36575	MR. B. KINGSBURY	RENEWAL 28807	24.10.90	TP 31.10.92
37692	W/DR.			
41388	MR. J. PRIOR	RETAIN FARMHOUSE (MOBILE HOME) & ASSOC. BLDGS.	8.9.93	30.9.96
42335 APPEAL MR & MRS	"	HOUSE - CLOSE BARNS O/BLDGS. MOBILE HOME	20.5.94	REF
96/63384/F	"	DWELLING	11.4.96	REF
97/66530/T	Mr. J. Prior	Temp Convert - Mobile Home & Assoc. Agricultural Bldgs	5.11.98	REF
99/69756/T	Mr & Mrs N Prior	Temp. Perm. retain. & use of barns for ostrich rearing.	1.12.99	C/A

DATE OF COMPLETION

MINISTRY DECISION 42335 - APPEAL DISMISSED - 18.10.94

SPECIAL ORDERS

DRAINAGE

091074

1769A

PLANNING APPLICATION PART I

14 MAR 2000

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For office use only
Application No.

1.	YOUR NAME	MR & MRS N PRIOR
	ADDRESS	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM, BERKS.
	POST CODE	RG11 3JE Tel. No. 0118 942 1855
2. If you have an agent and want all correspondence to be sent to them.	AGENT'S NAME	TONY THORPE ASSOCIATES.
	ADDRESS	THE STUDIO, 1, DURRANT WAY, TILEHURST, READING, BERKS.
	POST CODE	RG31 6TR Tel. No. 0118 942 1855
3. On the plans outline the whole site in RED. Any OTHER land in your ownership or control outline in BLUE.	SITE LOCATION	SILVERSTOCK FARM, SANDHURST ROAD, WOKINGHAM.
4. Give the area of the application site in hectares, if appropriate, or part of a hectare	SITE AREA	2.50 HA.
5. Give brief details of the proposal.	ABOUT THE APPLICATION	RETENTION OF MOBILE HOME FOR AGRICULTURAL WORKERS OCCUPATION IN CONNECTION WITH APPROVED USE FOR REARING OF OSTRICHES
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP	OWNER

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

PLANS/DRAWINGS

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

8. Does the application involve any of the following

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

CHANGE OF USE		ALTERATION or EXTENSION	
CONSTRUCTION OF NEW BUILDING		DEMOLITION	
OTHER	RETENTION OF MOBILE HOME.		

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

RESERVED MATTERS		Go to Question 10.
OUTLINE PERMISSION		State relevant outline permission No. Go to Question 10.
FULL PERMISSION		Go to Question 11.
TEMPORARY PERMISSION	✓	State period required. 3 YEARS. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION		State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS		State relevant application No. Details of conditions to be relaxed. Go to Question 11.

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

EXTERNAL APPEARANCE		SITING	
MEANS OF ACCESS		DESIGN	
		LANDSCAPING	

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

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

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

20. HAS PROVISION BEEN MADE FOR THE DISABLED? If YES, please show on the submitted plans what is to be provided. ~~YES~~ / NO

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT? If YES, please complete PART 2 of the form. ~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS)? If YES, complete PART 3 of the form and submit whole application to Berkshire County Council. ~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 95-00.

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

SIGNED [signature] ON BEHALF OF Mr & Mrs J PRIOR DATE 13/3/00

Before submitting this application check that you have answered all the relevant questions and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee.

Please read the guidance notes before completing this form

(Complete this Certificate if the applicant is the sole owner[1] of all the land to which the application relates.)

TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

CERTIFICATES UNDER ARTICLE 7

CERTIFICATE A

AND

AGRICULTURAL HOLDING CERTIFICATE

I certify that, on the day 21 days before the date of the accompanying application, nobody except the applicant was the owner[1] of any part of the land to which the application relates.

(Now delete **ONE ONLY** of the following alternatives)[2]

None of the land to which the application relates is or is part of, an agricultural holding[3]

OR[2]

~~I have~~/the applicant has given the requisite notice[4] to every person other than the applicant who on the day 21 days before 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:

Tenants' name	Address at which notice was served	Date on which notice was served
.....	.....	.....
.....	NOT APPLICABLE	.....
.....	.....	.....

Signed..... Date 13/3/00

on behalf of Mr & Mrs N PRIOR

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

2 Delete ONE alternative ONLY. Whichever is appropriate of the alternatives must form part of this Certificate. 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.

3 "agricultural holding" has the same meaning as in the Agricultural Holdings Act 1986.

4 "notice" means Notice Under Article 6, copies of which are obtainable from the Planning Department.

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Tel. 0118 974 6480 (Direct Line)
E-mail: Bhavash.Vashi@wokingham.gov.uk
Date. 28th October 1999
My ref. BV/EC
Your ref.

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

Mr. P J Williams
Reading Agricultural Consultants
Races Farm
Aston Street
Aston Tirrold
DIDCOT
Oxon OX11 9DJ.

Dear Mr. Williams

PRIORS FARM, EASTHAMPSTEAD ROAD AND SILVERSTOCK FARM, FINCHAMPSTEAD ROAD, WOKINGHAM.

I refer to our telephone conversation on Monday 25th October 1999 with regard to the above.

The Planning application at Silverstock farm is for the retention of barns for ostrich rearing (99/69756/T). The applicant has submitted a business plan setting out the costs of running the business. I would be grateful if you could assess the viability of the business.

The second application is at Priors farm Easthampstead Road for the erection of a barn to house grain and farm machinery. I would be grateful if you could assess whether or not the size of the barn is reasonable in terms of its relationship to the land holding and level of grain proposed to be stored at this site.

I understand that the fee for an early decision on both these applications is £100.

I trust that this advice is of use to you and should you wish to discuss any matter please do not hesitate to contact Mr. Vashi on (0118) 9746480.

Yours sincerely

Carol Humphrey
Development Control Manager