APPLICATION NO:
F/2000/2790 ✓

LOCATION:
Shenandoah Lines Road, Hurst Reading.

APPLICANT:
Belcher Farms C/O Robon Bradbeer Ltd

PROPOSAL:
Proposed erection of detached garage.

EARLIEST DATE FOR DECISION: **15/12/2000**
28 Day exp: 19/12/00
APPLICATION WILL HAVE EXPIRED ON:
05/01/2001

CASE OFFICER: **Natalie Brown**

APPROVED

RAILEX
Marbleboard

EASIFILE EP7

(NAB)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Belcher Farms
C/O Robon Bradbeer Ltd
P O Box 168
CHELTENHAM
Glos.
GL53 OXX

Application Number: F/2000/2790

Parish: **HURST**

Location: **Shenandoah, Lines Road, Hurst, Reading**

Proposal: **Proposed erection of detached garage.**

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

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

Condition
2. All new works and works of making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.

Condition
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
4. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Condition
5. The tree to be removed as a result of constructing the garage shall be replaced by a tree to be planted along the western boundary of the site.

Condition
6. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

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

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

Reason
3. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
4. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Reason
5. In the interests of visual amenity.

Reason
6. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

Informative

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

Berkshire Structure Plan Policy C2
Loddon Area Local Plan Policies LTV2, LBE1, LBE2, LC19
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC7, WCC4

Informative

2. This permission relates to the application as amended with revised plans (00/16/01A and 00/16/02A) submitted to the Local Planning Authority on 25th January 2001 showing garage increased in width to comply with Highway Authority standards and does not approve the proposals as originally submitted.

John Mitchell
Development Control Manager
Date: 30/04/2001

Notice checked by: _____

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

finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS		CASE OFFICER
PLANNING APPLICATION NUMBER	2790	MB
BUILDING CONTROL NUMBER	FP2001/1918	Andy
~~APPLICANT~~/AGENT	Patricia Smart Designs	
ADDRESS OF SITE	Shenandoah Lanes Road ~~Hatch Gate Farm~~ HURST.	
DESCRIPTION OF PROPOSED WORK	detached garage	

DRAWING NUMBERS	BC	DC
BLOCK PLAN	00/16/01A	00/16/01A
ELEVATIONS	00/16/02A	00/16/02A
FLOOR PLANS	—	—

CHECKLIST	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	30/4/01	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	None	
IF YES, WHAT ARE THE DIFFERENCES ?	/	
DATE	11/6/01	

PROBLEMS	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Robin Bradbeer Limited

Planning & Development Consultancy

Recd 12/3/2001
Cdy to JRM
41028
NB
Reply req

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

My Ref. RWB/278
Your Ref. F/2000/2790
12 March 2001

For the attention of John Mitchell
Development Control Manager

By fax to 0118 974 6484
and by first class post

Dear Mr Mitchell

SITE : SHENANDOAH HATCH GATE FARM HURST
PROPOSAL : ERECTION OF DETACHED GARAGE

I shall be grateful if you will investigate your Officer's case file in this matter please and let me know why it should be taking such an inordinate time to determine this "bog standard" garage proposal.

The facts briefly are as follows. The application was registered on 21 November 2000 and allocated to Natalie Brown. The 8 week period expired on 5 January 2001. I have received no correspondence at all from Ms Brown. Ms Brown contacted me by telephone in January to request that consideration be given to an increase in the size (width) of the garage and to its resiting in a diagonally opposite location on the plot close to the edge of the agricultural land. I responded to those informal requests by letter dated 15 January. Revised drawings showing the increased width followed with my letter of 23 January. My letter of 20 February requesting a timetable for determination has been ignored. I was perturbed to note that following my personal inspection of the case file on 16 February the revised plans were not present on file.

Will you please investigate the administration of this application and provide an answer to the request made in my letter of 20 February together with an explanation for the absence from the file as at 16 February of the revised drawing submitted on 23 January? You will I am sure concur that my client deserves either an explanation or an apology as to why he should still be waiting for this simple application to be determined nearly 4 months after it was submitted.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Belcher Farms

Rec'd 10AM 10.4.01

Natalie - please deal.

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
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E-Mail
planning@bradbeer.co.uk

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PO Box 157
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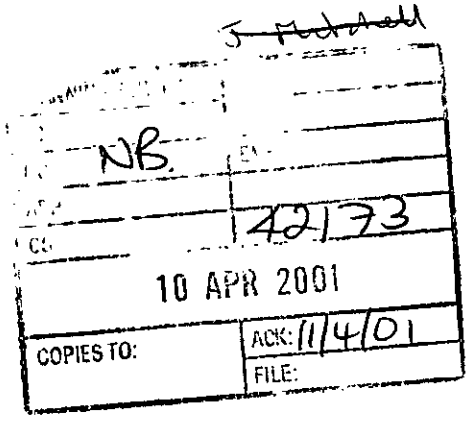

My Ref. RWB/278
Your Ref. F/2000/2790
9 April 2001

For the attention of John Mitchell
Development Control Manager

Dear Mr Mitchell

SITE : SHENANDOAH HATCH GATE FARM HURST
PROPOSAL : ERECTION OF DETACHED GARAGE

I am disappointed by your lack of response to my letter of 12 March requesting an explanation for the delay in dealing with this application.

Since this application has now been under consideration for more than 5 months may I please have the courtesy of a prompt reply?

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Belcher Farms

278s.24

Robin Bradbeer Limited

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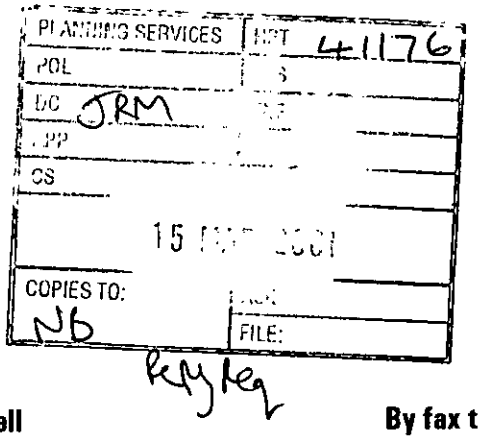

My Ref. RWB/278
Your Ref. F/2000/2790
12 March 2001

For the attention of John Mitchell
Development Control Manager

By fax to 0118 974 6484
and by first class post

Dear Mr Mitchell

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PROPOSAL : ERECTION OF DETACHED GARAGE

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Will you please investigate the administration of this application and provide an answer to the request made in my letter of 20 February together with an explanation for the absence from the file as at 16 February of the revised drawing submitted on 23 January? You will I am sure concur that my client deserves either an explanation or an apology as to why he should still be waiting for this simple application to be determined nearly 4 months after it was submitted.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Belcher Farms

Tel. (0118) 974 6487 (Direct Line)
Fax. (0118) 974 6484
Email. John.Mitchell@wokingham.gov.uk
Date 11 April 2001
My ref. JRM/SB/F/2000/2790
Your ref. RWB/278

42173
41176

Robin Bradbeer BA (Hons) MRTPI Chartered Town Planner
Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
CHELTENHAM
GL53 0XX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Switchboard Tel: (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham
http://www.wokingham.gov.uk

Dear Mr Bradbeer

PLANNING APPLICATION F/2000/2790
SHENANDOAH, HATCH GATE FARM, HURST
ERECTION OF DETACHED GARAGE

Thank you for your letter of 9 April regarding the above planning application. I apologise that you have not yet received a reply to your letter of 12 March.

I have passed your letters to Natalie Brown who will be replying to you shortly.

Yours sincerely

SB

JOHN MITCHELL
Development Control Manager

Wokingham District Council Environmental Services Department, PO Box 157, Shute End, Wokingham
Berks, RG40 1WR

FAX

Date: 8/12/2000

Number of pages including cover sheet: 4

To:
Mac Stephenson

Phone:

Fax phone: 020 7874 5985

CC:

From:
Natalie Boron

Phone: 0118 974 6492.

Fax phone: 0118 9746484

REMARKS: ☐ Urgent ☐ For your review ☐ Reply ASAP ☐ Please comment

- Letter received with app F/2000/2790 (garage) conditions for app 99/69103/F (dwelling) at Sherandoah - Hatch Gate farm

- Re; Sowton, Davis Street (F/2000/2603)
No comments from Hurst PC were received. The application expired on 11/12/2000 & a decision has been issued for conditional approval.

Natalie Boron.

* * * COMMUNICATION RESULT REPORT (8.DEC.2000 13:01) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
435	MEMORY TX		902078745985	OK	P. 4/4

REASON FOR ERROR
E-1) HANG UP OR LINE FAIL
E-2) BUSY
E-3) NO ANSWER
E-4) NO FACSIMILE CONNECTION

WORK SHEET FOR : Natalie Brown

Application Number : F/2000/2790

Applicant : Belcher Farms C/O Robon Bradbeer Ltd.

Location : Shenandoah, Lines Road, Hurst, Reading.
Proposal : Proposed erection of detached garage.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 10/11/2000

Earliest Date for Decision : 15/12/2000

Latest Consultation Date/Site Notice Expiry Date : 15/12/2000

This application <u>will have expired on</u>: <u>05/01/2001.</u> You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

HURST PC : (13/12) use should be restricted in conjunction with ag. dw

Highways : 28/11 : garage does not meet standards. Min. internal dimensions must be 5.0 x 5.0 for use by 2 vehicles requires a revised plan that addresses this.

Landscape (11/12) : garage would not built form suggest a new position suggest a new tree is planted along boundary.

Planning Issues :

Application Number: F/2000/2790

Appraisal :

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

Application Number F/2000/2790
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
(1)	C001	R001	full plan - 5 yrs.
(2)	C014	R014	materials to match.
(3)	C049	R049	Garaging to be retained
(6) ~~(6)~~	C153	R153	No trees etc to be felled/lopped.
(4) ~~(4)~~	C122	R122	Parking + turning
(5) ~~(5)~~			The tree to be removed as a result of constructing the garage shall be replaced by a tree to be planted along the western boundary of the site.
		Reason	In the interests of visual amenity
(7)			The garage hereby permitted shall remain ancillary to the agricultural workers' dwelling ~~hereby~~ approved under consent 99/89103/F. The use of the garage shall be limited to a person solely or mainly working, or last working, in the locality in agriculture or in forestry, or a widow or widower of such a person, and to any resident dependents.
		Reason	The site in within the curtilage of a dwelling which would not normally have been permitted ~~where~~ dwelling was granted permission as it was intended to serve the needs of agriculture

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: CTV2, LBE1, LBE2, LC19
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS3, WCC1, WCC7, WCC9
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES: C2
MINERALS LOCAL PLAN POLICIES:

NO2 - Revised plans
MS: Plans (00/16/01A and 00/16/02A)
Ins: 25th January 2001
Ins: Garage increased in width to comply with Highway Authority Standards.

30/4/01

RECORD OF SITE VISIT

SITE ADDRESS: Shenandoah Lines Road Hurst Reading.

APPLICATION NUMBER: F/2000/2790

OFFICER: Natalie Brown

DATE OF SITE VISIT: 21/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes - lay entrance to farm

2. DESCRIPTION OF SURROUNDINGS
Rural - within grounds of farm building (opp cattle barns).

3. DESCRIPTION OF SITE/BUILDING
Replacement dwelling being re-built - garage to be to side of dwelling (ie/ dwelling would be between garage + road)

4. RELATIONSHIP TO ADJOINING PROPERTIES
detached - see plan. within curtilage of farm. farm buildings opp & fields surrounding

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING would be parking + turning - double garage proposed.

LEVELS

BOUNDARY TREATMENT hedging @ rear/sides of dwelling

OTHERS

Application Number: F/2000/2790

Appraisal:

Development - For a detached double garage.

The site lies within the grounds of Hatch Gate Farm in Hurst, and is designated as countryside and rural. Under consent 99/69103/F planning permission was granted for a replacement agricultural dwelling with the demolition of the existing dwelling.

At the request of the highways department, the garage was increase in width to comply with highway standards, and is now 5m internally instead of 4.4m. The overall dimensions stand at 5.55 width (previously 5m), 7m in length and 4.3m to the ridge.

1) Impact upon neighbouring properties
   There would be no adverse impacts upon neighbouring properties. The garage would be associated with an agricultural dwelling opposite farm buildings with no other residential properties near by.

2) Impact upon the character open character of the area
   The proposed dimensions of the garage are comparable to other garages given approval with rural areas of Hurst. It would have been preferable to have had the garage sited to the north west of the house, as this would have given the applicants a larger amenity space. The house would have provided a back drop to the garage when viewed from Lines Road with the farm buildings providing a back drop when viewed from Davis Street and the open area adjacent to the dwelling. However, it is not felt that the current position of the garage could be refused.

   Whilst, it could be considered that when viewed from Line Road, the built development of the site is visibly increased along the frontage, there would still be a gap maintained between the dwelling and the garage, with a road serving Old Hatch Gate Farm Cottages between the garage and farm buildings. Again, the existing farm building would provide a backdrop to the garage when viewed from the adjacent open area and the house itself to a certain extent would obscure the garage when viewed from Davis Street. It is therefore considered that there would be no adverse effects upon the open character of the area.

   Hurst Parish Council had no objection to the original proposal, and in response to the revised plans said that the proposed location is too close to the property and is unsightly. The garage has been increased by a further 0.5m, away from the agricultural dwelling, and lies in the same position as previous, so it is not felt that the application could be refused on this basis.

3) Landscape Issues
With regard to the original proposals, the landscape department said that the proposed development would increase the built form, and that a tree would need to be removed as part of the proposals, and that they would have no objection to its removal, provided that it is replaced with a new tree, they would have no objection.

In response to the revised plan (a different landscape officer dealt with the application previously), the landscape department had concerns over the proximity of the garage to the hedging, by moving it 0.5m closer towards it.

It is felt that although there is some concern over the hedging, with a condition to the effect that if any part of the hedgerow is removed or dies as a result of the development that it is replaced, this problem could be overcome. (Condition 6 of consent F/2000/2790 stated that all existing trees and hedging should be retained).

4) Impact upon highway safety (parking provision)
Now that the internal dimension of the garage has been increased to 5m internally, the highways department has no objection to the proposed development subject to the garaging remaining for such a use.

Approval: ✓ ~~**Refusal:**~~

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	10 NOV 2000
Officer: NAB	Application No. F/2000/2790

Map No. 48 Site 0014
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF DETACHED GARAGE

Location: SHENANDOAH, HATCH GATE FARM, LINES ROAD

Parish: HURST Ward: Hurst
21.11.2000

Applicant: BELCHER FARMS

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

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans	other side elevation	✓	
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 : 21.11.2000 → Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

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

HERITAGE BODIES

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

OTHERS:

.....
.....
Rural Area.....

NEIGHBOURS:

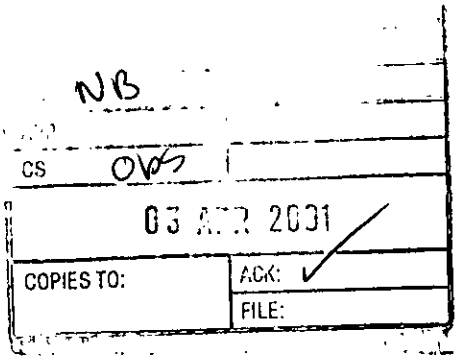
S/N + 1+2 Old Hatch Gate farm Cottage } Lines Rd.
Hatch Gate farm Hse ✓ }

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

1st April, 2001

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2000/2790

I refer to the above-mentioned Application by Belcher Farms in respect of Shenandoah, Lines Road, Hurst; proposed erection of detached garage (Revised Plans).

My Council consider that the site of the garage should be moved to the north-west as its current proposed location is too close to the house and is unsightly. The Council, therefore, object to the current proposal.

Yours sincerely,

Clerk

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 27th March 2001

Location:	Shenandoah, Lines Road, Hurst, Reading
Proposal:	Proposed erection of detached garage
Application Number:	F/2000/2790

In response to your consultation dated 13th March 2001 for the above application, the tree and landscape comments are as follows:

The proposal to locate the new garage close to the eastern boundary will have an unacceptable impact on the hedgerow which accompanies the eastern boundary. The hedge is a locally important feature and could not be successfully retained under the development proposals and I recommend that the **application is refused.**

I note that there is sufficient space to locate the garage to the north west of the plot and sufficiently distant from the boundary hedgerows. Should the applicant find this acceptable then I would not raise any landscape objections.

ROBERT PETROW
Consultant Landscape Architect

Date: 13 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/2790

Location: Shenandoah, Lines Road, Hurst, Reading.

Proposal: Proposed erection of detached garage.

Applicant: Belcher Farms C/O Robon Bradbeer Ltd.

Case Officer: Natalie Brown

The new plans show the following: Increase in width of garage to comply with 5m internal garage dimensions. Drawing nos 00/16/01A, 00/16/02A.

Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

CONDITIONAL APPROVAL.

C049, R049.

Adam Coggins 14/03/01

Date: 13 March 2001

To: Case Officer

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Application Number: F/2000/2790

Location: Shenandoah, Lines Road, Hurst, Reading.

Proposal: Proposed erection of detached garage.

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Comments are required by 23/03/2001.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/2790 (Planaps) / (Ludhouse) Date Rec. 15/01/01

Location: Sherandoah, Hatch Gate Farm

Parish Hursr.

Applicant:

Description of attached plans Increase in width of garage to comply with 5m internal garage dimensions

Drawing No's: 00/16/01A + 00/16/02A

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

Drawing No's

1.	NK (Landscape & Trees)		✓
2.	NK (Env. Design)		
3.	XA (Highways)		✓
4.	NF (Building Control)		
5.	BC/DC Liaison		

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

NEIGHBOURS: As application.

Date for Responses 10 DAYS

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAB

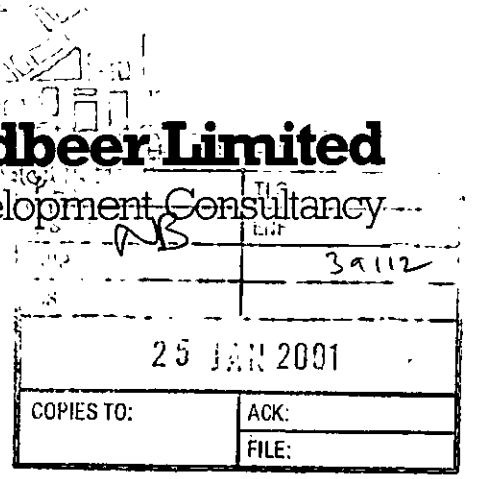
Consultations Sent by Admin. on 13.03.R

Yellow - Part One Copy
Green - Officer's Copy

Recd 1.45PM 24.1.01

Robin Bradbeer Limited

Planning & Development Consultancy



PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

My Ref. RWB/278
Your Ref. F/2000/2790
23 January 2001

For the attention of Ms Natalie Brown
Development Control

REVISED PLAN
2790 1

Dear Ms Brown

SHENANDOAH HATCH GATE FARM HURST
ERECTION OF DETACHED GARAGE

Further to my letter dated 15 January. I enclose copies of each of the following revised drawings:

00/16/01A	Proposed block plan
00/16/02A	Proposed plan and elevations.

These drawings supersede the drawings submitted previously.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Belcher Farms

278s.21.

Registered in England Number: 3372202

Robin Bradbeer Limited
Planning & Development Consultancy

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

PLANNING SERVICES	HPT 40235
POL	TLS
DC NB	ENF
APP	
CS	
22 [illegible] 2001	
COPIES TO:	ACK.
	FILE

Reply req

My Ref. RWB/278
Your Ref. F/2000/2790
20 February 2001

For the attention of Ms Natalie Brown
Development Control

By fax to 0118 974 6484
and by first class post

Dear Ms Brown

SHENANDOAH HATCH GATE FARM HURST
ERECTION OF DETACHED GARAGE

Further to my letter of 23 January supplying revised drawings will you please advise me upon your timetable for determining this application?

I look forward to your early reply.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Belcher Farms

278s.22

Registered in England Number: 3372202

01242 527151

FAX COVER SHEET

PLANNING SERVICES	HPT
POL	TLS
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21 FEB 2001	
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	FILE:

Robin Bradbeer Limited
Planning & Development Consultancy
PO Box 168
Cheltenham
GL53 0XX
TEL: 01242 577151
FAX: 01242 527151
E-Mail planning@bradbeer.co.uk

SEND TO: NATALIE BROWN	From: ROBIN BRADBEER
Fax number: 0118 974 6484	*Date*: 20/2/01

☑ Urgent ☑ Reply ASAP ☐ Please comment ☐ Please review ☐ For your information

Total pages, including cover: 2

COMMENTS

Re: F/2000/2710.

IF YOU DO NOT RECECEIVE A CLEAR TRANSMISSION, OR ANY OF THE SHEETS ARE MISSING, PLEASE RING US ON THE ABOVE NUMBER

This fax is intended for the named addressee only. It contains information that may be confidential and which may also be privileged. Unless you are the named addressee you may neither copy nor use nor disclose it to any one else. If you receive it in error please notify us immediately so that we can arrange for its return. Thank you.

Registered in England Number: 3372202

01242 527151

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

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

My Ref. RWB/278
Your Ref. F/2000/2790
20 February 2001

For the attention of Ms Natalie Brown
Development Control

By fax to 0118 974 6484
and by first class post

Dear Ms Brown

SHENANDOAH HATCH GATE FARM HURST
ERECTION OF DETACHED GARAGE

Further to my letter of 23 January supplying revised drawings will you please advise me upon your timetable for determining this application?

I look forward to your early reply.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

c.c. Belcher Farms

278a.22

Recd 10.30AM 15.1.01

Robin Bradbeer Limited

Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

DC NB | ENF
APP | 38678
CS
15 JAN 2001
COPIES TO: | ACK:
FILE:

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

My Ref. RWB/278
Your Ref. F/2000/2790
15 January 2001

REVISED PLAN

2790

For the attention of Ms Natalie Brown
Development Control

Dear Ms Brown

SHENANDOAH HATCH GATE FARM HURST
ERECTION OF DETACHED GARAGE

I refer to our recent telephone discussions concerning this proposal.

You have asked that the internal width of the garage be increased to 5.0m and you have assured me that this relatively small increase in size will not cause the proposal to be considered adversely. Revised plans have been commissioned and will be forwarded to you shortly. The width increase will be provided on the east side of the garage.

You have informally requested that the applicant considers resiting the garage to the north west corner of the plot. The applicants are unhappy with your suggestion which will present a less practical solution to their needs and will cause a greater spread of development on the plot. The proposed garage represents the optimum solution to meet the applicants requirements being located close to the back door of the dwelling. The siting of the garage will also help to contain the rear garden by closing off views from the adjacent farm track with consequent privacy benefits.

The proposed garage will not cause any significant or prejudicial reduction in rear garden area. The remaining rear garden area of approx. 280m² is relatively spacious.

If you wish to discuss the matter further please contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

c.c. Belcher Farms

1327

WOKINGHAM DISTRICT COUNCIL

To ~~Robin~~

Date 10/1 Time 12·15

WHILE YOU WERE OUT

Name Robin Bradleer

Of

Phone No. 0385 355 828 Ext.

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

MESSAGE ~~[illegible]~~ 2790 → Shenandoah.

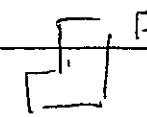
→ re-siting →

said I would try & get back to him in next 1/2 hour.

spoke to Mike - garage would be better moved.

12.55pm 10/1 - I phoned back -

told agent he differed on view



· I said preffered position would be less obtrusive → backdrop of farm would give clients more garden area as less driveway

- he said he would check with clients

Farm bldgs

Signed

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 22/12 Time 9.30

WHILE YOU WERE OUT

Name Robin Bradbear

Of

Phone No. 01262 577151 Ext.

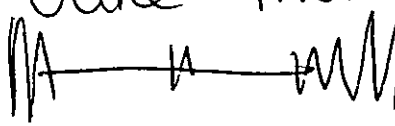
Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE 2790 - Shenandoah, Lines Rd.

LD Phoned. A left message @ 9.05 on 22/12 saying would prefer garage to be moved.

Signed Helen

Jane Prior. Steve ~~Autoken~~



1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date 12/12 Time 13.25

WHILE YOU WERE OUT

Name _____

Of _____

Phone No. _____ Ext. _____

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

MESSAGE → Robin Bradbee. Sherandoah.

→ re/ SV & inc'ng size of garage said I'd phone him back tomorrow.

→ phoned back @ 11.30 on 15/12 & left message on answer phone (spoke to Basia - to inc garage to comply with highway standards

Positioning of garage - would be better placed @ end orig. driveway - scope for 1 scope. extra garden for dwelling

current position beyond house - visible from Rd.

Signed _____

1327

WOKINGHAM DISTRICT COUNCIL

To NATALIE

Date 18/12/00 Time 3-00

WHILE YOU WERE OUT

Name ROBIN BRADBEER

Of

Phone No. 01242 577151 Ext. —

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

MESSAGE Re: 2000/2790 - SHENANDOAH, LINES ROAD, HURST

✓ phoned @ 11.20am on 19/12 & left a message to be phoned back

1.50 - call returned - he said he didn't see any garage [illegible]

Signed [illegible]

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 18/12 Time 10.05

WHILE YOU WERE OUT

Name Robin Bradbear

Of

Phone No. 01242 577151 Ext.

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

Re:

MESSAGE 2790 - Returning your call.

Signed Helen.

1327

WOKINGHAM DISTRICT COUNCIL

To

Date 8/12 Time 12-00

WHILE YOU WERE OUT

Name Mac Stevenson

Of Clerk to Hurst PC.

Phone No. Ext.

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

MESSAGE ~~PC~~ → 1/2003/2790.

Belchers Farm

→ 020 7874 5985.

2603 - Sawton,

Davis Street -

Signed

1327

WOKINGHAM DISTRICT COUNCIL

To _____

Date _____ Time _____

WHILE YOU WERE OUT

Name Mac Stephenson.

Of Hurst P.C.

Phone No. 020 7874 5772 Ext. _____

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

MESSAGE 2790 - ~~The Belches farm~~ Hatch ~~Gate~~ farm,
Shenandoah, Lines Rd.

→ conds on original app for dwelling

Signed _____

Recd 2.00pm 12.12.00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

PLANNING SERVICES REF 37758

POL	LS
DC NB	ENF
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CS	
13 DEC 2000	
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	FILE:

11th December, 2000

Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Natalie Brown

Dear Miss Brown,

Application No. F/2000/2790

I refer to the above-mentioned Application by Belcher Farms in respect of Shenandoah, Lines Road, Hurst; proposed erection of detached garage.

Subject to the garage being restricted to use in connection with an agricultural dwelling, the Council have no object to the Application.

Yours sincerely,

Clerk

TO: **DEVELOPMENT CONTROL**
Natalie Brown

FROM: Environmental Design

DATE: 11 December 2000

Location:	Shenandoah, Lines Road, Hurst, Reading
Proposal:	Proposed erection of detached garage
Application Number:	F/2000/2790

In response to your consultation dated 21 November 2000 for the above application, the landscape comments are as follows:

The site is clearly visible from Davis Street although there is a low hedgerow on the site boundaries. As the garage will increase the size of the built form which is visible across the fields from the west, perhaps it could be slightly moved in a northerly direction so that it will overlap with the property, and less of the garage will be perceptible from this direction. Is it also necessary to have such a large driveway in front of the house when the driveway associated with the garage on the other side of the property is approximately 15m long?

A small tree will need to be removed as a result of constructing the garage as shown on the plan. I have no objection to its removal, but would suggest that a new tree is planted in the western boundary of the site.

Catherine Brimble

Catherine Brimble
Landscape Architect

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 21 November 2000

Application Number: F/2000/2790

Proposal: Proposed erection of detached garage.

Parish: HURST PARISH

Site Address:
Shenandoah, Lines Road, Hurst, Reading.

Applicant:
Belcher Farms C/O Robon Bradbeer Ltd.

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

✓ below as applicable;

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

Comment.

Garage does not meet our standards.
Minimum internal dimensions must be 5.0m x 5.0m for use by 2 vehicles.
Please could Highways have a revised plan that addresses this.

Signed: _____ **Print name:** Adam Coggins 28/11/00

6/12 - 9.50pm

Phoned & left a message on answerphone for a plan to be sent in re; the above

call returned @ 10.20pm - would like me to phone him after a site visit to see if 12m nc is wide enough to be acceptable in terms of location.

- Phoned

Date: 04 December 2000

To: Case Officer

We have received Additional Plans for the following planning application:

Application Number: F/2000/2790

Location: Shenandoah, Lines Road, Hurst, Reading.

Proposal: Proposed erection of detached garage.

Applicant: Belcher Farms C/O Robon Bradbeer Ltd.

Case Officer: Natalie Brown

The new plans show the following: Side elevation of proposed garage. Drawing no 00/16/03.

For information only.

Should you have any queries regarding this application please contact the case officer Natalie Brown on (0118) 974 6492.

(RING ONE)

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

App No. F/2000/2790 (Planaps) / (Ludhouse) Date Rec. 27/11/2000

Location: Shenandoah, Hatch Gate Farm, Lwes Rd

Parish Hurst.

Applicant:

Description of attached plans Side elevation of proposed garage

Drawing No's: 00/16/03

CONSULTEES

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

Please tick which of the following you wish consulted.

OTHERS:

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

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

NEIGHBOURS:

Date for Responses

FURTHER ACTION

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

Redate Application Y / (N) From

New Site Notice Y / (N)

New Description

CASE OFFICER NAS

Consultations Sent by Admin. on 04.12.00

Yellow - Part One Copy
Green - Officer's Copy

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168, Cheltenham, GL53 0XX

Telephone	Fax	E-Mail
01242 577151	01242 527151	planning@bradbeer.co.uk

PLANNING APP. P/2000/2790
FAO. NATALIE BROWN,
'Shenandoah'
Liner Road
Hunt.

Excopter of blank side elev. as requested.

Robin Bradbeer
25/11/00.

2790

PLANNING SERVICES	HPT
PCL	TLS
DC NB	ENF
APP	
CS	
27 NOV 2000	
COPIES TO:	ACK:
	FILE:

With Compliments

Received by Wokingham District Council

Application No: F/2000/2790

Proposal:
Proposed erection of detached garage.

Location:
Shenandoah, Lines Road, Hurst, Reading.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 15/12/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

21 November 2000

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2000/2790
CASE OFFICER: Natalie Brown

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)

**********FILE COPY**********

Tel: (0118) 974 6492

Date: **21 November 2000**

My ref: F/2000/2790

CONFIDENTIAL

Councillor Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/2790
Shenandoah, Lines Road, Hurst, Reading.
Proposed erection of detached garage.

I write to let you know that the above mentioned house holder application has been received

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you may wish the application to be listed for consideration by the Development Control Sub-Committee. This form must be received no later than 28 days from the date of this letter.

If you have any questions please do not hesitate to contact **Natalie Brown** on **(0118) 974 6492**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Natalie Brown** Application Number: **F/2000/2790**
Shenandoah, Lines Road, Hurst, Reading.
Proposed erection of detached garage.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Drake

**********FILE COPY**********

10.NOV.2000* 2790

Robin Bradbeer Limited
Planning & Development Consultancy

PO Box 168
Cheltenham
GL53 0XX

Telephone
01242 577151

Fax
01242 527151

E-Mail
planning@bradbeer.co.uk

CS
10 NOV 2000
COPIES TO: ACK: FILE:

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

My Ref. RWB/278
6 November 2000

For the attention of Mrs B Polnik
Development Control

Dear Mrs Polnik

SHENANDOAH HATCH GATE FARM HURST
ERECTION OF DETACHED GARAGE

I attach a completed application for full permission for the above development which comprises the following documentation:

- 6 Copies of the Part 1 application form
- Certificate of ownership and agricultural holdings certificate
- 6 copies of each of the following plans:

278/99/1	location plan
0016/01	block plan
0016/02	floor plans & elevations

- A cheque in the sum of £95 in payment of the statutory application fee

The proposed garage will meet the reasonable requirements of the occupiers of the dwelling and will replace a garage (now demolished) previously located to the north side of the site. The garage has been designed to complement the dwelling now under construction in both design and materials. The garage is sited in a position between the dwelling and the complex of farm buildings and thus will not intrude into the open countryside. Planning permission is required in this case by reason of the siting within 5m of the dwelling.

If you wish to discuss any aspect of this proposal please do not hesitate to contact me directly.

Yours sincerely

ROBIN BRADBEER BA (Hons) MRTPI Chartered Town Planner

Enc.

1789/a

SECTION 66 CERTIFICATE

Application No. 10.NOV.2000* 2790

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

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

CERTIFICATE C

I certify that

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

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

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

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

(d) Insert date of publication (which must not be earlier than the beginning of the period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● None of the land to which the application relates is, or is part of, an agricultural holding. ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served

Signed . . . . . .

On behalf of . . . . BELCHER FARMS . . . . . .

Date . . . . . 6 NOVEMBER 2000 . . . . . .

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

ADDRESS Hatchgate Farm — SHENANDOAH

PARISH Hurst

PLOT No. Links Road

ORD. SHEET No. SU 7972 (45)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
1578/72	Shipmans Farms LTD	Bungalow & Garage	26.10.72	C/A
647/73	"	Bungalow & Garage	19.4.73	C/A
99/69103/F	Belcher Farms.	Replace. agric. dwelling & demolition dwelling	11/5/99	C/A
FP99/8961	"	Four Bed Dwelling	3/9/99	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

10.NOV.2000* 2730

1.	APPLICANT'S NAME	BELCHER FARMS
	ADDRESS	C/O AGENT
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	
	ADDRESS	Robin Bradbeer Limited Planning & Development Consultancy PO BOX 168 CHELTENHAM GL53 0XX
	POST CODE	PHONE 01242 577151
3. On the plans show the SITE outlined in RED. Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	SHENANDOAH HATCH GATE FARM LINES ROAD HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		ERECTION OF DETACHED GARAGE
5. Give the area in hectares or part of a hectare	AREA OF SITE	83
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	278/99/1 0016/01 0016/02

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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

RESIDENTIAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?

YES/NO

If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED?

YES/NO

If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FACING BRICKS } TO MATCH DWELLING
PLAIN TILES }

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

EXISTING FENCING AND HEDGING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

SOAKAWAYS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO

If no, please give details

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

EXISTING FARM TRACK OF LINES ROAD - NO CHANGE

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

N/A

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

N/A

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE?

YES/NO

If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS, THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?

YES/NO

If YES, please ask for and complete Part 3 of the form

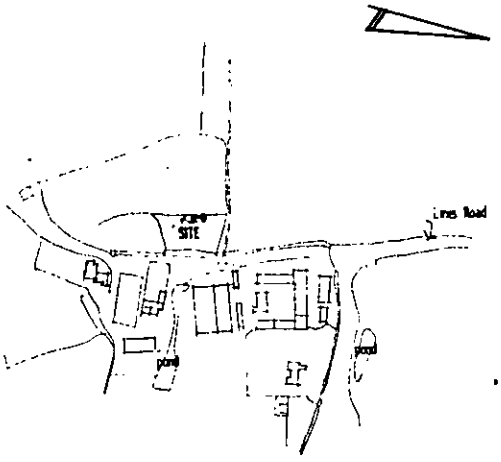
23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95

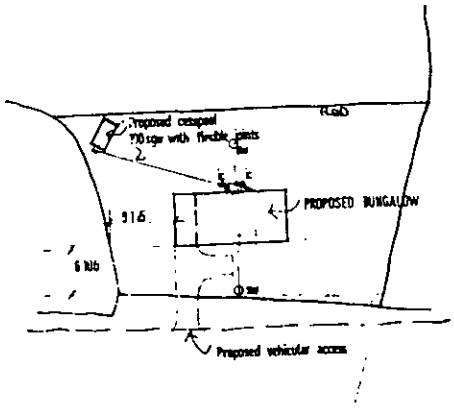
I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission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

SIGNED [signature] ON BEHALF OF BELCHER FARMS DATE 6 NOVEMBER 2000

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



location plan



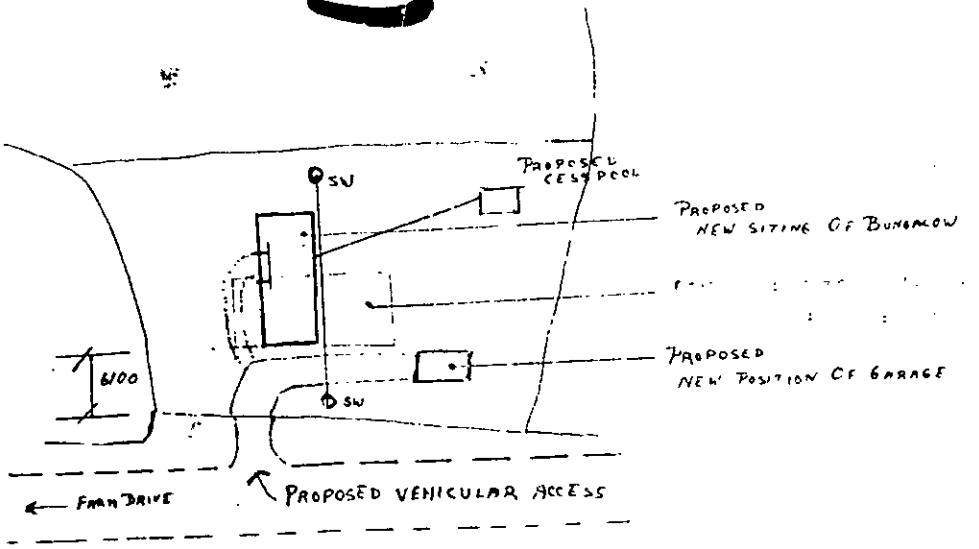
block plan

647/73

647/73

SHIPMAN FARMS LIMITED
HATCH GATE FARM, HURST

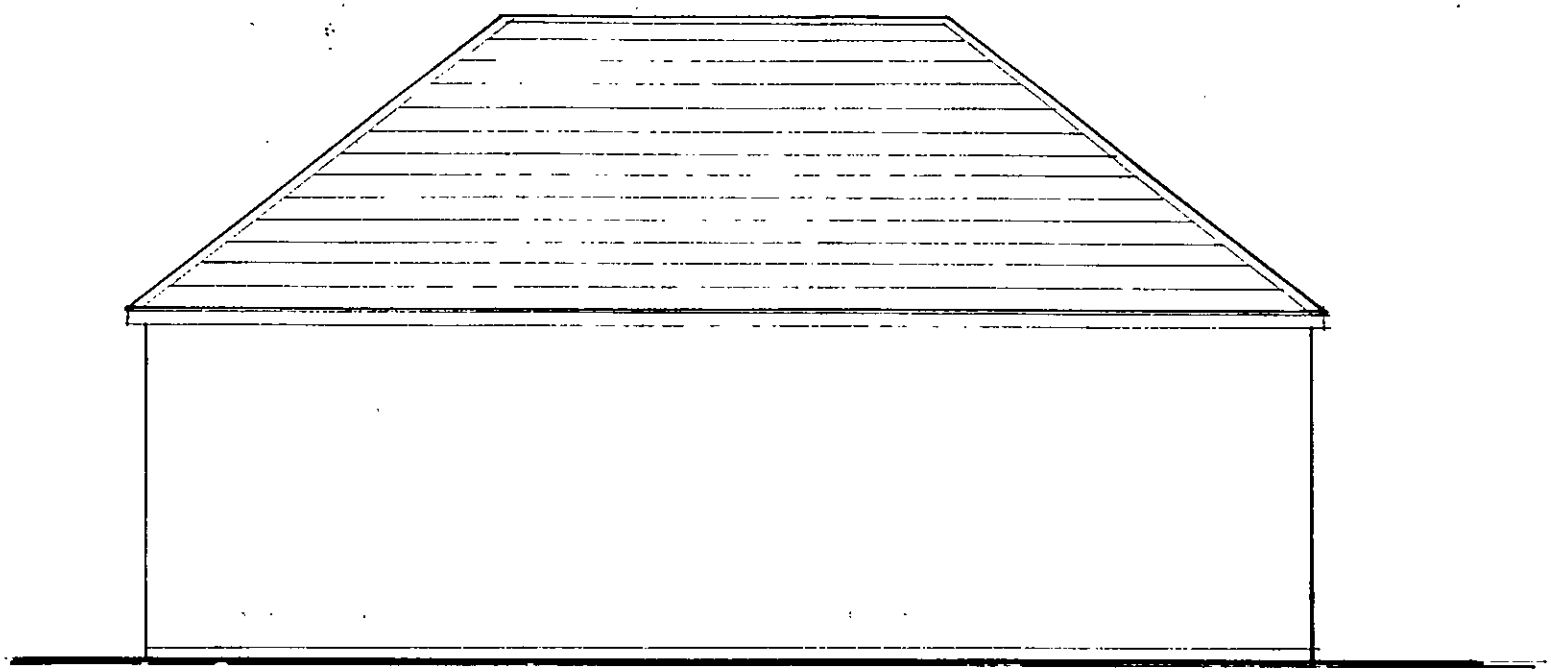
31 MAY 1973



PROPOSED NEW POSITION SITING OF BUNGALOW AT HATCHGATE FARM HURST, FOR SHIPMAN FARMS LTD

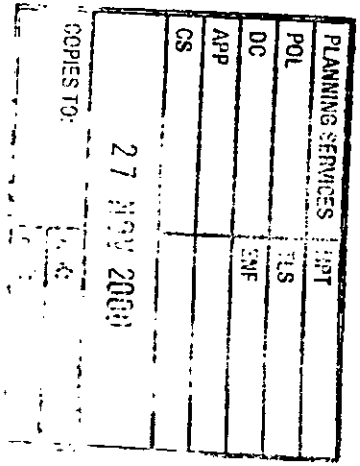
ADDITIONAL PLAN

2790



APPROVED

SIDE ELEVATION FOR
PROPOSED GARAGE
SHENANDOAH HATCH GATE FARM
HURST
FOR BELCHER FARMS.
1:50 NOV 00 00/16/03





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Development Control Section, Environmental Services, Wokingham District Council.

14 November 2000 Scale: 1 : 2500

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