APPLICATION NO:
F/2000/1484

LOCATION:
University Farm Office Charvil Lane, Sonning Reading.

APPLICANT:
University Of Reading C/O Ridge & Partners

PROPOSAL:
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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
Berkshire RG7 5AL

Application Number: F/2000/1484

Parish:	**SONNING**
Location:	**University Farm Office, Charvil Lane, Sonning, Reading**
Proposal:	**Proposed erection of farm building for storage of livestock feed and straw. Demolition of existing barn.**

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. Prior to the commencement of development details of the proposed slab levels of the proposed dwellings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
3. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (eg. furniture, play equipment, refuse or other storage units, signs, lighting etc); proposed and existing functional services above and below ground (eg. drainage power, communications cables, pipelines etc indicating lines, manholes, supports etc); retained historic landscape features and proposals for restoration, where relevant.

Condition
4. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed number/densities where appropriate; implementation and maintenance programme.

Condition
5. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the Local Planning Authority.

Condition
6. The use hereby permitted shall not be commenced until approved planting has been carried out on the south-west boundary of the site in accordance with details which shall have been submitted to and approved by the Local Planning Authority and thereafter maintained as such.

Condition
7. 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 safeguard the amenities of neighbouring residents and the locality.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. In the interests of visual amenity.

Reason
6. In the interests of visual amenity.

Reason
7. To ensure a satisfactory external appearance.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/08/2000

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.

POST APPLICATION

RIDGE
PROPERTY AND CONSTRUCTION CONSULTANTS

PLANNING ... 31793
POL | ILS
DC LB | ENF
APP
CS
14 JUL 2000
COPIES TO: | ACK:
FILE:

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

Please ask for Adrian Goulding

Your ref

Our ref 200322/AG/mc

12 July 2000

Ms Lynette Baker
Wokingham District Council
Environmental Services Department
PO Box 157, Council Offices
Shute End
WOKINGHAM
RG40 7WR

Needs new pg. applic'n.
↳ phoned to tell him 21/7.

Dear Lynette

Sonning Farm, Sonning, Reading
Construction of New Grain Barn – Application Number: F/2000/1484

Further to our application for Planning Permission in respect of the above project, please find enclosed 6No copies of revised drawing No's 200322/002A and 005A.

As discussed during our telephone conversation of Tuesday 11 July 2000, we would appreciate it if you would accept the enclosed plans as amendments to our existing application.

The amendments are briefly summarised below:

Retain existing Behlin Barn

Reduce footprint of the proposed new barn to provide 4No storage bays in place of the original 6No.

The proposed amendments are necessary due to budget constraints on the project.

It will be necessary to retain the barn as the farm must have a sufficient weathertight enclosure to store livestock feed. It was proposed to provide a suitable enclosure within the new barn, however this is no longer possible.

It is understood from our conversation that our current application has generally been well received with no material objections having been made and is likely to receive permission. We trust that our proposed amendments prove to be acceptable and look forward to receiving your response in due course.

Continued/...

R:\Data\Jobs\Team214\200322\Correspondence\WokinghamDC_EnvS(LB)12072000AGmc.doc

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
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 • Mark Richards 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

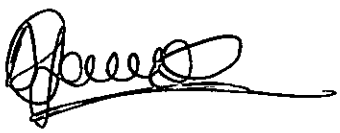
RIDGE IS THE TRADING NAME OF RIDGE AND PARTNERS, INCORPORATING RIDGE MANAGEMENT AND RIDGE SERVICES

2/...

Whilst writing, may we take the opportunity to raise the matter of our second application for Sonning Farm, which is currently under consideration (application number: F/2000/1483). Again, from our previous conversation it is understood that our application has been well received and is likely to receive permission. We would be pleased to receive confirmation in respect of this matter at your earliest convenience. The extension to the calf rearing barn is urgently required as the first of the new born calves is expected by 1 September 2000.

We trust you find the enclosed in order, however we would be pleased to discuss any aspect of our proposals at your convenience.

Yours sincerely



Adrian Goulding
Chartered Building Surveyor

Enc

Copy Mr D Fulford – University of Reading
Mr M Collis – University of Reading

Tel: (0118) 974 6447

Date: 14/8/00

My ref: F/2000/1484

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/2000/1484
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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 24/8/00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1484**
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: Date: 23/6/00.

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: 14/8/00

My ref: F/2000/1484

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/2000/1484
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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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.
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Lynette Baker** Application Number: **F/2000/1484**
University Farm Office, Charvil Lane, Sonning, Reading.
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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.

Received by Wokingham District Council

Application No: F/2000/1484

Proposal:
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

Application No: F/2000/1484

Proposal:
Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

Location:
University Farm Office Charvil Lane Sonning Reading

This application is being advertised in the Reading Chronicle newspaper on the 02/06/2000 for the following reason(s);

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

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

Date: 02/06/2000

Elected LEB
14/6/00

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990

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

This application is being advertised in the Reading Chronicle *newspaper on the 02/06/2000 for the following reason(s);*

SITE IS IN A CONSERVATION AREA

The application can be inspected 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)

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 before **23/06/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

Date: 02/06/2000

14/6/00.
Erected MEB

WORK SHEET FOR : Lynette Baker

Application Number : F/2000/1484

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

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

Proposal : Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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 : HA : no obj.
Landscape : acceptable but needs screening from hq. - cond.

Cons Off : Visually sensitive - should be reduced in height

SPC : should be considered together with Little Ct applicn.

Planning Issues : Impact on character of area - gap, outside but on edge of CA.
LC1, LC15. AHP.
WCC2, WCC4

Application Number: F/2000/1484

Appraisal :

History: existing barn burnt down following fire in November. ↳ used to store hay, straw & animal feed + provided bedding space for young calves (this element dealt with under 1483). Existing barn that burnt down = 480 m². This replacement = 300 m² gross. Another barn to be removed → net loss of 299 m². overall.

6 Impact on character:
Proposal = in a gap, outside but on the edge of a C.A. Very visible location.
The barn to be removed = v. prominent – shiny aluminium – big gain to lose this. In terms of its appearance, barn will match those existing ones opposite – same materials.
Letter submitted with application justifies siting & height (machinery to tip feed needs 1.5 m)
Site of old barn to be used for pkg machinery.
Proposal could be screened by planting.
Sufficient distance from nearby housing to avoid adverse impact (90+m), & will be seen from A4 against background of existing buildings
It is not considered that the proposal will appear out of place or detract from the openness of the gap or the rural character of the area.
In terms of policy LC15/WCC4, there are no other suitable buildings (verified by meeting on site) the size of the barn has been justified (letter of 8/5/00 on 1483) & is considered to integrate with its surroundings. Overall loss of m².
∴ No adverse impact

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

Application Number F/2000/1484
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02	
2	SC18	SR05	
3	SC40	SR09	
4	SC41	SR09	
5	SC42	SR09	
6	SC51	SR09	approved planting has been carried out on the south west boundary
7	SC52	SR12	

RECORD OF SITE VISIT

SITE ADDRESS: University Farm Office
Charvil Lane Sonning Reading.

APPLICATION NUMBER: F/2000/1484

OFFICER: Lynette Baker

DATE OF SITE VISIT: 14/6

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS edge of farmyard bordering rural area.

3. DESCRIPTION OF SITE/BUILDING Unsightly shiny shed.

4. RELATIONSHIP TO ADJOINING PROPERTIES Barns.

5. SITE CONSTRAINTS hg

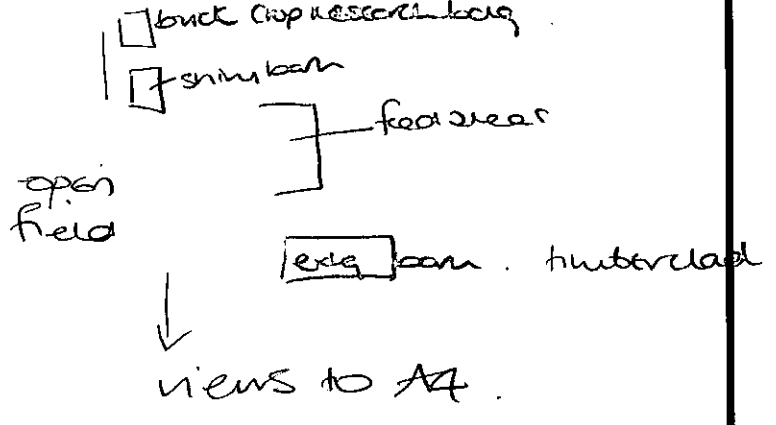
TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS



PLANNING SERVICES | HPT
POL | TLS
DC | ENF
CS |
20 JUN 2000
COPIES TO: | FILE:

WOKINGHAM DISTRICT COUNCIL

PARISH COUNCIL OBSERVATION SHEET

PLANNING APPLICATION. APPLICATION No 1/2000/1484

Officer LYNETTE BAKER

Parish SONNING

Proposal ERECTION OF FARM BUILDING FROM SORAGE OF LIVESTOCK FEED & STRAW. DEMOLITION OF EXISTING BAHLIN BARN

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:
Conservation Officer

From: Lynette Baker

25 MAY 2000

Date: 24 May 2000

25 MAY 2000

Application Number: F/2000/1484

Proposal: Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn.

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.

DEMOLITION OF THE EXISTING BARN COULD ENHANCE THE BOUNDARY OF THE CONSERVATION AREA. HOWEVER, THE PROPOSED REPLACEMENT STORAGE BUILDING IS LARGER, ON PLAN, AND THE GENERAL MASS APPEARS DOUBLE THAT OF THE BAHLIN BARN.

THE FORMS OF CONSTRUCTION OF OTHER Q20 BARNS AND STORAGE BUILDINGS ADJOINING THE PROPOSED FARM BUILDING SUGGESTS A LIMITED PLANNING CONTROL. THE NEW ADDITION WILL NOT ENHANCE OR HELP TO UNIFY THE FARM BUILDINGS. THE LOCATION OF THE NEW STRUCTURE IS PARTICULARLY VISUALLY SENSITIVE WHEN VIEWED IN RELATION TO THE CONSERVATION AREA BOUNDARY.

1. IS IT POSSIBLE TO RE-POSITION THE PROPOSED FARM BUILDING.
2. COULD THE FORM BE CHANGED TO PROVIDE A CENTRAL RIDGE — LIKE OTHER BARNS
3. MUST IT BE SO HIGH — 7500 M ?
4. ROOF WOOD BREAK MATERIAL + COLOUR ?
5. MATERIALS + COLOURS GENERALLY TO BE CONFIRMED.

Harold Sanders
26.05.00

TO: **DEVELOPMENT CONTROL**
Lynette Baker

FROM: Environmental Design

DATE: 29th June 2000

Location: University Farm Office, Charvil Lane, Sonning.

Proposal: Proposed erection of farm building for storage of livestock feed and straw. Demolition of existing bahlin barn.

Application Number: F/2000/1484

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/2000/1483 - see separate sheet)

Patricia Green

Patricia Green
Landscape Consultant

HIGHWAYS CONSULTATION SHEET

From: Lynette Baker

Date: 24 May 2000

Application Number: F/2000/1484

Proposal: Proposed erection of farm building from storage of livestock feed and straw. Demolition of existing bahlin barn

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 D.C. DEVELOPMENT CONTROL

Start date:	10 MAY 2000
Officer: LEB.	Application No. F/2000/1484

Map No. 52 Site ...19:2...
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

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

Description:
(F.) PROPOSED ERECTION OF FARM BUILDING FOR STORAGE OF LIVESTOCK FEED & STRAW. DEMOLITION OF EXISTING BAHLIN BARN

Location: SONNING FARM · CHARVIL LANE

Parish: SONNING Ward: Sonning ✓ 2415

Applicant: UNIVERSITY OF READING

Fee Received 35-00 (8) 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	[illegible]		
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 Conservation 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:

In Charvil Lane & Garde Road.

2x S.N.t Sonning Farm, Charvil Lane, Sonning

24, 26, 28, 30, 32, 34, 36 38, 40 Glebe Gardens

Upp Field, Charvil Lane

1 & 2 Spring Cottages, Charvil Lane.

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
CON 8	UNIVERSITY OF READING	[illegible]	14.4.77	N/A T.P. 3.12.87
BR 7720	"	P.C. PORTAL FRAMES HTS.	10.1.78	APP. N/A
113/71				
BR 9854 09711 } S&L LITTLE COURT	"	EXT. TO STORE AT LITTLE COURT	6.12.78	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	" "	Dutch barn + lean-to	5.7.73	— C/A
BR 2060	" "	2 BULL BOXES	19.2.75	
0[illegible]17	" "	" "	20.3.75	N/A C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE 10 MAY 2000 1484

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
BRD 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. CURTILAGE HOUSE	11.4.94	CIA
42615	" "	COVERED YARD FOR CATTLE	10.5.94	CIA
42733	" "	SLURRY STORE	27.5.94	CIA
44191	W/DR.			
95/60280/F	"			
44249	"	" (42733) INCREASE HEIGHT	25.4.95	CIA
95/60338/F				
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 MAY 2000* 1464

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.

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.

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.

(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).

- 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.

- 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) . . . . . .

. . . . . .

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

the (c) . . . . . .

on (d) . . . . . .

OR

(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).

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 . . . [signature] . . . . . .

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 2002 1484

1. APPLICANT'S NAME THE UNIVERSITY OF READING

ADDRESS WHITEKNIGHTS, P.O. BOX 235
READING, BERKSHIRE

POST CODE RG6 6BW **PHONE** 0118 9318300

AGENT'S NAME RIDGE & PARTNERS

If the applicant has an agent, all correspondence will be sent to the agent

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, CHARVIL 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. DEMOLITION OF EXISTING BAHLIN BARN & CONSTRUCTION OF NEW FARM BUILDING FOR STORAGE OF LIVESTOCK FEED & STRAW.

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

7. *List all the plans and drawings submitted with the application* **PLANS/DRAWINGS** 200322/002 & 005 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	☐

1769b

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.	PROFILED METAL CLADDING TO MAIN ELEVATIONS WITH PRE-CAST CONCRETE PANELS AT LOWER LEVEL TO A HEIGHT OF 2.5M. PROFILED METAL ROOF CLADDING & 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 EXISTING SURFACE WATER DRAINAGE SYSTEM
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 STORAGE USE ONLY.

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".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
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	N/A	121M²	300M²	N/A.
OTHER	Please Specify				
	TOTAL	N/A	121M²	300M²	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.
PROPOSED BUILDING IS SITED WITHIN A WORKING A WORKING FARM & WILL BE USED FOR STORAGE OF LIVESTOCK FEED & HAY/STRAW.

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".