APPLICATION NO:
F/2000/1483

LOCATION:
University Farm Office Charvil Lane, Sonning Reading.

APPLICANT:
University Of Reading C/O Ridge & Partners

PROPOSAL:
Proposed extension to existing farm building to provide additional space for livestock.

EARLIEST DATE FOR DECISION: **17/06/2000**

APPLICATION EXPIRY DATE: **05/07/2000**

CASE OFFICER: **Lynette Baker**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

University Of Reading
C/O Ridge & Partners
Beaumont House
59 High Street
Theale
Reading
Berks
RG7 5AL

Application Number: F/2000/1483

Parish:	**SONNING**
Location:	**University Farm Office, Charvil Lane, Sonning, Reading.**
Proposal:	**Proposed extension to existing farm building to provide additional space for livestock.**

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

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

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

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

Reason

2. To ensure a satisfactory external appearance.

John Mitchell
Development Control Manager
Date: 01/08/2000

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.

1894

WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT

Record of Meeting: ☐
Present:

Record of Telephone Call: ☐
Conversation with:

Date:

Time:

Place:
(if applicable)

NOTES

Copies to:

Application/File No:

Action:

Received by Wokingham District Council

Application No: F/2000/1483

Proposal:
Proposed extension to existing farm building to provide additional space for livestock.

Location:
University Farm Office, Charvil Lane, Sonning, 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 Lynette Baker P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 17/06/2000. 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

24 May 2000

Tel: (0118) 974 6447

Date: 19·07·00

My ref: F/2000/1483

PLA
POL
DC
APP
CS
04 AUG 2000
COPIES TO:
ACK:
FILE:

WOKINGHAM DISTRICT COUNCIL

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

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/2000/1483
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed extension to existing farm building to provide additional space for livestock.

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

If you have any questions please do not hesitate to contact **Lynette Baker** on **(0118) 974 6447**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 31·07·00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Lynette Baker** Application Number: **F/2000/1483**
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed extension to existing farm building to provide additional space for livestock.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: _____ Date: 3/8/00.

Councillor N Rose

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

Tel: (0118) 974 6447

Date: 19·07·00

My ref: F/2000/1483

CONFIDENTIAL

Councillor N Rose
Spinney Side
Holme Park Farm Lane
Sonning
Berks
RG4 6SX

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
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Case officer: **Lynette Baker** Application Number: **F/2000/1483**
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed extension to existing farm building to provide additional space for livestock.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor N Rose

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

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1483

Applicant : University Of Reading C/O Ridge & Partners.

Location : University Farm Office, Charvil Lane, Sonning, Reading.

Proposal : Proposed extension to existing farm building to provide additional space for livestock.

Site Notice Displayed ? :	YES	NO	DATE
	✓		14/6.

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 10/05/2000

Earliest Date for Decision : 17/06/2000

Latest Consultation Date/Site Notice Expiry Date : 17/06/2000

Application Expiry Date: 05/07/2000

Consultation Responses : Conservation Office : visual impact on CA minimal - acceptable.
HA : no objection
EH " "
SPC : concerned that this & Littlecourt application should be considered together.
Landscape : open site - planting required.

Planning Issues : Impact on Rural Area / Gap / CA. / neighbouring properties.

Application Number: F/2000/1483

Appraisal :

Site lies within Rural Area designated as a gap between settlements. This an extension to an existing barn used for calf-rearing — additional loading space for young calves required. Existing barn elsewhere on site has been taken down last Nov.

This is a small scale proposal of 108 m². will match existing barn in appearance. Shall be considered against policies LC1/WCC2. The use, being agricultural is wholly appropriate in a rural area. The building's appearance is also rural character (yorkshire timber boarding), & it will form an extension to an existing rural building. Although it will be visible in some views from the south, it will be seen against the backdrop of the other farm buildings. Because of this & its scale & rural appearance, it is not considered that the proposal will be detrimental either to the aims of the gap policy or to the rural character of the area.

It is sufficient distance away from the Conservation area not to affect it.

With regard to the application at Littlecourt, it is not considered that this small scale proposal would have any impact on those proposals — which are still being considered.

Planting not required for this applic'n — it would be out of character with the openness of this location. Because it is considered an appropriate building, there is no need to require a screen

Sufficient distance (150m) from nearest dwellings — no adverse impact.

Recomendation : Approval: ☑ **Refusal:** ☐

(tick appropriate box)

Application Number F/2000/1483
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2.	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: University Farm Office
Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1483

OFFICER: Lynette Baker

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

See part one

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 24 May 2000

Application Number: F/2000/1483

Proposal: Proposed extension to existing farm building to provide additional space for livestock.

Parish: SONNING PARISH

Site Address:
University Farm Office, Charvil Lane, Sonning, Reading.

Applicant:
University Of Reading C/O Ridge & Partners.

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).

No adverse highways comments.

Signed: A. Linnell **Print name:** A. LINNELL

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Lynette Baker, Development Control

My Ref: JPE/sonning

Your Ref: F/20000/1483

Date: 08 June 2000

PROPOSED EXTENSION TO EXISTING FARM BUILDING TO PROVIDE ADDITIONAL SPACE FOR LIVESTOCK
SONNING FARM, CHARVIL LANE, SONNING

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

Joanne Ellis

PLANNING
PCL

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET 2000

COPIES TO: ACK:
FILE:

PLANNING APPLICATION APPLICATION No. F/2000/1483

Officer LYNETTE BAKER

Parish SONNING

Proposal EXTENSIONS TO EXISTING FARM BUILDING TO PROVIDE ADDITIONAL SPACE FOR LIVESTOCK

Address UNIVERSITY FARM OFFICE CHARVIL LANE

Applicant UNIVERSITY OF READING, C/O RIDGE & PARTNERS

The Parish Council has the following comments.

1. In view of the proximity of the proposals to the Littlecourt site, which is the subject of a current planning application, the Council has concerns about the effect these two applications will have on each other.

2. For this reason the Council asks that the applications should be viewed together.

L. A. Bates (Clerk to the Council). 19 June 2000

TO: DEVELOPMENT CONTROL
Lynette Baker

FROM: Environmental Design

DATE: 29th June 2000

Location: University Farm Office, Charvil Lane, Sonning.

Proposal: Proposed extension to existing farm building to provide additional space for livestock.

Application Number: F/2000/1483

In response to your consultation dated 24th May 2000 for the above application, the landscape comment is as follows:

The application is acceptable. The proposed development fits in with adjacent farm buildings. However the site requires screening from view across open country and from roads and housing in Sonning and particularly from Garde Road and Little Glebe Road. The applicant should submit plans showing details of planting along the field boundary beyond the buildings. Planting should be a hedgerow with some trees, all plants to be native species appropriate to the locality. The applicant should provide information about the style of planting and the proposed establishment and maintenance of the new planting.

Consideration of the environment is particularly important at this site which is in open countryside at the edge of the built area of Sonning, and is adjacent to the Conservation Area.

(The same comment applies to application no. F/2000/1484 - see separate sheet).

Patricia Green

Patricia Green
Landscape Consultant

To:
Conservation Officer

25 MAY 2000

From: Lynette Baker

Date: 24 May 2000

Application Number: F/2000/1483

Proposal: Proposed extension to existing farm building to provide additional space for livestock..

Site Address:
University Farm Office, Charvil Lane, Sonning, Reading.

Applicant:
University Of Reading C/O Ridge & Partners.

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

---

1. THE PROPOSED EXTENSION IS SIMILAR SCALED, CONTINUES THE EXISTING FORM + MATERIALS,

2. ITS VISUAL IMPACT ON THE CORE OF THE CONSERVATION AREA WILL BE MINIMAL.

3 THIS IS AN EXISTING USE ~~AND~~ WITHIN THE COUNTRYSIDE, AS DESIGNATED IN THE LOCAL DISTRICT PLAN.

4 THE PROPOSAL APPEARS ACCEPTABLE TO ME

Harold Sanders

CONSERVATION + DESIGN.

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 10 MAY 2006	
Officer: LEB	Application No. F/2006/1483

Map No. 3.2. Site ...19:2....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F) PROPOSED EXTENSION TO EXISTING FARM BUILDING TO PROVIDE ADDITIONAL SPACE FOR LIVESTOCK

Location: SONNING FARM CHARVIL LANE

Parish: SONNING Ward: Sonning ✓ 2415

Applicant: UNIVERSITY OF READING

Fee Received 35-00 (7) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area ..... Sonning .....

Listed Building 1 2 2*

Advertisement Required ..... Building in Cons Area .....

Date Site Notice Sent : 24.5.... Parish Council Informed - YES ~~NO~~

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

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

NEIGHBOURS:

..... 2 x S/N — Garde Road & Charvil Lane .....

..... + 37 & 39 & Little Glebe .....

..... + Sonning Farm, Charvil Lane, Sonning .....

.....

.....

.....

.....

.....

.....

RIDGE
PROPERTY AND CONSTRUCTION CONSULTANTS

Please ask for Adrian Goulding

Your ref

Our ref 200322/AG/mc

Beaumont House
59 High Street
Theale
Reading RG7 5AL
Tel: 0118 932 3088
Fax: 01865 268701
E-mail: mail@ridge.co.uk
http://www.ridge.co.uk

8 May 2000

Wokingham District Council
Planning Department
PO Box 157
Council Offices
Shute End
Wokingham
RG40 7WR

10.MAY2000* 1483

Dear Sirs

Sonning Farm, Sonning, Reading

Please find enclosed two separate completed applications for Planning Permission in respect of the following works at the above premises.

1. Demolition of existing Bahlin Barn and construction of new barn for the storage of livestock feed and hay/straw.

2. Construction of extension to existing calf rearing shed to provide additional bedding space for young livestock.

The new and extended farm buildings are urgently required due to the loss of an existing barn following a fire in November 1999.

The barn was used to store hay, straw and animal feed along with providing bedding space for young calves. The loss of the barn has therefore resulted in a severe lack of livestock and storage space on the farm.

The barn lost to the fire was approximately 480m^2 of floor space. You will see from the two applications that the floor area to be provided by the two projects amounts to considerably less at approximately 408m^2.

Continued/...

Partners Guy Austin BSc ARICS • Kenneth Brown BA FRICS • Martyn Garbutt BSc FRICS ACI Arb • Philip Jones FRICS • Christopher Morley FRICS
Adrian O'Hickey MSc ARICS MCI Arb • Bernard Stone FRICS • David Walker BSc ARICS • Roger Webb FRICS
Gavin Biles BSc ARICS RQS MAQS • Richard Cleaver BSc CEng MIEE MCIBSE • Matthew Francis BSc LLB ARICS
Mark Gordon MSc ARICS MCI Arb • Kevin Hallowell BSc ARICS Dip Proj Man • Richard Hand ARICS • David Tobin BSc ARICS

Senior Associates Murray Farrant BSc ARICS • Michael Rumbelow ARICS • Adrian Westbury BSc ARICS • David Woodnorth BSc ARICS
Associates Daryl Atkinson MSc Dip M MCIM • Graham Blackburn BA Dip Arch RIBA • Chris Ford BSc ARICS
James Hamilton BSc ARICS • John Turnbull LCIBSE

Financial Controller Russell Cannings BA ACA ***Consultant*** Michael Taylor FRICS FCI Arb

Certificate No. FS 28479
Also at Oxford, Bristol and London

RIDGE IS THE TRADING NAME OF RIDGE AND PARTNERS, INCORPORATING RIDGE MANAGEMENT AND RIDGE SERVICES

The siting of the proposed new barn will ease the herding of cattle and movement of machinery around the farm and also avoid having to herd cattle, etc past the new Crop Research building. The height of the new barn is dictated by the height of delivery vehicles that have to tip loose feed into the storage bays. The proposed height of 7.5m is the minimum that will enable the vehicles to tip the feed unrestricted. It is proposed that the site of the old barn will be used for parking farmyard vehicles and machinery as the space currently available for parking vehicles and machinery within the farmyard is quite restricted.

I would greatly appreciate your earliest possible response with regard to the applications as the buildings are required by 1 September 2000 in preparation for the birth of new calves and harvesting of hay and straw.

Our applications comprise of the following documents:

1. ***Construction of New Barn***

- Six copies of completed application for Full Planning Permission.
- Two copies of completed Section 66 Certificate.
- Six copies of our drawings numbered: 200322/002 and 005.
- Six copies of site plan with boundaries duly marked.
- A fee cheque in the sum of £35.00.

2. ***Extension to Calf Rearing Shed***

- Six copies of completed application for Full Planning Permission.
- Two copies of completed Section 66 Certificate.
- Six copies of our drawings numbered: 200322/001, 003 and 004.
- Six copies of site plan with boundaries duly marked.
- A fee cheque in the sum of £35.00.

Given the urgency by which these buildings are required, we would appreciate it if the application could be considered within the normal eight week period.

We trust both our applications are in order, however, we would be pleased to discuss any aspect of our proposals at your convenience. We look forward to receiving your formal receipt of our applications in due course.

Should you have any queries with regards to the above or enclosed, please do not hesitate to contact the undersigned.

Yours faithfully

pp **Adrian Goulding**
Chartered Building Surveyor

Encs

Copy Mr D Fulford – University of Reading
Mr J Garlic – Haslams Chartered Surveyors

(1) ADDRESS NOW SONNING FARM UNIVERSITY FARM, CHARVIL LANE. PARISH Sonning

PLOT No. INCLUDING 'LITTLE COURT' ORD. SHEET No.

BUILDER LITTLE COURT = LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
[illegible]	UNIVERSITY OF READING	[illegible]	14.4.77	N/A T.P. 31.12.81
BR 7720	"	P.C. PORTAL FRAMES EXT.	10.1.78	APP N/A
113/71				
BR 9854 09711 } SEE LITTLE COURT	"	EXT. TO STORE AT LITTLE COURT	6.12.75	APP. C/A N/A
217/71	U. of Reading	Ext. Sunny Farm	18.3.71	N/A P.D.
634/72	Dept. of Agriculture	Alter. Laboratory	11.5.72	App C/A
372/73	U. of Reading	4 Private Garages	22.3.73	– C/A
837/73	" "	Dutchbarn + lean-to	5.7.73	– C/A
BR 2060	" "	2 BULL BOXES	19.2.75	
[illegible]117	" "	" "	20.3.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

18 MAY 2000 1463

(2) ADDRESS UNIVERSITY FARM (House) NOW SONNING FARM CHARVIL LANE PARISH SONNING

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
15026	Mr Rado.	Change of use part of dwelling as restaurant	12.3.81	HA Ref
BR 25134	MR & MRS S. BOWMAN	ALT & EXT	9.8.85	APP N/A
27980	UNIV. OF READING	CUBICLE HOUSE FOR COWS	5.8.87	C/A
BRA 10813	MR & MRS S. BOWMAN	S/ST. EXT. AT THE FARMHOUSE	11.10.91	APP
39336 } APPEAL	UNIV. OF READING O/L	15 DWELLINGS	1.7.92	Ref
39337 }	" O/L	4 "	1.7.92	Ref
41114	MR & MRS S. BOWMAN FARMHOUSE	GARDEN ROOM/WORKSHOP/ COVERED WAY	23.6.93	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

41870 DR & MRS BOWMAN AMEND 41114 GARDEN ROOM/REPL. GARAGE/ COVERED WALKWAY 26.11.93 C/A

1933

(3) UNIVERSITY FARM & FARMHOUSE - NOW SONNING FARM

ADDRESS CHARVIL LANE **PARISH** SONNING

PLOT No. **ORD. SHEET No.**

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP/94/2188	DR & MRS J. BOWMAN	GARAGE & GARDEN ROOM AT FARMHOUSE	4.4.94	APP
42412	UNIV. OF READING FARM	DEM. EX. BUILDINGS & ERT. TO EX CUBICLE HOUSE	11.4.94	CIA
42615	" "	COVERED YARD FOR CATTLE	10.5.94	CIA
42733	" "	SLURRY STORE	27.5.94	CIA
44491	W/DR.			
95/60280/F	"			
44249	"	" (42733)	25.4.95	CIA
95/60338/F		INCREASE HEIGHT		
98/68541/F	UNIVERSITY OF READING.	CH. USE GRAIN STORE → OFFICE ACCOM.	24/3/99.	GRANT
FP99/8850	"	"	20/7/99	APP

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No. 10.MAY2000* 1483

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) .....

.....

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

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

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

on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . A Jellard . . . . . .

On behalf of . THE UNIVERSITY OF READING . . . . . .

Date . 5TH MAY 2000 . . . . . .

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

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 MAY 2000 1483

1. APPLICANT'S NAME THE UNIVERSITY OF READING
ADDRESS WHITEKNIGHTS, P.O. BOX 235,
READING, BERKSHIRE,
POST CODE RG6 6BW **PHONE** 0118 9318300

2. If the applicant has an agent, all correspondence will be sent to the agent
AGENT'S NAME RIDGE & PARTNERS
ADDRESS BEAUMONT HOUSE, 59 HIGH STREET,
THEALE, READING, BERKSHIRE
POST CODE RG7 5AL. **PHONE** 0118 9323088

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 SONNING FARM, CHARVILL LANE,
SONNING, READING, BERKSHIRE.

4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.
CONSTRUCTION OF EXTENSION TO EXISTING FARM BUILDING TO PROVIDE ADDITIONAL BEDDING SPACE FOR YOUNG LIVESTOCK.

5. Give the area in hectares or part of a hectare *AREA OF SITE* 20.3 HECTARES

6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee **OWNERSHIP** FREEHOLD OWNER.

List all the plans and drawings submitted with the application **PLANS/DRAWINGS** 200322/001, 003, 004
SITE PLAN INDICATING BOUNDARIES

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 ? NOT APPLICABLE

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

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

THE LAND IS CURRENTLY IN AGRICULTURAL USE AS A WORKING FARM.

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.

EXTERNAL WALLS WILL BE FACING BLOCKWORK WITH YORKSHIRE TIMBER BOARDING ABOVE TO MATCH THE EXISTING ELEVATIONS.
PROFILED FIBRE CEMENT SHEET ROOF COVERING WITH PVCU RAINWATER GOODS.

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 SITE IS ENCLOSED BY FENCING, HEDGES & PLANTING. THE PROPOSED WORKS WILL HAVE NO EFFECT ON THE EXISTING SITE ENCLOSURE.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

INTO NEW SOAKAWAY.

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

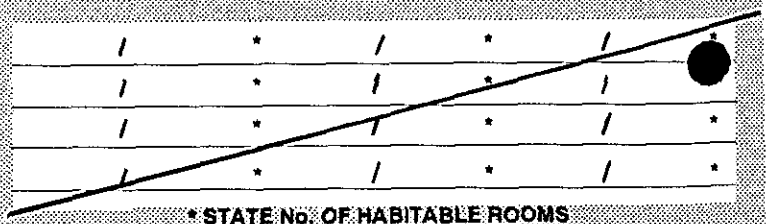
VEHICULAR & PEDESTRIAN ACCESS TO THE SITE IS VIA CHARVILL LANE. ACCESS WILL NOT BE EFFECTED BY THE PROPOSED WORKS

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

NOT APPLICABLE - FARM BUILDING FOR LIVESTOCK.

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

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



* STATE No. OF HABITABLE ROOMS

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

(YES) NO

If YES, complete Part 2 of the form

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

YES (NO)

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

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

£35-00

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

SIGNED [signature] ON BEHALF OF THE UNIVERSITY OF READING DATE 5TH MAY 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".

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PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify AGRICULTURAL	276M²	N/A	108M²	N/A
OTHER	Please Specify				
	TOTAL	276M²	N/A	108M²	N/A.

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES — NOT APPLICABLE.

26. WHAT PROVISION IS BEING MADE FOR PARKING?
EXISTING CAR PARKING PROVISIONS WILL NOT BE ALTERED. NUMBER OF SPACES ARE APPROXIMATE ONLY.

	Cars	Lorries
Existing	25	
Proposed	25	

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.
THE EXISTING BUILDING & PROPOSED EXTENSION IS SITED WITHIN A WORKING FARM & WILL BE USED TO HOUSE YOUNG LIVESTOCK.

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?
THE UNIVERSITY OF READING, SONNING FARM, CHARVILL LANE, SONNING, READING, BERKSHIRE.
PREMISES WILL BE OCCUPIED.

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

Existing Staff	Transferred Staff	New Staff	Total
2 FULL TIME 4 PART TIME	N/A	N/A	2 FULL TIME 4 PART TIME

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.
NONE

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".

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YOUR PLANNING APPLICATION

WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

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

WHAT ELSE MAY YOU HAVE TO DO ?

Listed Building Consent:	for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area.
Advertisement Consent:	for the display of advertisements or signs
Building Regulation Approval:	for most new building or construction work.

Special forms are available for these types of applications.

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

WHAT HAPPENS TO THE APPLICATION ?

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

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

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

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

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

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

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

HOW LONG WILL IT TAKE ?

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

WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

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

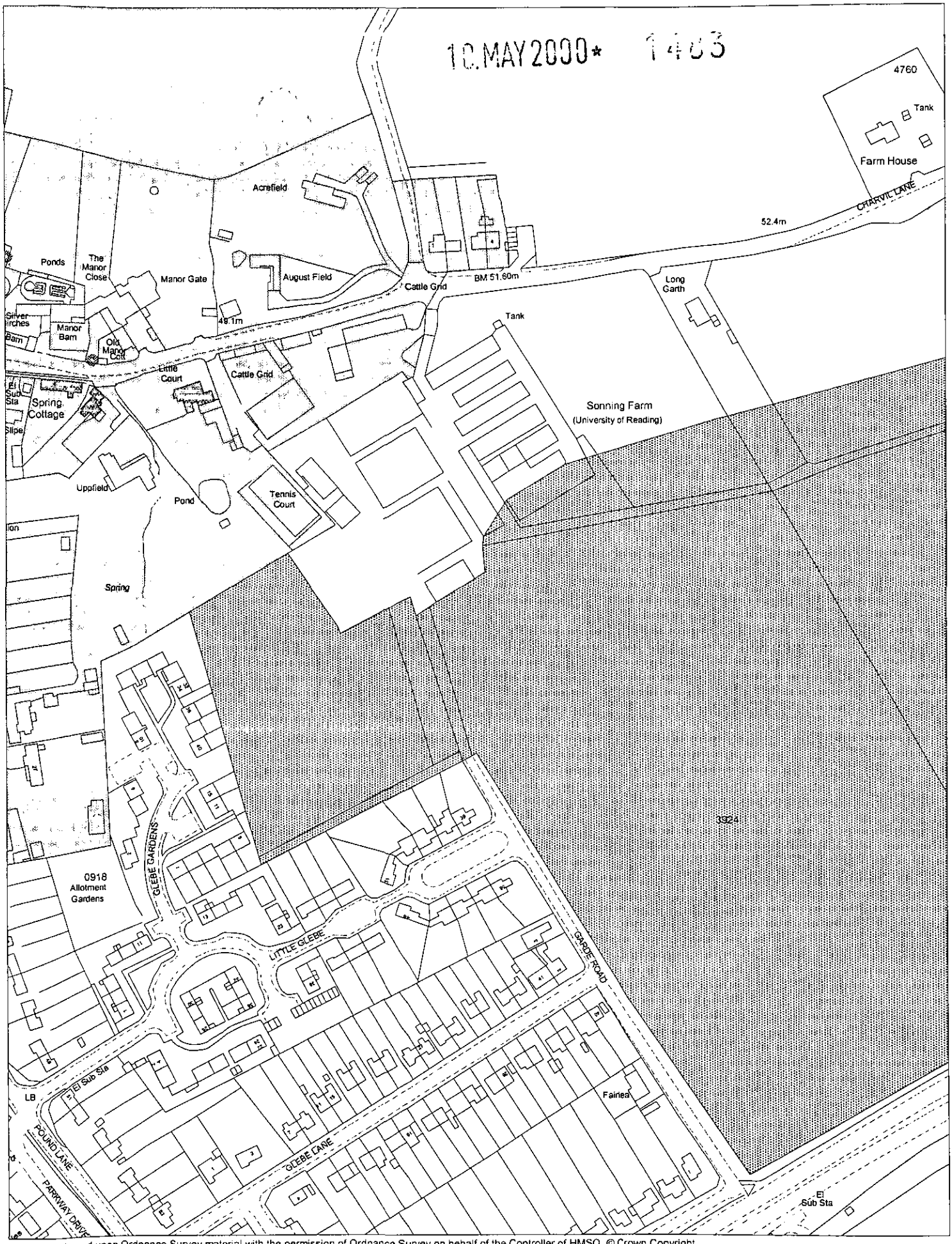
Your application may be refused. The reason will be listed on the Decision Notice.

WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

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

DATA PROTECTION ACT 1984

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



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Development Control Section, Environmental Services, Wokingham District Council.

19 May 2000

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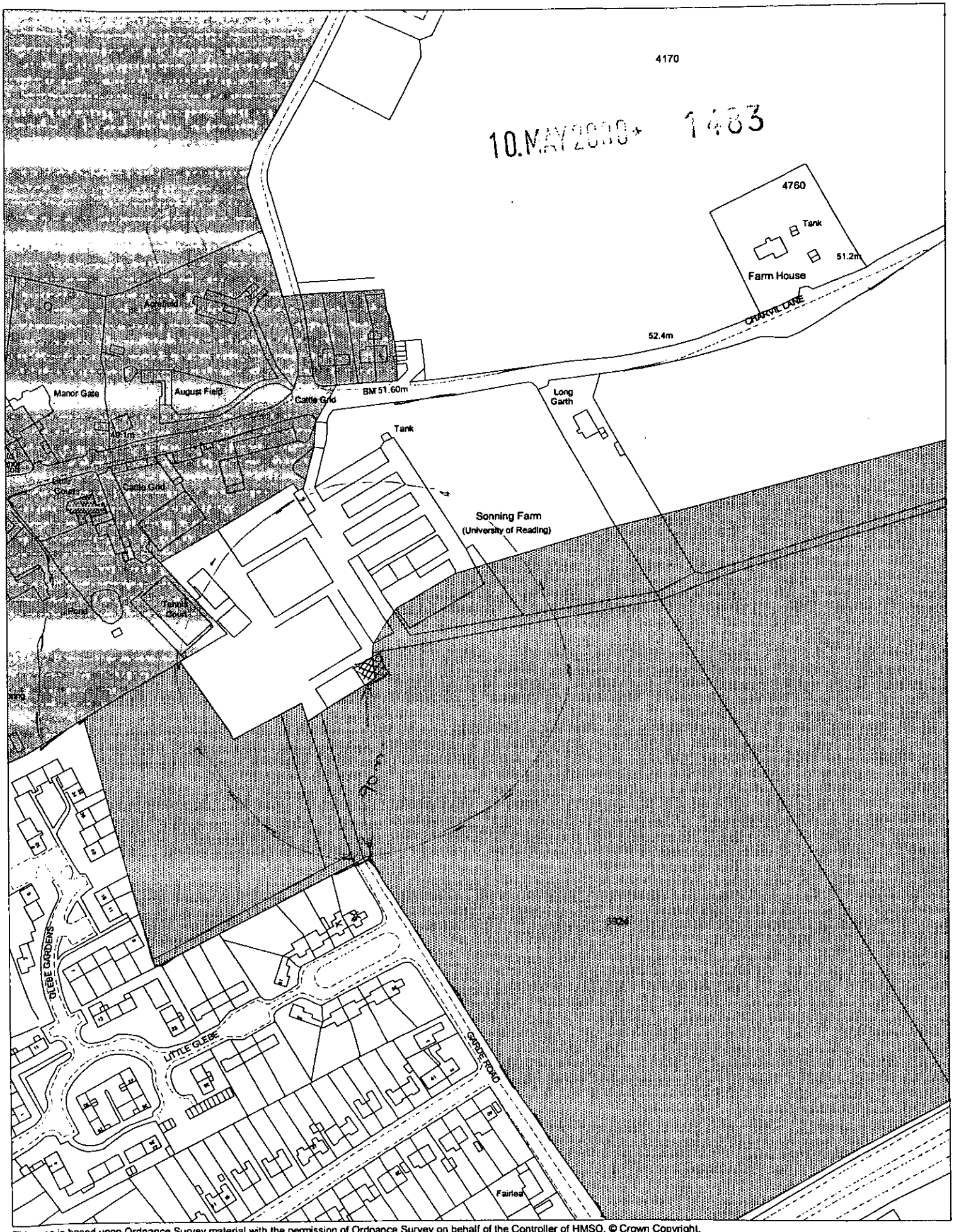

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