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Mr S Downes
The Downes Planning Partnership
21 Westmount Road
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Town and Country Planning Act 1990 (as amended)

Notice of Decision

Appn. Date: 4th February 2008 **Appn. No.:** 08/00275
Type: Full
Proposal: Conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.
Location: Agricultural Barn At Buck Farm Howe Lane Binfield Bracknell
Parish/Ward: White Waltham Parish

The Council of the Royal Borough of Windsor and Maidenhead GRANTS PERMISSION for the above development to be carried out in accordance with the application submitted by you on the above date, subject to the following conditions:

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990.
- 2 No other part of the development hereby permitted shall commence until the access has been constructed in accordance with the details which have been previously submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Highway Authority.
Reason: In the interests of road safety. Relevant Policies - Local Plan T5.
- 3 Any gates provided shall open away from the highway and shall be sited in accordance with the approved plan.
Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety. Relevant Policies - Local Plan P4.
- 4 No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of 12.00metres from the application site boundary.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety. Relevant Policies - Local Plan T5.

- 5 No part of the development hereby permitted shall be commenced until visibility splay(s) of 2.40 metres by 150 metres have been provided at the site entrance. The visibility splay(s) shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of road safety. Relevant Policies - Local Plan T5.
- 6 No part of the development hereby permitted shall be occupied until vehicle parking and turning space has been provided in accordance with the approved drawing. This area shall thereafter be kept available for the parking and turning in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users; also, to ensure vehicles enter and leave the highway in forward gear. Relevant Policies - Local Plan P4.
- 7 No development shall take place until samples of the materials to be used on external surfaces of the development(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development(s) shall be carried out and maintained thereafter in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.
- 8 Details of the siting and design of all walls, fencing and/or other methods of enclosure (including any retaining walls) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on site. Such walls or fencing as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure a satisfactory resultant appearance and standard of amenity of the site. Relevant Policies - Local Plan DG1.
- 9 No development shall take place until full details of both hard and soft landscape works, including tree planting where appropriate, have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained thereafter in accordance with the approved details.
Reason: To ensure a form of development that maintains, and contributes positively to the character and appearance of the area. Relevant Policies - Local Plan DG1, GB1, GB2.
- 10 If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. Relevant Policies - Local Plan DG1, N6.
- 11 The occupation of the dwelling shall be limited to a person solely or mainly employed in connection with the use of the property known as Buck Farm and the dependents of such a person normally residing with him or her.
Reason: To accord with the terms of the application and to ensure and to ensure that the proposed use does not generate pressure for additional residential accommodation within the Green Belt. Relevant Policies - Local Plan GB1, GB2, GB3.
- 12 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved landscaping plan, shall be submitted to and approved in writing by the Local Planning Authority and thereafter these measures shall be retained and maintained until the completion of all construction work. The measures shall include fencing in accordance with British Standard 5837:2005. No materials, spoil, equipment or machinery are to be placed or stored within the root protection areas or ground

protection areas unless otherwise agreed in writing with the Local Planning Authority. No excavations or or changes in levels shall occur within root protection areas.

Reason: To protect trees which contribute to the visual amenities of the site and surrounding area.

Relevant Policies - Local Plan DG1, N6, GB1, GB2.

- 13 Prior to commencement of development on site, a plan indicating the position of all new utility/drainage runs, soakaways, site huts, material storage and cement mixing areas and contractor shall be submitted to the the Local Planning Authority and approved in writing. The development shall be carried out strictly in accordance with the agreed details.
Reason: In the interests of protecting trees which contribute to the visual amenity of the area.
Relevant Policy - Local Plan N6.
- 14 Notwithstanding the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply. Relevant Policies - Local Plan GB1/GB2, Structure Plan DP3.
- 15 There shall be no more than 14 formal match days per calendar year (held under Hurlingham Polo Association rules with 2 umpires) and no more than 30 practise days (i.e one umpire and less than the usual 4 players aside), giving a maximum total of 44 umpired match and practise days. There shall be no other polo matches and no other umpired practises played during the year.
Reason: To protect the amenities of the neighbourhood and to accord with the Local Plan Policy NAP3.
- 16 Prior to the commencement of the polo use at the site the applicants shall submit a written scheme to the Local Planning Authority for written approval, to make local residents aware well in advance of when individual polo events shall take place at the site. The scheme shall include details of which local residents are to be notified and contact details. The notification shall thereafter be carried out in accordance with the approved scheme.
Reason: In the interests of local residents. Local Plan Policy NAP3.
- 17 Sporting events and practise days shall take place only between 11:00am and 15:00 pm Mondays to Sundays including Public Holidays.
Reason: To protect the amenities of the neighbouring properties and to accord with the Local Plan Policy DG1, NAP3.
- 18 There shall be no provision for permanent or temporary bench seating, floodlights or public address system for use in connection with the polo activities on the site.
Reason: In the interests of protecting the amenities of local residents and to protect the character and appearance of the Green Belt. Relevant Policies - Local Plan DG1, GB2.
- 19 Notwithstanding the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply. Relevant Policies - Local Plan GB1/GB2, Structure Plan DP3.

- 20 The raised dry pedestrian means of escape shown on drawing 196 030 rev B shall follow the route to Drift Road shown on the drawing and shall be set at a minimum of 40.70AOD and shall be provided prior to the first occupation of the groom's accommodation. The route of the dry pedestrian means of escape shall thereafter be kept free of obstruction at all times and a plan of the route shall be permanently displayed within the premises.
Reason: To ensure no displacement of flood waters and to provide a safe dry escape route for the occupiers of the dwelling. Relevant Policies - Local Plan F1.
- 21 There shall be no raising of ground levels within the proposed site, other than the proposed route of dry escape, unless agreed in writing by the Local Planning Authority.
Reason: To prevent the increased risk of flooding due to impedance of flood flows and reduction of flood water storage. Relevant Policies - Local Plan F1.

Approved Plan Reference Number(s):

196 001, version no.: NA, received on 5 February 2008
196 033, version no.: Rev A, received on 5 February 2008
196 034, version no.: Rev A, received on 5 February 2008
196 031, version no.: Rev A, received on 5 February 2008
196 035, version no.: Rev A, received on 5 February 2008
196 030, version no.: Rev B, received on 11 April 2008

Informatives

- 1 The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
- 2 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 3 The attention of the applicant is drawn to Section 59 of the Highways Act 1980 which enables the Highway Authority to recover expenses due to extraordinary traffic.
- 4 No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.
- 5 This permission should be read in conjunction with the Unilateral Obligation dated 1st May 2008, concerning developer contributions.

Justifications

- 1 The reason planning permission has been granted is that the development complies with the relevant provisions of the development plan. The relevant policies/proposals of the development plan are Structure Plan DP3, EN6, Local Plan GB1, GB2.

This permission does not relieve the applicant from responsibility for obtaining any necessary approval which may be required under building control legislation or Section 32 Berkshire Act 1986 (access for fire appliances). For advice on building control regulations, please contact the Authority's Building Control Service on 01628 796870.

The applicant is advised that all works to which this permission relates must be carried out strictly in accordance with the plans, drawing and other relevant supporting material submitted as part of this application and hereby approved as such and in full compliance with all conditions set out above. The Development Control Group must be immediately advised of any proposed variation from the approved documents and the prior approval of the Council obtained before any such works are carried out on site. Failure to comply with this advice may render the person carrying out and/or

authorising the works liable to enforcement proceedings, which may involve alterations and/or demolition of any unauthorised building or structures and may also lead to the possibility of prosecution.

The applicant's attention is also drawn to the requirements of the Party Wall Act 1996, which may affect your submitted proposals. The applicant must notify all affected neighbours if work, which you are intending to carry out, falls within the Act. This may include work on an existing wall shared with another property, building on the boundary or excavating near a neighbouring property. However, the applicant is advised that this is not a matter dealt with by this Authority and it is recommended that you seek suitable professional advice.

Signed

Dated: 1st May 2008

Checked By

Officer MS	Manager AS
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Tim Slaney
Head of Planning

Date of Meeting: 5th March 2008

Parish/Ward:
Waltham Parish

White Agenda No. 13

Reference No:	08/00275/FULL	Full
Proposal:	Conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.	
Location:	Agricultural Barn At Buck Farm Howe Lane Binfield Bracknell	
Applicant:	Buck Farm Ltd	
Agent:	Mr S Downes	
Date Received:	4th February 2008	
Case Officer:	Vivienne McDowell	Member Call-in: Not applicable
Recommendation:	DLA	Date of Expiry: 5 May 2008

Planning Context: Green Belt and within the Flood Plain.

Sustainable Development Implications:

LIST OF BACKGROUND PAPERS:

1. Main Relevant Policies

Local Plan – GB1, GB2, F1

Structure Plan – DP3, EN6

2. Previous Relevant Decisions

Reference	Descrip'n	Dec'n	Date
07/00648/FULL	Conversion of barn to 38 stables, feed store, groom's flat. Extension to existing hardstanding. Provision of 2 new polo pitches.	Refused Appeal lodged	June 2007
07/02327	Conversion of existing barn to 28 stables, feed store and grooms flat, extension of existing hardstanding for additional parking and provision of a polo pitch in connection with use of farm for private polo use.	Refused. Appeal Lodged.	November 2007

3. The Highway Authority

Comments on previous scheme 07/02327 which is the same as the current proposal.

The farm has existing vehicular access onto Howe Lane, which currently provide visibility splays of 2.4 x 150m to the south by 30m to the north. The applicants propose improving the access to provide splays of 2.4 x 150 m in both directions. The Highway Authority would normally request splays of 2.4 x 215m. However, in this instance given the site's existing use (agricultural) the HA is prepared to accept this lower standard.

The new gates 25m from the highway boundary and 12.5 radii – complies with HA standards. To achieve 2-way flow at the entrance and throughout the site, the HA recommends a minimum drive width of 5.5m – this can be controlled by condition. There is sufficient parking space within the site.

4. Rights of Way Officer comments on the previous application 07/02327

As the proposed polo pitch is located away from the public footpath, it is not considered that the application would have a significant adverse impact on public rights of way. No objections on public rights of way grounds.

5. Neighbour Notification Responses

No responses to date from neighbouring properties.

6. Ramblers Associations

The comments on the previous application 07/02327 apply equally to the current application and can be summarised as follows:

- The site plan, Location Plan and RBWM plan do not show the public right of way (white Waltham FP 18) which crosses the site.
- The plan (wrongly) refers to the FP as FP 20.
- It is important that the site plans submitted with a PA show all the definitive ROW so panel members can make informed decisions.
- Already a plethora of polo facilities in RBWM.
- Regret the loss of arable land.
- What plans are there for the large fields to the east of the footpath.
- Current application is an improvement on the previous one that was refused in that it is away from the footpath.
- The footpath is in reasonable condition.
- So long as the footpath is well maintained, unobstructed and adequately way marked, the proposed development is acceptable.

7. Parish Council

Comments received from White Waltham Parish Council on the previous application 07/02327 were as follows:

Objection to this application for the same reasons as before on 07/00648. The development if allowed to proceed would destroy the character and open views of this large area of open countryside between Paley Street, Warfield and Binfield. There is no indication of parking arrangements which would be considerable nor of lighting and

fencing which would be required for this venture. No provision appears to have been made concerning footpath (18) which runs through the centre of the site.

8. Tree Officer

Comments on previous application 07/02327 apply equally to this current application.

Tree Preservation Order 19 of 2007 protects 2 groups of Oak trees on the site. One group is located to the east of the existing barn with the second group located on the northern boundary.

This revised scheme is for one polo pitch and for the conversion of the existing barn. The repositioning of the pitch now means there will be no hedgerow loss and in addition the pitch now falls outside the recommended root protection areas of the protected Oak trees located within the centre of the site.

There is a good opportunity to provide strengthening of the existing hedge boundaries to provide separation between the proposed site use and the adjacent footpath on the eastern boundary. In addition it is recommended that additional tree planting is carried out adjacent to Howe Lane (but set back in respect to sight lines) in order to provide softening to the proposed barn conversion.

Tree Officer is not familiar how Polo pitches are constructed and whether an informal access road is required to access the pitch. Clarification is required to ensure that there will not be an adverse impact on the protected trees. If 'construction' of the polo pitch is required it is recommended that tree protection details are forwarded to ensure that the trees are appropriately protected.

9. Environment Agency Comments

Some of the comments made by the EA in August 2007 in respect to the appeal on the previous application 07/00648, also applied to application 07/02327 and to this current application.

The site lies in part within Flood Zones 2/3, as described in Table D1 of PPS25 'Development and Flood Risk'. PPS 25 in particular para. 22 requires applicants for planning permission to demonstrate that the proposed development is consistent with the policies in PPS25 and the emerging LDD. It also requires applicants to submit a FRA to demonstrate whether the development will be at risk of flooding or will increase the risk of flooding elsewhere and whether the development can be safely occupied throughout its proposed lifetime. PPS25 also places more emphasis than PPG25 on the need for applicants to identify opportunities to reduce flood risk where these may exist.

The site lies adjacent to the River Cut which is designated as a main river. The site including the existing barn lies within Flood Zones 2 and 3 meaning it has a 1% or more probability of fluvial flooding in any given year. Because the EA has no modelled data for this area and the applicant has not submitted any modelling as part of their planning application, the EA is not able to differentiate between Flood Zone 3a and Flood Zone 3b in this case. A detailed Flood Risk Assessment at the development application stage is imperative to ensure that the real risk of flooding to the proposed development is understood. EA records indicate that the site was flooded in 1947, 1974, 1981 and 1990.

Concern that the proposed development will introduce additional residents into an area at risk of flooding and the dwelling as constructed may not be appropriately flood-resilient. Although the barn along with the proposed flat lie outside of any flooding zones, the site lies on a dry island within Flood Zone 2. Although the site itself would

not be inundated during such an event, the area around this site would be flooded. Thus the proposed development will introduce additional residents into an area at risk of flooding. The EA objects to new residential dwellings within the floodplain unless safe access and egress can be demonstrated in a flood event. It is likely that during severe flood there would be significant disruption to, or failure of, mains services (gas, water, electricity, sewerage etc) a serious flood could last for a matter of weeks. The proposed development will put additional burden on emergency services. Furthermore, there is no dry access to or from the site on Howe Lane, as part of this road lies within Flood Zone 3. The applicant would need to show through the FRA that a dry route of pedestrian access is available from this site to an area wholly outside the flood plain

The EA seeks as a minimum flood proofing effect that finished floor levels area raised to a suitable level to protect the property from flooding. The EA would request on any new dwelling that floor levels are set at least 300mm above the 1 in 100 year flood level plus 20% climate change, with underside of the floor slab set no lower than the 1:100 year level plus 20% climate change. The EA requests that for any loss of floodplain storage, level for level compensation is provided. There are also concerns about flooding from surface water runoff. The proposed development will result in an increase in hardstanding in order to make more parking space. Levelling of the ground for polo pitch may influence surface water flow on the site.

Previous comments from the Environment Agency on the Flood Risk Assessment report 35886-001 October 2007 which forms part of the current application 08/00275:

There is insufficient information provided in the FRA to make an assessment of the impacts of the proposed development on flood risk. As such the Environment Agency has to OBJECT to the proposed development. The Environment Agency requests more information on surface water as outlined below so that we can make an assessment of the flood risk at this site.

Surface Water

As the overall site is greater in area than 1 Ha, the FRA must make provision for flooding from surface water runoff. The submitted information does not address the effect of the re-contouring works for the polo pitch on surface water runoff. It is also not clear whether formal land drainage will be utilised under the pitches. There is potential for an increase in the rate and volume of surface water runoff from the proposed works. As such we would wish to see more information in regard to flood risk and surface water runoff.

A simple review of the existing and proposed site runoff rates and volumes and any details of necessary mitigation works would suffice for this site. Details of any proposed formal drainage beneath the pitch should also be supplied.

The FRA is also confusing as in Section 5.1.4 it states that there will be an increase of 650m² to the hardstanding area around the barn while in Section 6.4 it states that there will be an increase of only 300m². This needs to be clarified as to which increase in hardstanding is related to this planning application. This area should also be considered in the calculations outlined above. The Environment Agency would wish to see that there is no increase in runoff rate or runoff volume from this site.

Fluvial Flooding and dry escape:

The Environment Agency recommends raising of finished floor levels to prevent properties from flooding. However, where this is not practical, the incorporation of flood proofing measures may be suitable. The proposals to incorporate flood proofing measures up to 600mm above the 1 in 100 flood level are considered adequate.

However it is the view of the Agency that it is not desirable for new development proposals to necessitate the need for individuals to enter floodwater for evacuation purposes.

Pedestrian access to Drift Road via the dry fields to the east on land forming part of the same overall site would involve crossing a narrow stretch of shallow flood waters (Flood Zone 2). In the absence of any detailed modelling we are unable to determine whether this flooded extent falls outside the 1 in 100 plus climate change extent or not. As the topographic survey indicates that flood depths here will be approximately 100mm in depth for the 1 in 1000 flood event, the EA will accept this proposed escape route as being a suitable route of access and egress at this site only.

The Environment Agency does however recommend that the applicant considers re-profiling of the ground so that a route of dry escape can be achieved.

REMARKS

1. This application is essentially a re-submission of 07/02327, but with the submission of a flood risk assessment. The previous application was refused under delegated powers for two reasons one being the non submission of a Flood Risk Assessment and the second was the failure to secure developer contributions. The previous applications 07/00648 and 07/02327 are the subject of a joint informal hearing appeal to be held on 1 April 2008.
2. The principal planning issues are:
 - Whether the proposals are acceptable in the Green Belt.
 - Impact on neighbouring properties
 - Highway implications
 - Floodplain implications
 - Developer contributions

Green Belt

3. Policy GB1 allows essential facilities for outdoor sport and recreation, which preserve the openness of the Green Belt and do not conflict with the purposes of including land in it. Policy GB1 also allows for the change of use of buildings in accordance with GB8. Policy GB2 follows on from GB1 and allows development, which does not harm the openness of the Green Belt or the character of the countryside.
4. In principle it is considered that polo establishments are appropriate development in the Green Belt if the facilities provided are considered to be essential facilities for outdoor recreation in the Green Belt.
5. GB8 states that the change of use of buildings in the Green Belt will be permitted provided a number of criteria are satisfied. Of those relevant to this proposal, para 1) states the use proposed and any associated works, including boundary walls and fencing, or external activities would not have a materially greater impact than the present or last use on openness of the Green Belt and the purposes of including land in it and would not be harmful to the character and setting of the building.

para 4) states that the building must be of a permanent and substantial construction and of a form, bulk and general design, which is in keeping with its surroundings;

para 5) states that the proposal should not require extensive reconstruction of the building or a material increase in its size or scale.

para 6) states provision for access, vehicle parking and servicing must comply with the adopted standards or the council and would not adversely affect road highway safety,

para 7) states there should be no conflict with Policy GB2.

6. Policy GB2 states that permission will not be granted for new development or the redevelopment, change of use or replacement of existing buildings within the Green Belt if it would A) have a greater impact on the openness of the Green Belt or the purposes of including land in it that an existing development on the site and B) harm the character of the countryside because of scale and siting, a material intensification in the level of activity, a material increase in scale of development on the site, loss of grade 1,2, 3A agricultural land, harm residential amenities and conflict with other policies.
7. Policy GB6 states that proposals for new or enlarged riding schools and other commercial equestrian establishments will be permitted where:
 1. There is sufficient existing residential accommodation on the site to meet the needs of the proposal:
 2. It would not result in a harmful proliferation of commercial equestrian establishments.
 3. The Borough is satisfied that the proposal would not create an unacceptable traffic hazard.
 4. Suitable bridleways and other riding land is available for exercising horses off the public highway.
 5. There is no conflict with Policy GB2.
8. It is clear that the proposal is not for a riding school and it is understood that the development is not a commercial venture and is for private use. As such the proposal does not strictly fall to be considered under GB6.

However, in the explanatory text to GB6 it states that equestrian establishments are normally acceptable outdoor recreation uses in the Green Belt and it also goes on to state that proposals for stud farms, livery stables and polo centres will need to demonstrate that no material intensification of activity will result and that existing buildings will be reused where ever possible. The explanatory text also states that new buildings must be kept to a minimum.
9. The proposal involves adapting an existing structure to provide 28 stables, feed room, mess room, store rooms and hay store at ground floor level and a one bedroom grooms flat at ground floor level. Access to the flat would be from inside the proposed stable building via the lounge. The application form states that the use would be for "private" polo use.
10. The existing structure comprises various elements including an open sided hay barn, single storey machinery and vehicle storage areas and a yard area (approximately 78 sq metres) with no roof covering, at the north eastern corner.
11. The proposal would involve complete recladding of the walls of the existing barn with timber. The plans refer to the existing roof and barge boarding over most of the existing building being retained, however looking at the general condition of the existing roof it would seem that the existing roof may well need to be replaced. The existing open yard is to remain open and an enclosed section adjacent to the open yard is to be re-roofed.
12. The applicants have submitted a structural report. The conclusion drawn by the applicant's structural engineer is that stabling accommodation may be built below and within the framework. However, this should be constructed completely independently

from the existing frame. In the appraisal, by visual inspection in para. 3 of the structural report it states that the frame is formed on unprotected and unpainted rolled steel sections. It comments that the principal steels are rusted but appear to be in reasonable condition. In the summary conclusions it is stated that the steel frame appears to be in a fair condition and it is reasonable to consider it suitable for continued use as a supporting cover over the barn area i.e. it would continue to function as it is currently doing with the following provisos:

- The steelwork should be cleaned of rust spots and prepared for priming and painting.
 - The base plates should be exposed and prepared for priming and painting.
 - Either new steel members are introduced to afford wind-bracing or the existing structure remains unaltered and independent of any secondary structures constructed beneath its cover.
13. The report goes on to state that it would be preferable to consider new stabling accommodation to be constructed beneath the canopy to be structurally separated from the framework. The report also comments that the concrete base is not uniform and the construction varies over the full area of the barns. Although, it has been used for heavy agricultural equipment, it is not possible to determine whether it could sustain the additional point and line loads from the proposed stabling. The report recommends that a new slab is cast over the whole area with thickenings to support block partitions.
14. The structural report does not mention the condition of the existing roof, but does advise that it is a corrugated asbestos-cement roof on steel purlins. From the officer's site inspection, it looks like parts of the roof may be in need of replacement/repair. The drawings of the proposed, only refer to a new roof over a section of the building adjacent to the open yard area – however, officers have not ruled out the possibility that the entire roof may well need to be replaced.
15. Given that the current application proposes to retain the open sided hay barn which represents the tallest part and arguably the most visually prominent part of the building and given that the current proposals do not involve fully enclosing/roofing the open yard, it would be difficult to argue that this proposal would require extensive reconstruction of the building or a material increase in its size or scale.
16. It is considered that the proposed changes to the appearance of the structure, i.e. the re-cladding of only part of the structure with timber weatherboarding would not constitute such extensive cladding and enclosure of the existing open structure so as to make the building appear significantly more visually dominant or harmful in this Green Belt location. It could be argued that the timber cladding proposed would in fact improve the appearance of the building.
17. The grooms accommodation is proposed to provide 24 hour care/security for the proposed horses at the site. As there is no other residential accommodation on the application site it could be argued that the residential accommodation is a functional necessity. From the exterior of the building it would not be obvious that there would be a unit of residential accommodation within it and therefore its impact on the Green Belt would be minimal. It is considered that the residential element complies with the relevant terms of Policy GB8 and there is no conflict with policy GB1 and GB2.
18. In terms of the overall impact of the proposed use for polo purposes, including the use of the proposed polo pitch; the applicants have submitted very little in the way of information regarding proposed numbers of matches. It is however understood that the polo season runs from May through to September and that for Medium Goal polo each team requires approximately 38 horses per team and low goal approximately 25 horses per team. On the previous application 07/00648 the agent advised that when a

team plays away they would require 2 articulated lorries to move the horses from the site to elsewhere.

Impact on neighbouring properties

19. The application proposes one polo pitch on the site. This polo pitch would be set back some 250 metres from Howe Lane. There is a hedgerow along Howe Lane, which is approximately 1.2 metres in height. Additional planting along this boundary/within the site could further screen the polo pitch from public view. The nearest residential properties are Anne Cherry Cottage, Howe Lane and New Farm Drift Road. The polo pitch would be at least 200 metres from Anne Cherry Cottage, approximately 500 metres from the house at New Farm, approximately 300 metres from Buck Farmhouse to the south and approximately 320 metres from the house at Popes Farm on the opposite side of Howe Lane. It is considered that at such distances it would be difficult for the LPA to sustain an objection on the basis of noise and disturbance through the playing of polo; although it is recognised that use of public address systems or floodlighting could give rise to noise and disturbance. Nevertheless, this could be controlled by condition on any planning permission. Other aspects that can also be controlled by condition would be the hours of operation and numbers of matches per week, removal of structures/equipment from the polo pitch when not in use.

Flooding implications

20. Part of the site is within Flood Zone 2 or 3. It would appear from the flood maps that the area where the barn is sited is a dry island surrounded by land in zones 2 and 3. The proposed polo pitch would not be within Zones 2 and 3 but it is understood that parts of the site within zone 1 may be subject to occasionally flooding. The hard standing areas also have implications on the floodplain. The applicant's agent has advised that they are currently in discussion with the Environment Agency to try and overcome the flooding objections and shortcomings of the Flood Risk Assessment. Any further information received will be reported as observations.

Developer Contributions

21. A new dwelling unit requires developer contributions. In this case £1,699 is required for Public Open Space (Categories 1 and 2) towards Maidenhead area/northern parishes - land purchase or lease for formal sports and towards Braywick Park for improvements for formal sport facilities. £580 is required towards Community and Youth Facilities for the Mobile Youth Provision Outreach Work. £2820 is required for highways and public transport towards Ascot Rd Drainage Improvements. It is understood that the applicant's agent is intending to submit a unilateral undertaking. The developer contributions have increased since the 07/02327 application was determined.

Highway Considerations

22. The Highway Authority is not wishing to object to the proposal but recommends the inclusion of conditions on any planning permission.

Other considerations

23. The application does not include any proposals regarding re-levelling of land to provide the polo pitch. The agents covering letter states there would be no changes in levels, although the Flood Risk Assessment mentions re-levelling work. Such work may be subject to a separate planning application. The polo pitch does not involve the removal of any hedgerows and on the basis that there would be no engineering

works required to form the polo pitch there are no objections from the Council's Tree Officer. Re-levelling could have implications for TPO trees.

Recommendation:

Defer for approval by the Head of Planning subject to no objections from the Environment Agency and the submission of a satisfactory unilateral obligation/106 Agreement for developer contributions.

OR Refuse planning permission if the Environment Agency's objections have not been satisfactorily overcome and a satisfactory unilateral/legal agreement has not been received, by 9 April 2008.

Conditions and Reasons

1. The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. No other part of the development hereby permitted shall commence until the access has been constructed in accordance with the details, which have been previously submitted to and approved in writing by the Local Planning Authority and in compliance with the requirements of the Highway Authority.
Reason: In the interests of road safety. Relevant Policies - Local Plan T5.
3. Any gates provided shall open away from the highway and shall be sited in accordance with the approved plan.
Reason: To ensure that vehicles can be driven off the highway before the gates are opened, in the interests of road safety. Relevant Policies - Local Plan P4.
4. No part of the development hereby permitted shall be occupied until the access has been surfaced with a bonded material across the entire width of the access for a distance of 12.00metres from the application site boundary.
Reason: To avoid spillage of loose material onto the carriageway and in the interests of road safety. Relevant Policies - Local Plan T5.
5. No part of the development hereby permitted shall be commenced until visibility splay(s) of 2.40 metres by 150 metres have been provided at the site entrance. The visibility splay(s) shall thereafter be kept free of all obstructions to visibility over a height of 0.6 metres above carriageway level.
Reason: In the interests of road safety. Relevant Policies - Local Plan T5.
6. No part of the development hereby permitted shall be occupied until vehicle parking and turning space has been provided in accordance with the approved drawing. This area shall thereafter be kept available for the parking and turning in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which would be a danger to other road users; also, to ensure vehicles enter and leave the highway in forward gear. Relevant Policies - Local Plan P4.
7. No development shall take place until samples of the materials to be used on external surfaces of the development(s) hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development(s) shall be carried out and maintained thereafter in accordance with the approved details.
Reason: In the interests of the visual amenities of the area. Relevant Policies - Local Plan DG1.

8. Details of the siting and design of all walls, fencing and/or other methods of enclosure (including any retaining walls) shall be submitted to and approved in writing by the Local Planning Authority before any work is commenced on site. Such walls or fencing as may be approved shall be erected before first occupation of the development unless the prior written approval of the Local Planning Authority to any variation has been obtained.
Reason: To ensure a satisfactory resultant appearance and standard of amenity of the site. Relevant Policies - Local Plan DG1, H10, E10.
9. No development shall take place until full details of both hard and soft landscape works, including tree planting where appropriate, have been submitted to, and approved in writing by, the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained thereafter in accordance with the approved details.
Reason: To ensure a form of development that maintains, and contributes positively to the character and appearance of the area. Relevant Policies - Local Plan DG1.
10. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.
Reason: To ensure a satisfactory and continuing standard of amenities are provided and maintained in connection with the development. Relevant Policies - Local Plan DG1, N6.
11. The occupation of the dwelling shall be limited to a person solely or mainly employed in connection with the use of the property known as Buck Farm and the dependents of such a person normally residing with him or her.
Reason: To accord with the terms of the application and to ensure and to ensure that the proposed use does not generate pressure for additional residential accommodation within the Green Belt.
12. Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved landscaping plan, shall be submitted to and approved in writing by the Local Planning Authority. And thereafter it shall be retained and maintained until the completion of all construction work. These measures shall include fencing in accordance with British Standard 5837:2005. No materials, spoil, equipment or machinery are to be placed or stored within the root protection areas or ground protection areas unless otherwise agreed in writing with the Local Planning Authority. No excavations or changes in levels shall occur within root protection areas.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
13. Prior to commencement of development on site, a plan indicating the position of all new utility/drainage runs, soakaways, site huts, material storage and cement mixing areas and contractor shall be submitted to the Local Planning Authority and approved in writing.
Reason: In the interests of protecting trees which contribute to the visual amenity of the area.
14. Notwithstanding the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.
Reason: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply. Relevant Policies - Local Plan GB1/GB2, Structure Plan DP3.
15. There shall be no more than 14 formal match days per calendar year (held under Hurlingham Polo Association rules with 2 umpires) and no more than 30 practise days (i.e one umpire and less than the usual 4 players aside).

Reason: To protect the amenities of the neighbourhood and to accord with the Local Plan Policy NAP3.

16. Prior to the commencement of the polo use at the site the applicants shall submit a written scheme to the Local Planning Authority for written approval, to make local residents aware well in advance of when individual polo events shall take place at the site. The scheme shall include details of which local residents are to be notified and contact details. The notification shall thereafter be carried out in accordance with the approved scheme.

Reason: In the interests of local residents. Local Plan Policy NAP3.

17. Sporting events and practise days shall take place only between 11:00am and 15:00 pm Mondays to Sundays including Public Holidays. Reason: To protect the amenities of the neighbouring properties and to accord with the Local Plan Policy DG1, NAP3.

18. There shall be no provision for permanent or temporary bench seating, floodlights or public address system for use in connection with the polo activities on the site.

Reason In the interests of protecting the amenities of local residents and to protect the character and appearance of the Green Belt. Relevant Policies - Local Plan DG1, GB2.

19. Notwithstanding the provisions of Classes A, B and E of part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no enlargement, improvement or any other alteration (including the erection of any ancillary building within the curtilage) of or to any dwellinghouse the subject of this permission shall be carried out without planning permission having first been obtained from the Local Planning Authority.

Reason: The site is located within the designated Green Belt where strict controls over the form, scale and nature of development apply. Relevant Policies - Local Plan GB1/GB2, Structure Plan DP3.

Informative(s)

1. The attention of the applicant is drawn to the Berkshire Act 1986, Part II, Clause 9, which enables the Highway Authority to recover the costs of repairing damage to the footway or grass verge arising during building operations.
2. The attention of the applicant is drawn to Section 59 of the Highways Act 1980, which enables the Highway Authority to recover expenses due to extraordinary traffic.
3. No builders materials, plant or vehicles related to the implementation of the development should be parked/stored on the public highway so as to cause an obstruction at any time.

LATE OBSERVATIONS

Maidenhead Panel

Date of Meeting: 5th March 2008

Parish/Ward: White
Waltham Parish

Agenda No. 13

Reference No:	08/00275/FULL	Full
Proposal:	Conversion of existing barn to 28 stables, feed stores and grooms flat, extension of existing hardstanding for manoeuvring and additional parking and provision of a polo pitch in connection with use of farm for private polo use.	
Location:	Agricultural Barn At Buck Farm Howe Lane Binfield Bracknell	
Applicant:	Buck Farm Ltd	
Agent:	Mr S Downes	
Date Received:	4th February 2008	
Case Officer:	Vivienne McDowell	
Recommendation:	PERM	

Further Information

A letter of no objection has been received on 15 Feb 2008 from the Ramblers Association.

The Environment Agency has advised that subject to the provision of a raised dry pedestrian means of escape to the Drift Road, they are no longer wishing to object to the scheme. They are recommending that conditions are imposed relating to the 1) details of the raised dry means of escape/access and
2) no raising of ground levels within the site, other than the proposed dry access.

Officer Comments

The applicant needs to submit a drawing to the LPA showing a satisfactory dry access in accordance with the EA requirements (It is understood that the applicants have already submitted a drawing to the EA.)

Conditions to be added as mentioned above.

Change To Recommendation:

None