APPLICATION NO:
F/2000/1827

LOCATION:
Stokes Farm Binfield Road, Wokingham.

APPLICANT:
Mr T Findlay

PROPOSAL:
Proposed erection of agricultural buildings to house organic free range chickens.

EARLIEST DATE FOR DECISION: **28/07/2000**

APPLICATION WILL HAVE EXPIRED ON: 17/08/2000

CASE OFFICER: **Mrs B Polnik**

APPROVED

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr T Findlay
Stokes Farm
Binfield Road
Wokingham
Berkshire
RG40 5PR

Application Number: F/2000/1827

Parish: **HURST**

Location: **Stokes Farm, Binfield Road, Wokingham.**

Proposal: **Proposed erection of agricultural buildings to house organic free range chickens.**

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 use of the building hereby approved commencing, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed to ensure that no part of the approved building will be visible from any of the following vantage points:
(i) junction of the field access and Binfield Road
(ii) junction of the drive into Stokes Farm and Binfield Road
(iii) junction of the footpath north of Rose Cottage Stud and Binfield Road.

All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Condition
3. No imported material, other than that required for the concrete base, shall brought in to raise levels on-site.

Condition
4. The construction of the drainage system shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
5. Surface water control measures shall be carried out in accordance with details to be submitted to and approved in writing by the Local Planning Authority before development commences.

Condition
6. The building shall not be erected other than in materials submitted with the application or such other materials as have been approved in writing by the Local Planning Authority.

Condition
7. The agricultural building hereby approved shall not be used for any other purposes other than that ancuillary to agriculture. If the agricultural building hereby approved should cease being used for agricultural purposes within 10 years from the date of substantial completion or first use, whichever was the later, then tha approved building shall be removed from the land, and the land shall be restored to its condition before the development took place witin 3 years of the date that the agricultral use ceased, in accordance with details to be first submitted to and approved by the Local Planning Authority.

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

Reason
2. In the interests of visual amenity.

Reason
3. To ensure that the level of building is not raised to the detriment of visual amenity of the area.

Reason
4. To prevent pollution of the water environment.

Reason
5. To prevent the increased risk of flooding and to improve water quality.

Reason
6. To ensure a satisfactory external appearance.

Reason

7. The building hereby approved would constitute inappropriate development in the countryside if it were not for the proposed agricultural use.

Informatives

1. This permission relates to the application as amended with revised plan submitted to the Local Planing Authority on 30.08.00 showing the relocation of the building and does not approve the proposals as originally submitted.
2. 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 Policies C2 and C6
   Loddon Area Local Plan Policies LTV2 and LC1
   Deposit Draft Wokingham District Local Plan Policies WCC1 and WCC2.

John Mitchell

John Mitchell CH
Development Control Manager
Date: 06/09/2000

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.

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



5th September, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1827

I refer to the above-mentioned Application by Mrs. T. Findlay of Stokes Farm, Binfield Road, Wokingham; proposed erection of agricultural buildings to house organic free range chickens.

The Council have no further comments to add to those made in my letter dated 19th July, 2000.

Yours sincerely,

Clerk

MINUTES OF A MEETING OF THE DEVELOPMENT CONTROL COMMITTEE HELD ON WEDNESDAY 6 SEPTEMBER 2000 FROM 7.00 PM TO 10.25PM

Present: Mr K.A Malvern, (Chairman) Mrs J.A Lissaman, (Vice-Chairman), Mrs D.C Beatty, Mr M.J Bryant, Mr T.P Dredge, Mr J.L Earnshaw, Mr R.F.N Eke, Mrs M.A Long, Mrs M Robertson and Fiona Rolls.

Also present under Standing Order 39: Mr G. Cowan, Mrs A.N.M.C Drake, Simon Etheridge, Mrs E.L.M Siggery and Mr A.W Spratling.

91. ORDER OF BUSINESS

With the agreement of the Committee, the order of business was varied so that those applications where members of the public had indicated a wish to speak could be dealt with first.

92. MINUTES

The Minutes of the meeting of the Committee held on 19 July 2000 were confirmed as a correct record and signed by the Chairman.

93. APOLOGIES FOR ABSENCE

Apologies for absence were received from Mr S.R Conway and Mr B.J.S Patman.

The Committee considered a report on this application as set out on Agenda pages 920 to 926.

Mrs A.N.M.C Drake, a local Member attended the meeting and spoke in favour of the proposal.

RESOLVED: That Application No: 2000/1827 be approved subject to the conditions set out on Agenda pages 921 to 922.

96. APPLICATION NO: 2000/1827, PROPOSED ERECTION OF AGRICULTURAL BUILDING TO HOUSE ORGANIC FREE RANGE CHICKENS, STOKES FARM BINFIELD ROAD HURST, FOR MR T.FINDLAY

Application No. F/2000/1827 | **Received** 22.06.00 | **HURST**

Applicant : Mr T Findlay
Location : Stokes Farm, Binfield Road, Wokingham
Proposal : Proposed erection of agricultural building to house organic free range chickens

1. **Planning History** – Application relates to a 202ha (500 acres) farm located on either side of Binfield Road just north of the bridge crossing with the A329 (M). Planning history dates back to 1949 and mainly relates to the farmhouse.

2. **Proposal** – is to erect a static poultry unit within a field on the east side of the Binfield Road. The structure would be 12.1m in width and 100.52m in length with a maximum height of 4.3m . Access would be off the existing field access. The roof would be constructed of a dark green coloured material. Following negotiations the building has been resited closer to the existing poultry shed.

   The building is required as a result of a recent European Directive requiring stocking densities for free-range to be reduced from 11.7 birds per m^2 to 6 birds per m^2 with a maximum of 3,000 birds per shed (for organic and free range). Currently the applicant has 4 sheds containing 4,000 birds each (16, 000 in total), and only a maximum of 18,000 is envisaged. The proposal is not permitted development as the building exceeds 465m^2.

3. **Consultations** -
   - ***Highway Authority*** – No objection.
   - ***Landscape Architect*** – Comments on revised plan to be reported.
   - ***Environmental Health*** – No objection.
   - ***Environment Agency*** – No objection in priciple although conditions regarding drainage and surface water control recommended.
   - ***Hurst Parish Council*** – The Council suggest that the "informal screening" shown on the 1:1250 site plan should be made the subject of a condition so that the structure is screened from Binfield Road.
   - ***Wokingham Town Council (Adjoining Parish)*** – No objection.
   - ***Letters of representation*** – None received.

4. **Appraisal** – Main Issues;

   A. Impact on the rural character/visual amenity of area; Policies C2 and C6 of Berkshire Structure Plan; LTV2 and LC1 of Loddon Area Local Plan; and WCC1 and WCC2 of Wokingham District Local Plan (Deposit Draft); PPG7.

   B. Highway Issues.

   C. Concerns of the Parish Council.

A. The site is located in a rural area which is also designated as being important to the separation of settlements/green gap. In terms of Policies C2 of Berkshire Structure Plan, LTV2 of Loddon Area Local Plan and WCC1 of Wokingham District Local Plan (Deposit Draft) the principle of development is acceptable as it is for the purposes of agriculture subject to the proposal being appropriate in scale, form and siting.

The building itself is a typical agricultural building, similar to others on the farm albeit twice the length. Due to its form of construction it is unlikely to be used for commercial purposes should it become redundant.

Following negotiations with the applicant the proposed building has been resited so that it would be at lower level. It would be sited 75m north west of an existing poultry shed which is approximately the same height as the proposed building. Ground levels fall away from the Binfield Road to the east to the extent that the existing poultry shed is not visible from the Binfield Road. The applicant has advised that the ground level of the proposed site would be 0.6m+ lower than existing unit and therefore the unit would be barely if not at all visible from the main road. In view of this and the existing landform it is considered that the visual amenity and character of this rural area would be adversely affected. A condition is proposed that following the construction of the building if any part is visible from either of 3 vantage points then additional landscaping would be required. The proposed external material is considered to be acceptable and a visual improvement in comaprison to the existing poultry units located to the west of the Binfield Rd.

B. Access to the structure would be via an existing field access from the Binfield Road. As such and due to the nature of the proposal no highway objection is raised. A condition is recommended regarding further details of the access arrangements.

C. The comments of the Parish Council have been noted. The visual impact has been dealt with under paragraph A and a condition regarding landscaping only if required is proposed.

5. **Conclusion** – Whilst the proposed structure would be long, exceeding 100m in length and resulting in 1, 217m² in floor area due to its nature and location in the landscape it is not considered that the visual amenity and character of this rural area which is also designated a green gap/separation of settlement would be adversely affected.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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

2. Prior to the use of the building hereby approved commencing, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall be designed to ensure that no part of the approved building will be visible from any of the following vantage points:
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REASONS

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

2. In the interests of visual amenity.

3. To ensure that the level of building is not raised to the detriment of visual amenity of the area

4. To prevent pollution of the water environment.

5. To prevent the increased risk of flooding and to improve water quality.

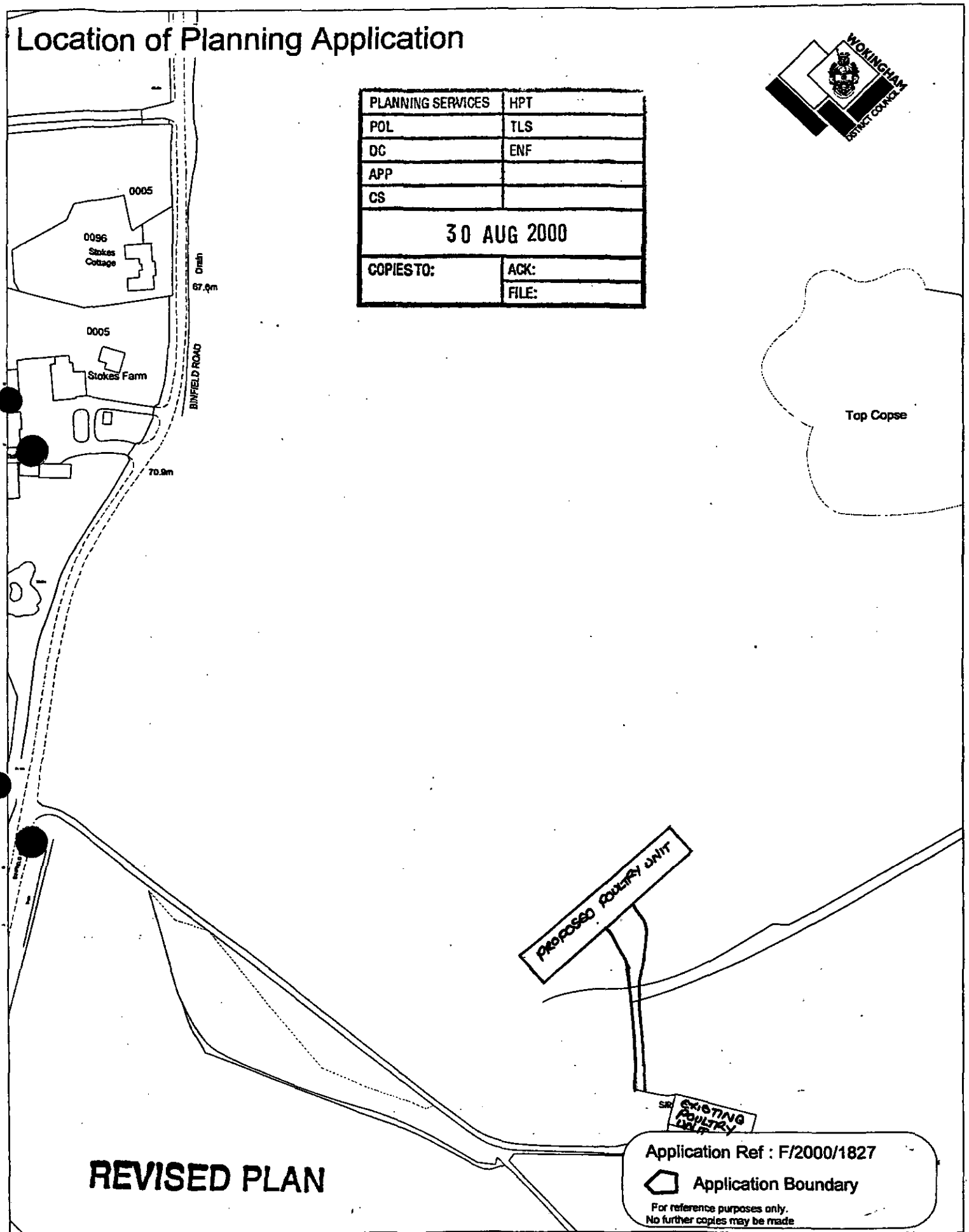
6. To ensure a satisfactory external appearance.

7. The building hereby approved would constitute inappropriate development in the countryside if it were not for the proposed agricultural use.

Basia Polnik

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



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Development Control Section, Environmental Services, Wokingham District Council.

22 August 2000

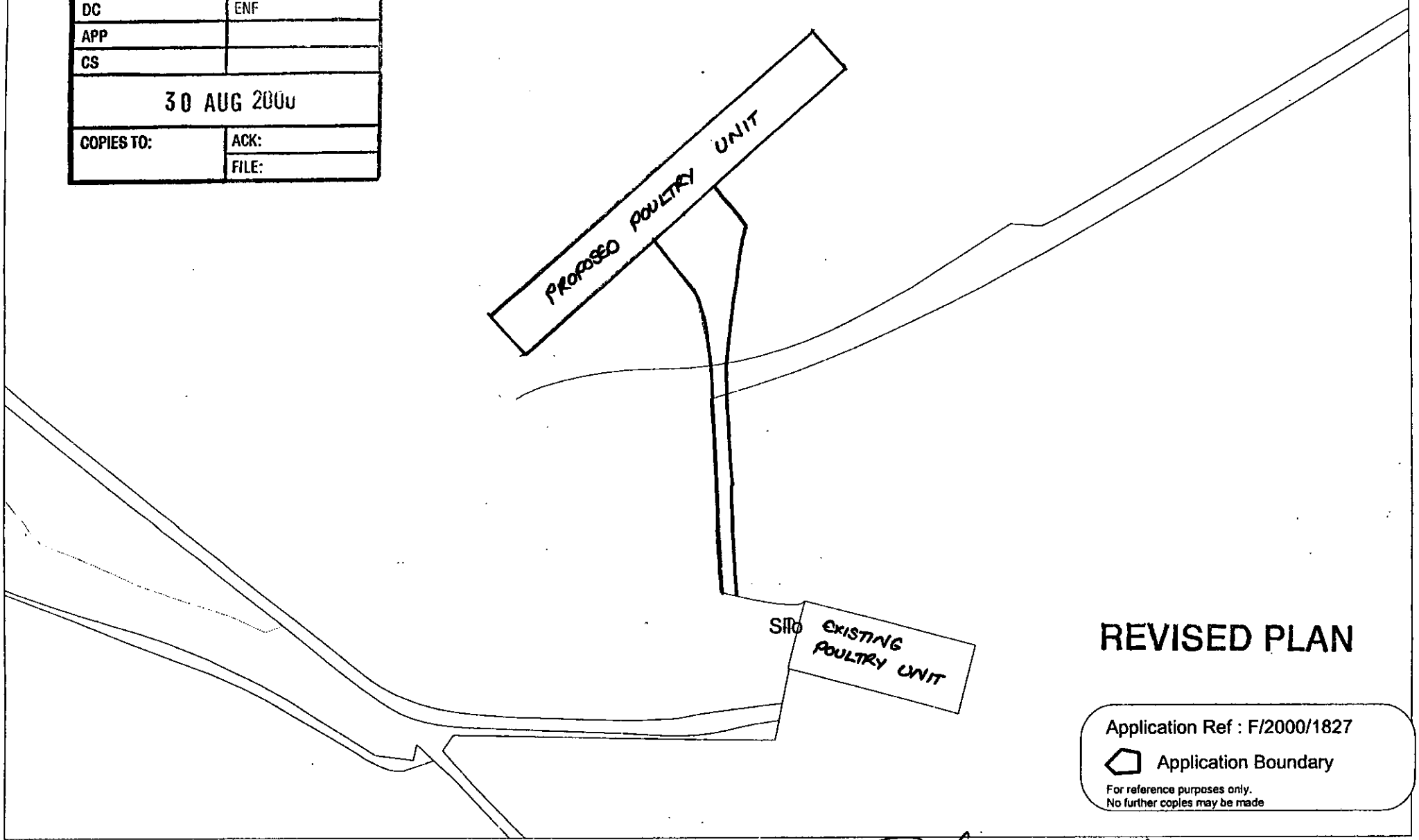
Scale: 1 : 2500

30th August 2000

924

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



925

REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

For reference purposes only.
No further copies may be made

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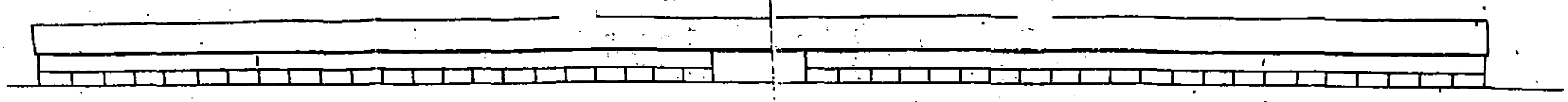
Development Control Section, Environmental Services, Wokingham District Council.

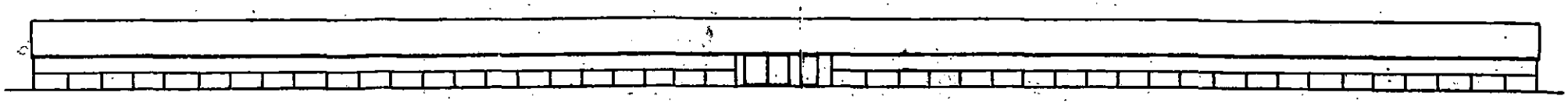
22 August 2000

8th August 2000

Scale: 1 : 1250



ELEVATION



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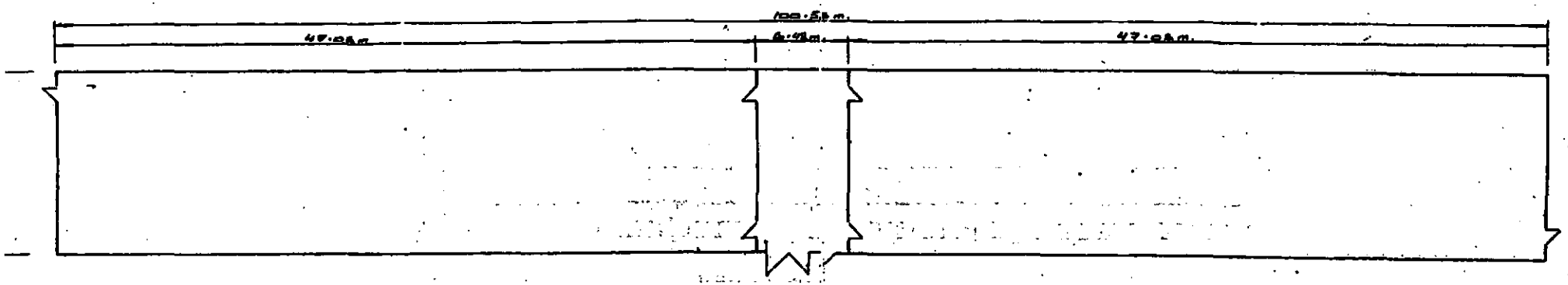
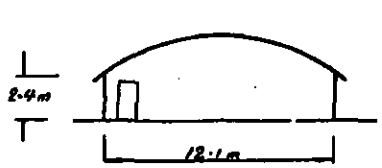
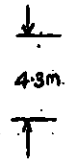


PLAN.
(Scale 1:200)



END ELEVATIONS.



22 JUN 2000 1627

BUILDING TO HOUSE
ORGANIC FREE RANGE HENS

T.S. FINDLAY
STOKES FARM
BINFIELD ROAD
WOKINGHAM
RG 40 5PR

926

LIBERTY

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

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~~Basia Polnik~~ 1. NO2 plan ....30.8.00.... the relocation of the building.

INFORMATIVES. 2. N16

C2+ C6 of BSP

LTV2 + LC1 of LALP

WCC1 + WCC2 of WDLP

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2. In the interests of visual amenity.

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/1827

Applicant : Mr T Findlay .

Location : Stokes Farm, Binfield Road, , Wokingham.
Proposal : Proposed erection of agricultural buildings to house organic free range chickens.

Site Notice Displayed ? :	YES	NO	DATE
	✓		31.7.00

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 22/06/2000

Earliest Date for Decision : ~~**28/07/2000**~~ 17.8.00

Latest Consultation Date/Site Notice Expiry Date : ~~**28/07/2000**~~ 17.8.00

This application <u>will have expired on</u>: <u>17/08/2000.</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 :

Refer to report
DC Ctee 6.9.00

Planning Issues : Not P.D as defined by Class A, Part 6, Schedule 2 of T&CP(GPD)O 1995 as exceeds 465m²
p.p. required

Application No. F/2000/1827 | **Received** 22.06.00 | **Hurst**

Applicant : Mr T Findlay
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   The building is required as a result of a recent European Directive requiring stocking densities for free-range to be reduced from 11.7 birds per m² to 6 birds per m² with a maximum of 3,000 birds per shed (for organic and free range). Currently the applicant has 4 sheds containing 4,000 birds each (16, 000 in total), and only a maximum of 18,000 is envisaged. The proposal is not permitted development as the building exceeds 465m².

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   - ***Landscape Architect*** – Comments on revised plan to be reported.
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Following negotiations with the applicant the proposed building has been resited so that it would be less visible from Binfield Road. It would be sited 75m north west of an existing poultry shed which is approximately the same height as the proposed building. Ground levels fall away from the Binfield Road to the east to the extent that the existing poultry shed is not visible from the Binfield Road. The applicant has advised that the ground level of the proposed site would be over 0.6m lower than existing unit and therefore the unit would be barely if not at all visible from the main road. In view of this and the existing landform it is considered that the visual amenity and character of this rural area would not be adversely affected. A condition is proposed that following the construction of the building if any part is visible from either of 3 vantage points then landscaping would be required. The proposed external material is considered to be acceptable and a visual improvement in comparison to the existing poultry units located to the west of the Binfield Road.

B. Access to the structure would be via an existing field access from the Binfield Road. As such and due to the nature of the proposal no highway objection is raised. A condition is recommended regarding further details of the access arrangements.

C. The comments of the Parish Council have been noted. The visual impact has been dealt with under paragraph A and a condition regarding landscaping only if required is proposed.

5. **Conclusion** – Whilst the proposed structure would be long, exceeding 100m in length and resulting in 1, 217m² in floor area due to its nature and location in the landscape it is not considered that the visual amenity and character of this rural area which is also designated a green gap/separation of settlement would be adversely affected.

6. **Recommendation** – GRANT planning permission subject to the following conditions:

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6. To ensure a satisfactory external appearance.

7. The building hereby approved would constitute inappropriate development in the countryside if it were not for the proposed agricultural use.

Basia Polnik

Application Number: F/2000/1827

Appraisal :

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

Application Number F/2000/1827
Conditions/~~Reasons for Refusal~~

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

RECORD OF SITE VISIT

SITE ADDRESS: Stokes Farm Binfield Road Wokingham.

APPLICATION NUMBER: F/2000/1827

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 31.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓ 31.7.00 on gate post to field

2. DESCRIPTION OF SURROUNDINGS

A329M to SW in cutting
open countryside fields bound by trees/hedges.

3. DESCRIPTION OF SITE/BUILDING

Open field land levels rise from Binfield Rd and then fall towards poultry unit

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to plan

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

REVISED PLAN received 30.8.00

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 20 July 2000

Location:	Stokes Farm, Binfield Road, Wokingham
Proposal:	Proposed erection of agricultural buildings to house organic free range chickens
Application Number:	F/2000/1827

In response to your consultation dated 4 July 2000 for the above application, the landscape comments are as follows:

The site is located in a green gap designation and consists of a large open arable field. The size of the proposed building is twice the size of the adjacent, existing poultry shed and those to the north west of Stokes Farm.

There is virtually no roadside vegetation along Binfield Road allowing open unrestricted views into the field in which the proposed building is located. However the landform is such that the land rises away from the road to the south/south east forming a minor ridge across the field. From the site plan it looks as if the building is located just behind the top of the ridge, which would allow the building to be partially screened by the ridge, within the landscape. If the building is relocated further south east, i.e. moved back from the top of the ridge, the landform will be even more effective in reducing the impact of the proposed building.

The applicant has shown additional planting to the north west of the proposed building to help reduce its visual impact. Pasture is shown to the south east, but there is no indication of any new fencing to separate the pasture from the large arable field. I would suggest that the applicant should consider separating the two land uses with a new hedgerow and hedgerow trees, as this will also provide effective screening for the new building.

Catherine Brimble

Catherine Brimble
Landscape Architect

6/9/00 No objection to the revised position

C. Brimble

Date: 04 September 2000

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2000/1827

Location: Stokes Farm, Binfield Road, Wokingham.

Proposal: Proposed erection of agricultural buildings to house organic free range chickens.

Applicant: Mr T Findlay.

Case Officer: Mrs B Polnik

The new plans show the following: Building repositioned.

Comments are required by 14/09/2000.

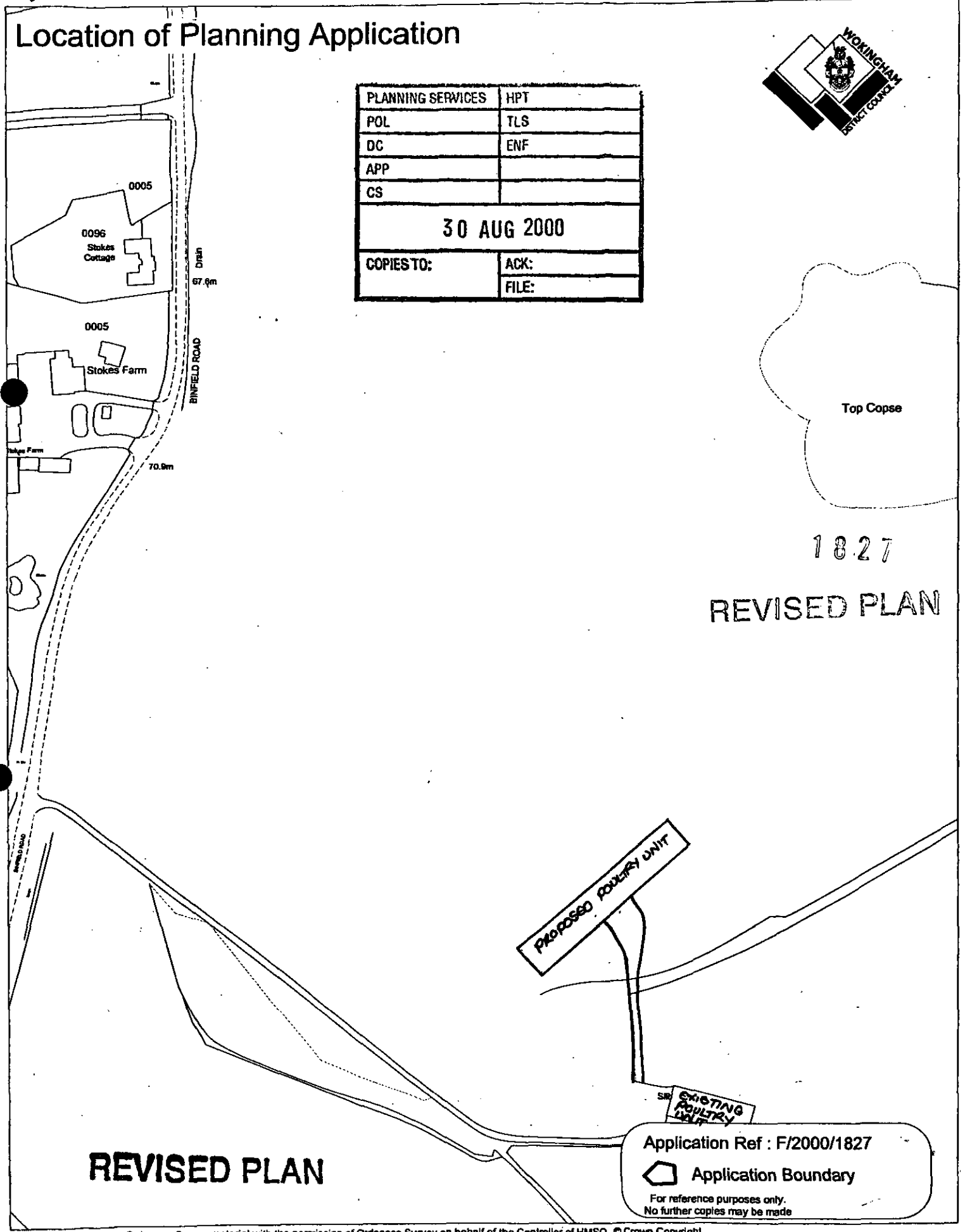
Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

Comments as previous (29/08/00).

ADAM COLLINS. 05/09/00.

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



1827

REVISED PLAN

REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

22 August 2000

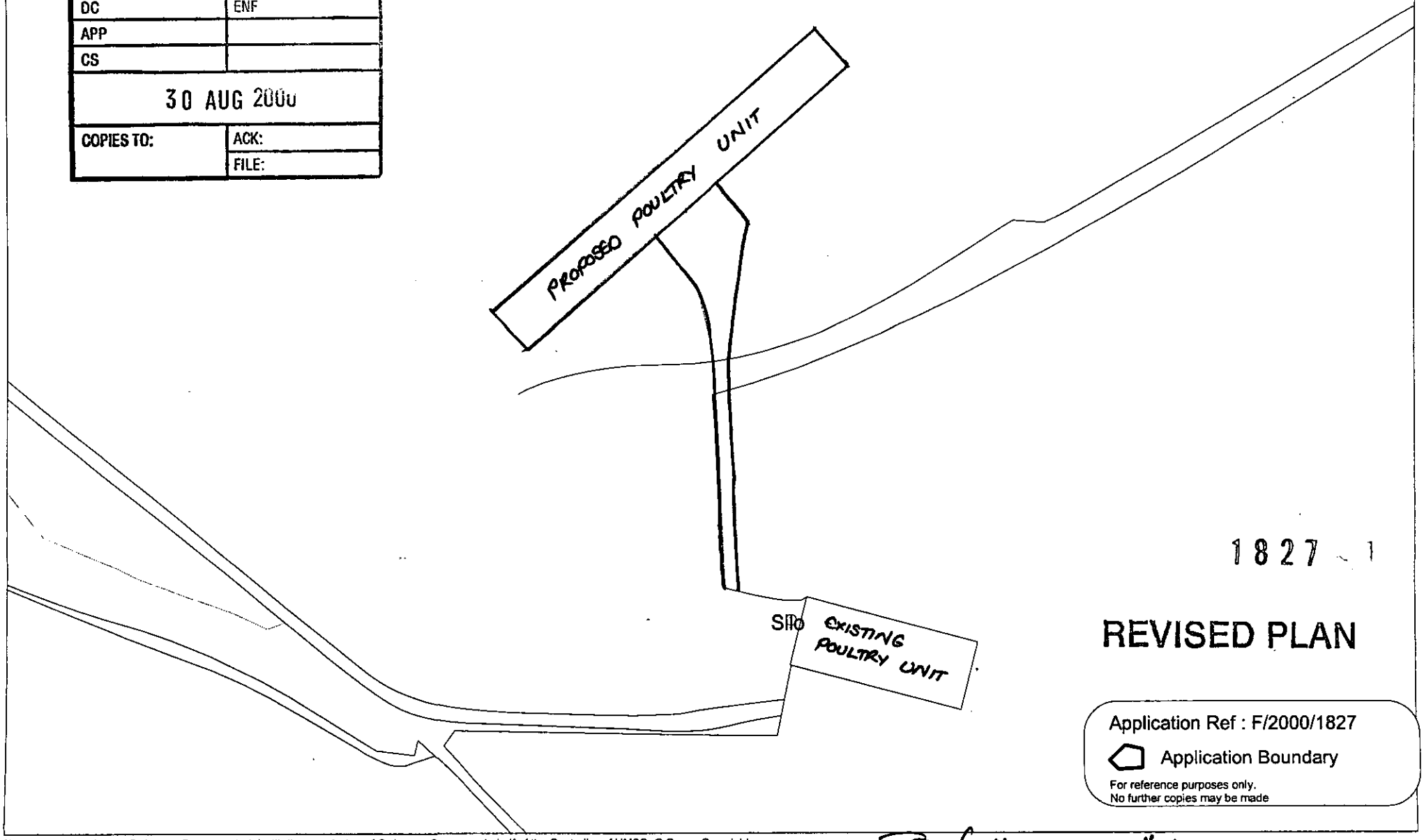
Scale: 1 : 2500

N W E S

30th August 2000

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



1827 - 1

REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.
22 August 2000

8th August 2000

N W E S

Scale: 1 : 1250

Date: 04 September 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1827

Location: Stokes Farm, Binfield Road, Wokingham.

Proposal: Proposed erection of agricultural buildings to house organic free range chickens.

Applicant: Mr T Findlay.

Case Officer: Mrs B Polnik

The new plans show the following: Building repositioned.

Comments are required by 14/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

(RING ONE)

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

App No. F/2000/1827(Planaps) / (Ludhouse) Date Rec. 30.8.00

Location: STOKES FARM, BINFIELD RD

Parish HURST

Applicant: MR. T. FINDLAY

Description of attached plans Revised plan showing building repositioned

Drawing No's:

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: _____

Date for Responses 10 days only

FURTHER ACTION

Re-advertise App. ~~(Y)~~ / N (Delete as required) ~~10 days only~~

Redate Application Y / (N) From _____

New Site Notice (Y) N 10 days only

New Description _____

CASE OFFICER BP.

Consultations Sent by Admin. on 04.09.00

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2000/1827

Proposal:
Revised plan showing building repositioned.

Location:
Stokes Farm, Binfield Road, Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 14/09/2000. 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

01 September 2000

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
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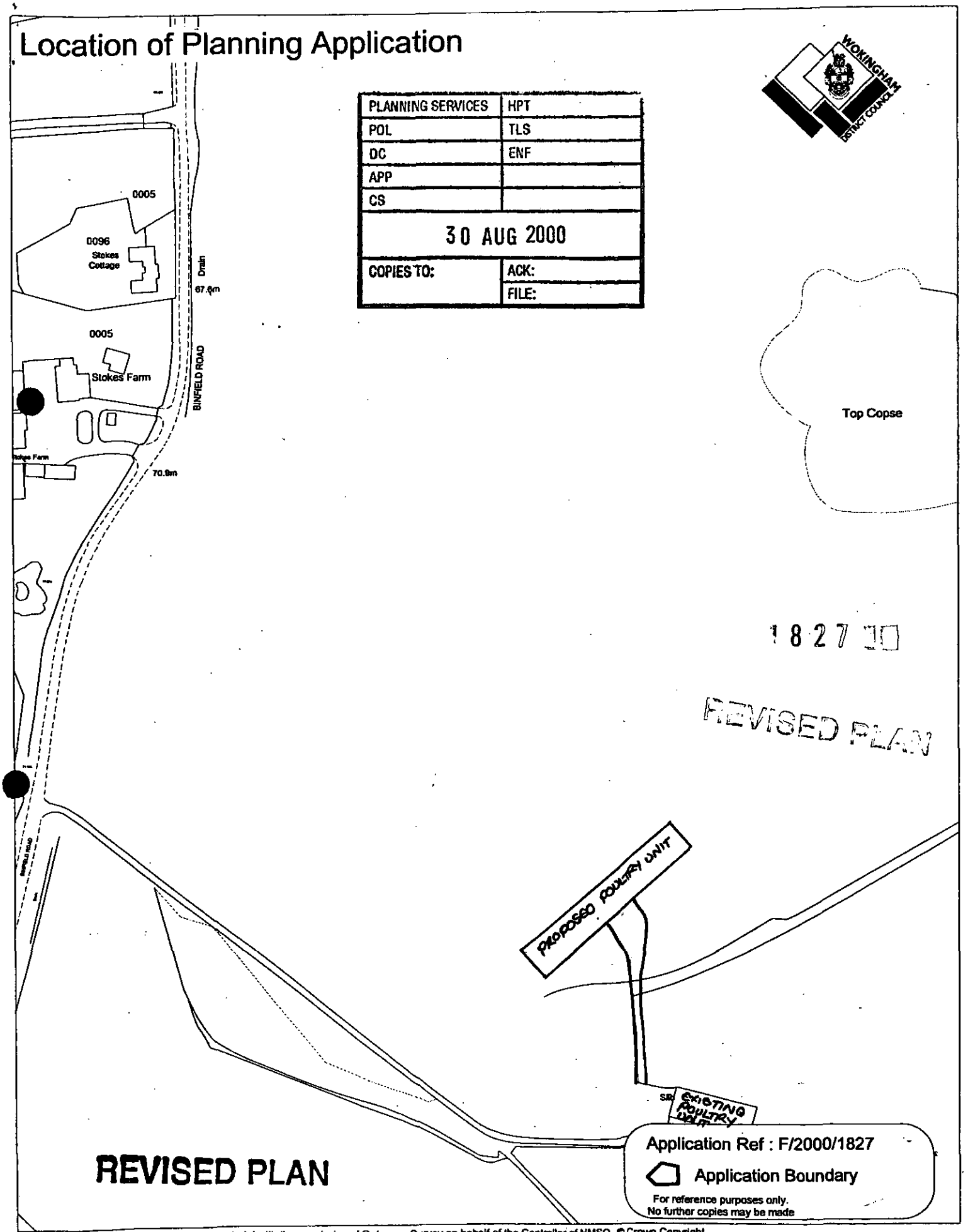
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



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Development Control Section, Environmental Services, Wokingham District Council.

22 August 2000

Scale: 1 : 2500

30th August 2000

Location of Planning Application

PLANNING SERVICES	HPT
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30 AUG 2000	
COPIES TO:	ACK:
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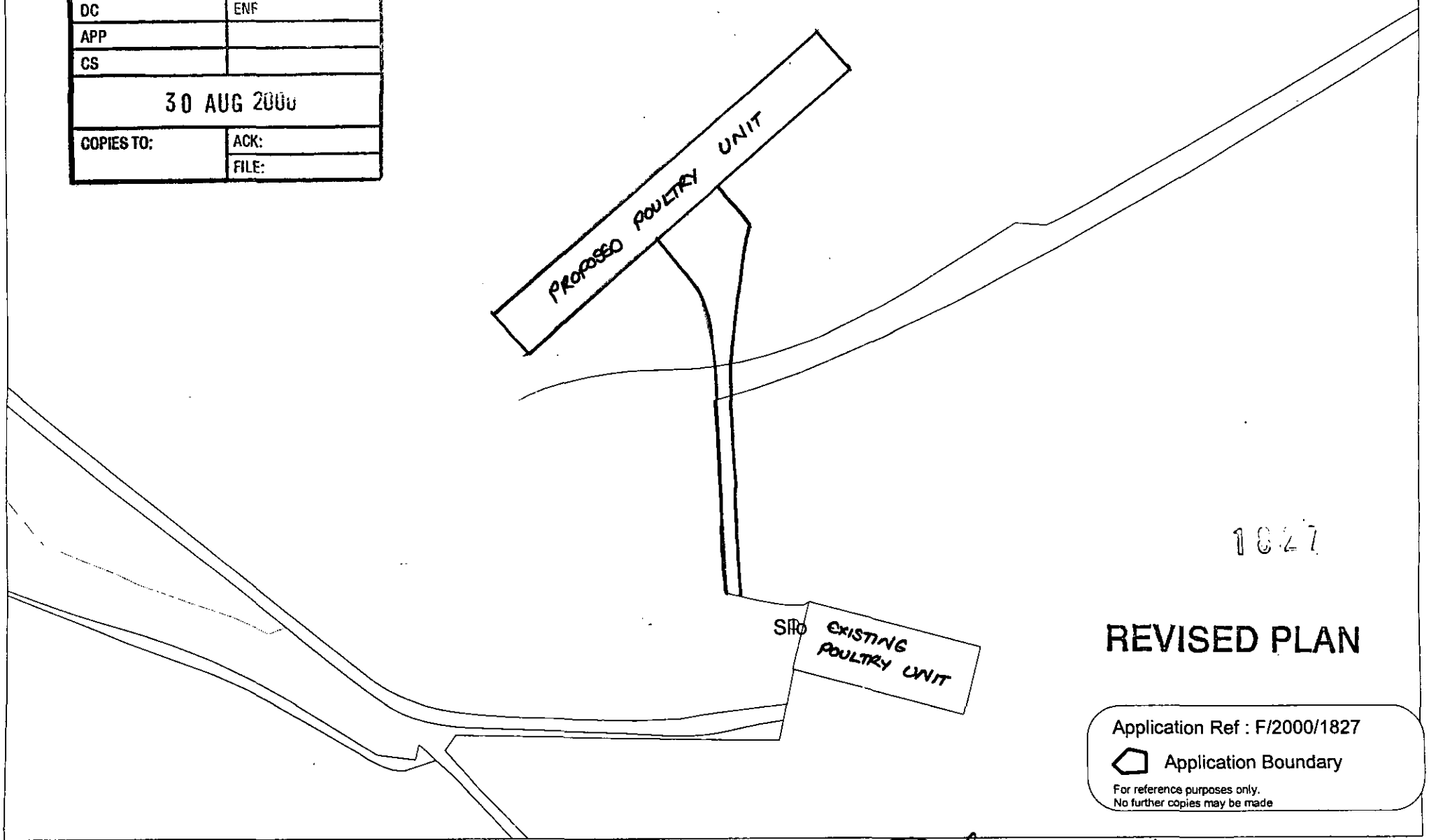

1827

REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

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No further copies may be made

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Development Control Section, Environmental Services, Wokingham District Council.
22 August 2000

8th August 2000

Scale: 1 : 1250

Date: 29 August 2000

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2000/1827

Location: Stokes Farm, Binfield Road, Wokingham.

Proposal: Proposed erection of agricultural buildings to house organic free range chickens.

Applicant: Mr T Findlay.

Case Officer: Mrs B Polnik

The new plans show the following: Building repositioned.

Comments are required by 04/09/2000.

Should you have any queries regarding this application please contact the case officer Mrs B Polnik on 0118 974 6450.

SUPERSEDED

29/8.

Basia

Have not re-advertised as this takes 21 days. Discussed with Ian and he doesn't think it needs re-advertising.

Penny.

(RING ONE)

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

App No. F/2000/1827 (Planaps) / (Ludhouse) Date Rec. 23.8.00

Location: STOKES FARM, BINFIELD RD

Parish Wh HURST

Applicant: MR T. FINLAY

Description of attached plans Revised plan showing building repositioned

Drawing No's:

CONSULTEES

Copies of plans will automatically be sent to Woodley Library, Part 1 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:

Date for Responses 10 days only

FURTHER ACTION

to expire 4th Sept.

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

Redate Application Y / N From

New Site Notice (Y) / N 10 days only

New Description

CASE OFFICER BP.

Consultations Sent by Admin. on 29.08.95

Yellow - Part One Copy
Green - Officer's Copy

Received by Wokingham District Council

Application No: F/2000/1827

Proposal:
Revised plan showing building repositioned.

Location:
Stokes Farm, Binfield Road, Wokingham.

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

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

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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

29 August 2000

Location of Planning Application

PLANNING SERVICES	HPT
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DC	ENF
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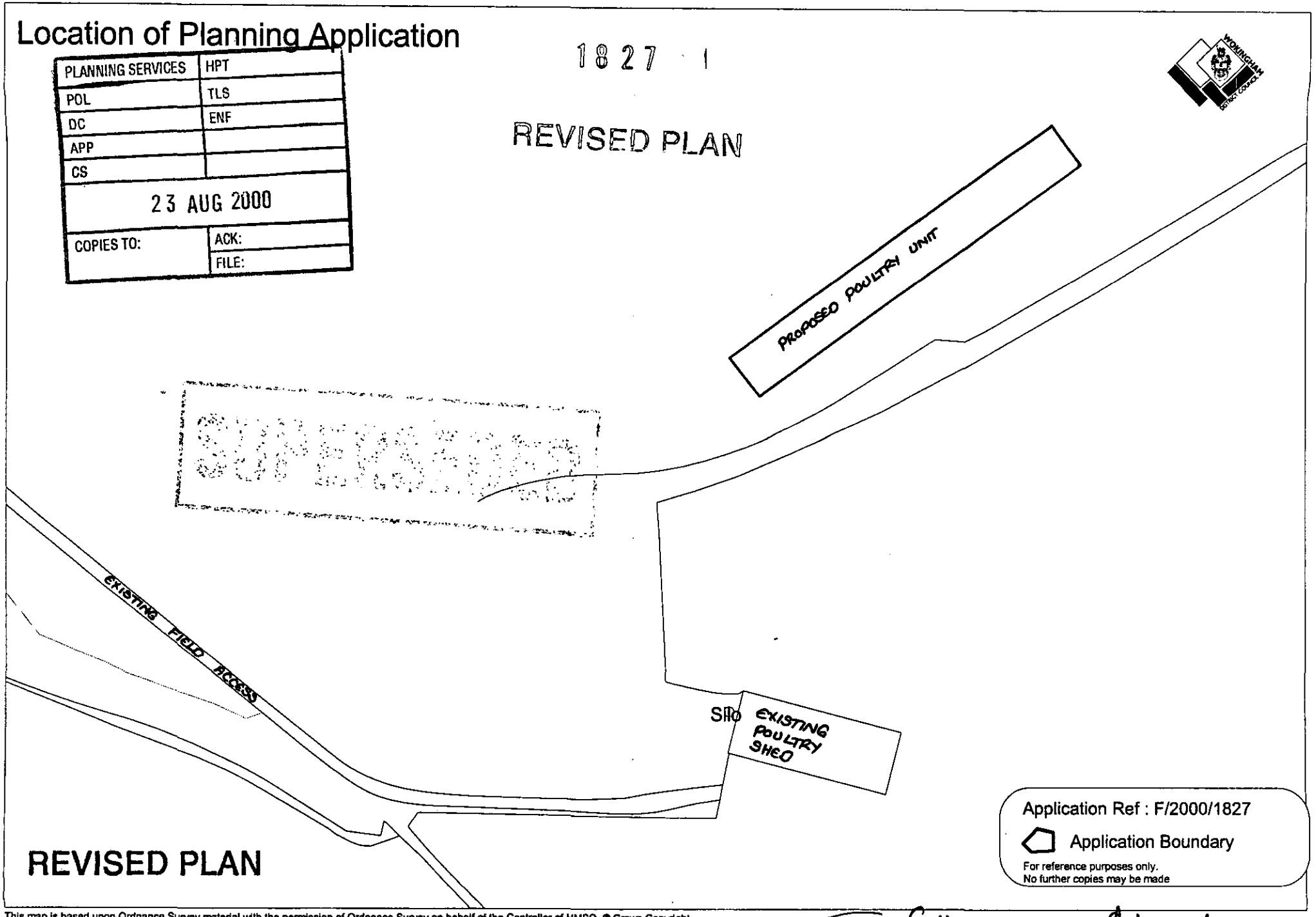
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

1827 1

REVISED PLAN



REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

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Development Control Section, Environmental Services, Wokingham District Council.

22 August 2000

25th August 2000

Scale: 1 : 1250

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
23 AUG 2000	
COPIES TO:	ACK:
	FILE:

1827

REVISED PLAN



REVISED PLAN

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Development Control Section, Environmental Services, Wokingham District Council.
22 August 2000

Scale: 1 : 2500

N W E S

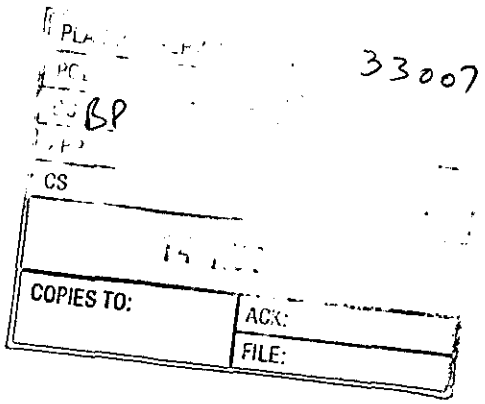
23rd August 2000

Our ref: SP\2000\002049\001
Your ref: F/2000/1827

Date: 10th August 2000

ENVIRONMENT AGENCY

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



For the attention of: Mrs B Polnik

Dear Sir/Madam

ERECTION OF AGRICULTURAL BUILDINGS TO HOUSE ORGANIC FREE CHICKENS - STOKES FARM, BINFIELD ROAD, WOKINGHAM

Thank you for your letter dated 4 July 2000 which was received on 11 July 2000. You are asked to quote the following reference in any correspondence: SU86NW/24/2. The Environment Agency has the following comments:

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

PLANNING CONDITIONS

CONDITION: The construction of the drainage system shall be carried out in accordance with details submitted to and approved in writing by the Planning Authority before the development commences.
REASON: To prevent pollution of the water environment.
(Note: The Environment Agency asks to be consulted on any details submitted in compliance with this condition).

CONDITION: Surface water source control measures shall be carried out in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority before development commences.
REASON: To prevent the increased risk of flooding and to improve water quality.

PLANNING INFORMATIVES

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

Under the terms of the Water Resources Act 1991, the prior written consent of the Environment Agency is required for any discharge of sewage or trade effluent into controlled

Cont/d..

Environment Agency
Swift House, Frimley Business Park, Frimley, Camberley, Surrey GU16 7SQ
Telephone : 01276 454300 Fax : 01276 454301

waters (e.g. watercourses and underground waters), and may be required for any discharge of surface water to such controlled waters or for any discharge of sewage or trade effluent from buildings or fixed plant into or onto ground or into waters which are not controlled waters. Such consent may be withheld. *Contact Andrea Szabados on 01276 45 4373 for details.*

Under the terms of the Control of Pollution (Silage, Slurry and Agricultural Fuel Oils) Regulations 1991, prior authorisation of the Environment Agency is required for the construction of relevant storage installations as defined by the regulations.
Contact Nick Weddell on 01276 454405 for further details.

ADVICE TO APPLICANT

Environment Protection: Contact Nick Weddell on 01276 454405

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

No sewage or trade effluent, including cooling water containing chemical additives, vehicle wash waters, steam cleaning effluent, or pressure wash effluent, should be discharged to the surface water system.

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

Vehicle loading or unloading bays and storage areas involving chemicals, refuse or other polluting matter should not discharge to the surface water system.

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

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

No soakaways shall be constructed to a depth exceeding 3 metres below existing ground level, and under no circumstances shall the water table be intersected. No soakaways shall be constructed in contaminated ground.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the applicant. If you have any further queries please do not hesitate to contact me on 01276 454323, quoting the reference cited at the beginning of this letter.

Cont/d..

Yours faithfully



Sarah Paxman
Development Planning Officer

cc: Tim Findlay, Stokes Farm, Binfield Rd, Wokingham, RG40 5PR

TO: **DEVELOPMENT CONTROL**
Mrs B Polnik

FROM: Environmental Design

DATE: 20 July 2000

Location:	Stokes Farm, Binfield Road, Wokingham
Proposal:	Proposed erection of agricultural buildings to house organic free range chickens
Application Number:	F/2000/1827

In response to your consultation dated 4 July 2000 for the above application, the landscape comments are as follows:

The site is located in a green gap designation and consists of a large open arable field. The size of the proposed building is twice the size of the adjacent, existing poultry shed and those to the north west of Stokes Farm.

There is virtually no roadside vegetation along Binfield Road allowing open unrestricted views into the field in which the proposed building is located. However the landform is such that the land rises away from the road to the south/south east forming a minor ridge across the field. From the site plan it looks as if the building is located just behind the top of the ridge, which would allow the building to be partially screened by the ridge, within the landscape. If the building is relocated further south east, i.e. moved back from the top of the ridge, the landform will be even more effective in reducing the impact of the proposed building.

The applicant has shown additional planting to the north west of the proposed building to help reduce its visual impact. Pasture is shown to the south east, but there is no indication of any new fencing to separate the pasture from the large arable field. I would suggest that the applicant should consider separating the two land uses with a new hedgerow and hedgerow trees, as this will also provide effective screening for the new building.

Catherine Brimble

Catherine Brimble
Landscape Architect

PLANNING SERVICES	PT
POL	S
	F
APP	
CS	
20 JUL 2000	
COPIES TO:	ACK:
	FILE:

WOKINGHAM TOWN COUNCIL CONSULTATION SHEET

ADJOINING PARISH CONSULTATION

Case officer: Mrs B Polnik

Application Number: F/2000/1827

Proposal: Proposed erection of agricultural buildings to house organic free range chickens.

Site Address: *Stokes Farm, Binfield Road, Wokingham.*

Applicant: Tim Findlay

Your observations are required in respect of this application by **25/07/2000**

No objection

SIGNED: _____ **DATE:** 12/06//00

CLERK TO Wokingham Town Council

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik **Date:** 04 July 2000

Application Number: F/2000/1827

Proposal: Proposed erection of agricultural buildings to house organic free range chickens.

Parish: HURST PARISH

Site Address:
Stokes Farm, Binfield Road, , Wokingham.

Applicant:
Mr T Findlay .

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

✓ below as applicable;

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

Signed: _____ **Print name:** S N. AYTON

28.7.00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
14 JUL 2000	
My Ref: JRM	
COPIES TO:	ACK:
	FILE:

From: John Mullaney
Environmental Health

To: Mrs B Polnik
Planning Department

Date: 13/07/00

STOKES FARM, BINFIELD ROAD, WOKINGHAM, RG40 5PR F/2000/1827

Having considered the above application, I have no objections or comments to make.

J Mullaney

John Mullaney
Environmental Health Officer

Recd P+P 5/7

See part 1 for all plans.

To:
Policy And Plans Section

31449 · 19/7

REPLY REQUIRED

From: Mrs B Polnik

Date: 04 July 2000

Application Number: F/2000/1827

Proposal: Proposed erection of agricultural buildings to house organic free range chickens..

Site Address:
Stokes Farm, Binfield Road, , Wokingham.

Applicant:
Mr T Findlay .

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

See attached sheet.

E J Gibbs

17/7/00

1. Does this require planning permission?

Falls for consideration under BSP policies C2+C6 + WDLP policies WCC1 + WCC2.

The gap between Wokingham + Burfield is approximately 1.4 metres wide + this site is centrally located in the gap.

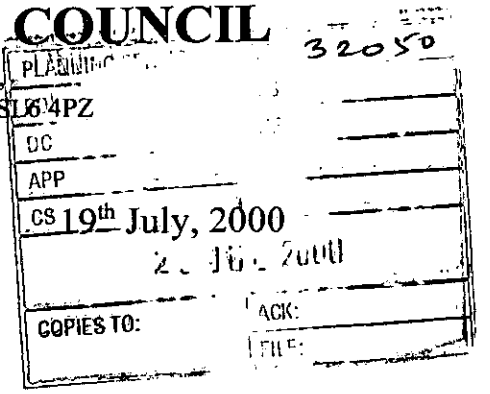
2. As an agricultural use, the proposal is supported by C2. Because the site is in the gap you must be sure that the development does not intrude into the countryside in such a way that it contributes to the coalescence of the settlements when viewed from points of public view. If it is unobtrusive in the landscape, is to be built in materials that assist the scheme to blend into the countryside + is landscaped appropriately I would find the proposal acceptable. However I would ~~also~~ encourage you to seek removal of any redundant farm buildings in order to prevent consolidation of development within the gap.

If you consider the building to be inappropriately sited the proposal should be refused + the applicant ~~to~~ encouraged to seek a location amongst other buildings if this would result in a lesser impact.

E D Gibbons 5/7/00

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



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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application No. F/2000/1827

I refer to the above-mentioned Application by Mrs. T. Findlay of Stokes Farm, Binfield Road, Wokingham; proposed erection of agricultural buildings to house organic free range chickens.

The Council suggest that the "Informal Screening" shown on the 1:1250 Site Plan should be made the subject of a condition so that the structure is screened from Binfield Road.

Yours sincerely,

Clerk

Tel: 0118 974 6450

Date:

My ref: F/2000/1827

CONFIDENTIAL

Councillor A 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/2000/1827
Stokes Farm, Binfield Road, , Wokingham.
Proposed erection of agricultural buildings to house organic free range chickens.

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 **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than _____

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/1827**
Stokes Farm, Binfield Road, , Wokingham.
Proposed erection of agricultural buildings to house organic free range chickens.

Transfer: Yes ☐ No ☑
Reason for Transfer: N/A exceeds 1000m2

Signed: _____ Date: 12.7.00.

Councillor A Drake

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

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/2000/1827

Proposal:
Proposed erection of agricultural buildings to house organic free range chickens.

Location:
Stokes Farm Binfield Road Wokingham

This application is being advertised in the Wokingham Times newspaper on the 27/07/2000 for the following reason(s);

PROPOSAL IS A MAJOR DEVELOPMENT

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 Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **17/08/2000** 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: 27/07/2000

erected 31/7. by BP.

Received by Wokingham District Council

Application No: F/2000/1827

Proposal:
Proposed erection of agricultural buildings to house organic free range chickens.

Location:
Stokes Farm, Binfield Road, , Wokingham.

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

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 28/07/2000. 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

04 July 2000

WOKINGHAM D.C. DEVELOPMENT CONTROL 22.JUN.2000* 1827

Start date: 22 JUN 2000	Map No. 64 Site 050
Officer: BP / Application No. F/2000/1827	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF AGRICULTURAL BUILDING TO HOUSE ORGANIC FREE RANGE CHICKENS

Location: STOKES FARM BINFIELD ROAD

Parish: HURST Ward: .....

Applicant: MR T FINDLAY

Fee Received 1900-00 Required ..... Additional ..... Refund .....

Enforcement Section (b) to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required ..MAJOR DEVELOPMENT.....

Date Site Notice Sent : 14.7.2006 4/7

Parish Council Informed - YES / NO 4/7

INTERNAL CONSULTATIONS

Building Control	.....
Landscape	4/7
Trees	.....
Conservation Officer	.....
Environmental Health	4/7
Housing	.....
Leisure & Cultural services	.....
Public Rights of Way	.....
Property	.....
District Secretary (only if called in by SOS)	.....
Policy & Plans	4/7
Strategic Planning (JSPU)	.....
Minerals (BABTIE)	.....
Archaeological Site (BABTIE)	.....
Education	.....
Social Services	.....
Highways	4/7

EXTERNAL CONSULTATIONS

Adjacent D P A	.....
Adjacent Parish Wokingham	4/7
Southern Electricity Board	.....
British Gas	.....
PSA Oil Pipeline	.....
Transco	.....
Environment Agency	4/7
Rail Track	.....
Police Arch. Liaison Officer	.....

HERITAGE BODIES

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

OTHERS:

..NO PCR apps.....

.....

* RURAL AREA.....

NEIGHBOURS:

4/7 S/N ON BINFIELD ROAD.....

22.JUN.2000* 1827

) STOKES FARM 21 030 HURST 1.4.86 E

ADDRESS BINFIELD ROAD PARISH ~~WOK/WITHOUT~~ 69

PLOT No. Old Property ORD. SHEET No. SU.8269-8369

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
00/49	Mrs. M.G. Limond	Dutch Barn	14.6.49	App. App.
/516/61	Crendon Concrete Co Ltd	Covered Yard & Alterations	2.11.61	App. N/A
/56/69	Mr. J.H. Hawes	New Barn & Covered Yard	20.3.69	App. App.
362/72	Harry A Coff Ltd	outline - demo exist farm house except new farm house	31.8.72	N/A Refuse
101/72	"	demo exist F/H - new F/H on new site	23.11.72	- Refuse
.48/73	"	Ditto	22.9.73	Refuse
12[illegible]	"	Resiting + rebuilding farmhouse	5.9.74	N/A C/A
3077	"	farmhouse	7.8.75	N/A Ref
9878	MR & MRS T. LINDLAY	C/L RENEWAL 01241	25.8.83	N/A C/A
21170	"	FARMHOUSE	5.4.84	N/A C/A
22796	"	"	13.6.84	APP N/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

2) STOKES FARM HURST 1.4.86 E

ADDRESS BINFIELD ROAD PARISH ~~WOK/WITHOUT~~ (69)

PLOT No. ORD. SHEET No. SU.8269-8369

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
21709	MR. T. LINDLAY	FARMHOUSE (ALT. TO 21170)	28.6.84	N/A C/A
32975			17.4.89	C/A
SRA6844	"	MALL HT	22.2.89	APP
36360 -	MERCURY PCN	AERIAL TOWER / EQ. BLDG.	17.10.90	REL.
A005				
3691	T.S. LINDLAY & PARTNERS	REDUNDANT FARM BLDGS	21.12.94	C/A
	RETRO	TO B1(C) L. IND &		
		B8 (STORAGE)		
97/65282/K	MR & MRS T. LINDLAY	FARMHOUSE 2/ST. HT	25.4.97	C/A
KP97/6258	"	2/ST. HT.	3.4.97	C/APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

1789/a

SECTION 66 CERTIFICATE

Application No. 22. JUN. 2000* 1827

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

Agricultural Holdings Certificate

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

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.

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
NONE .		

● Signed . . . . . .

On behalf of . . . . . .

● Date . . . 20TH JUNE 2000 . . . .

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

By hand 22.6.00.
Rec No 63878 Chq £190.

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 22 JUN 2000* 1827

1.	APPLICANT'S NAME	TIM FINDLAY
	ADDRESS	STOKES FARM BINFIELD ROAD WOKINGHAM
	POST CODE	RG40 5PR PHONE 0118 9775012
	AGENT'S NAME	
2. If the applicant has an agent, all correspondence will be sent to the agent	ADDRESS	N/A
	POST CODE	PHONE
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	AS 1 ABOVE
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		BUILDING TO HOUSE ORGANIC FREE RANGE LAYING HENS
5. Give the area in hectares or part of a hectare	AREA OF SITE	25 ACRES WITHIN 500 ACRE FARM
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	ATTACHED

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.

FARMLAND

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.

PLASTIC/RUBBER ROOF SHEET - DARK GREEN
DARK COLOURED PLYWOOD COATED MATERIAL
FOR WALLS WITH GREEN WINDBREAK
TO ALLOW VENTILATION - SEE ATTACHED PICTURE

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.

ELECTRIC FENCING

16. HOW WILL SURFACE WATER BE DISPOSED OF?

CONNECTED TO LAND DRAINS

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system — YES/NO

If no, please give details — N/A

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

ADDITIONAL ROADWAY TO CONNECT WITH EXISTING ACCESS

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

	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.

£ 190.00

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 T.S. Finday ON BEHALF OF T.S FINDAY & PINE DATE 20th JUNE 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			1217.02	
OTHER	Please Specify				
	TOTAL			1217.02	

25. IF C1 OR C2 USE IS PROPOSED, PLEASE STATE NUMBER OF BED SPACES

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	—	
Proposed	3	

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 CAYING OF EGGS COLLECTED DAILY BY FARM STAFF

28. WHO WILL OCCUPY THE PREMISES?
a) Give the name and current operating address of the proposed occupier
b) Will these premises be vacated?

T.S. FINDLAY & SONS AS ABOVE

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	2

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.

NO

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'.

1769d

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.

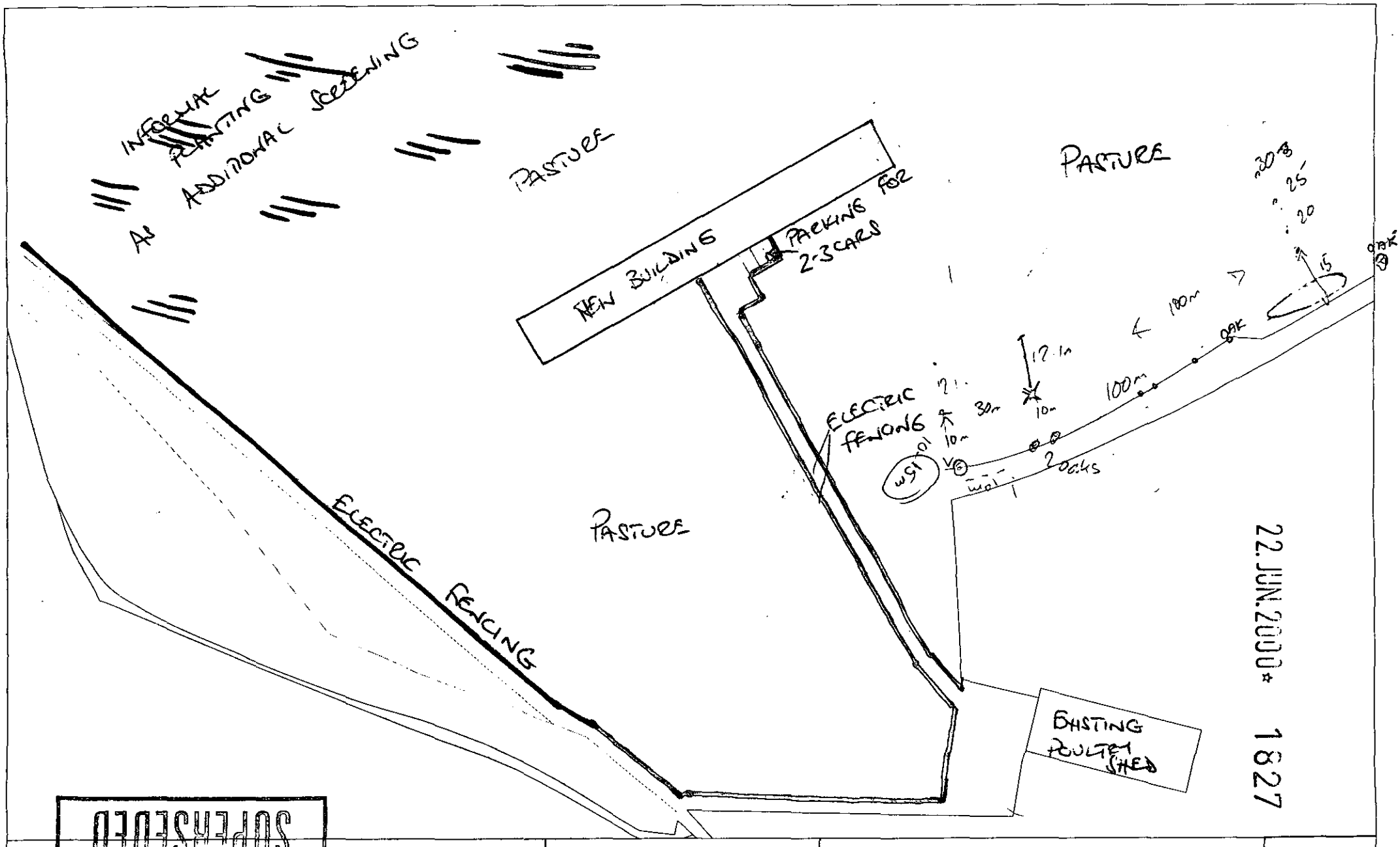
Your application may be refused. The reason will be listed on the Decision Notice.

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.'



SUPERSEDED

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Site Plan
Scale: 1 to 1250
Date: 21 June 2000

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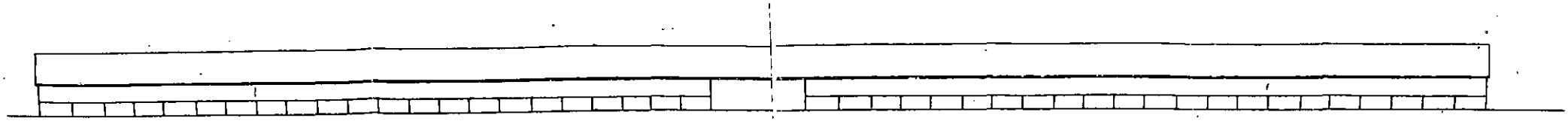
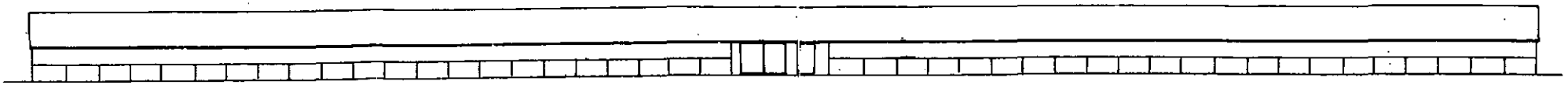
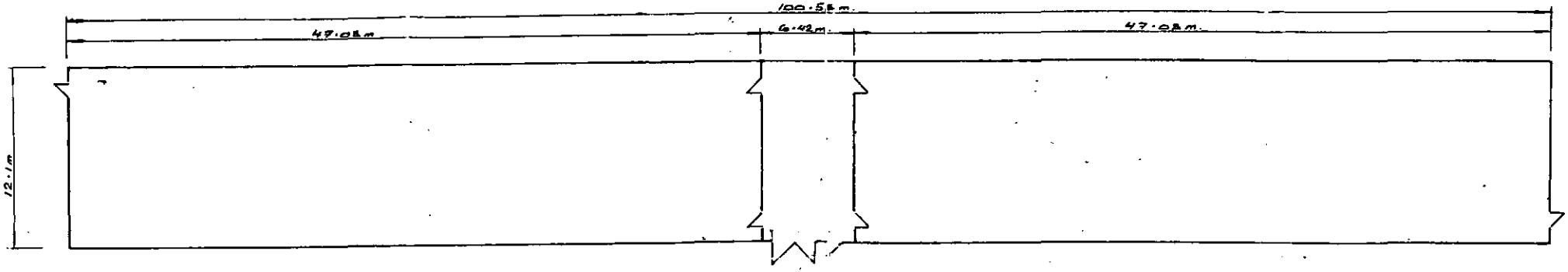


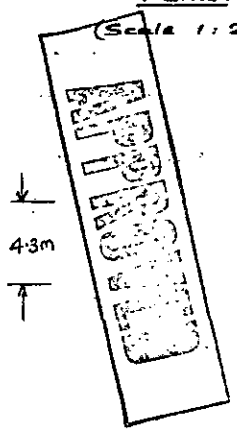
ELEVATION

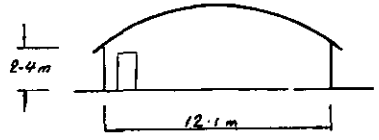


ELEVATION.



PLAN.
(Scale 1:200)





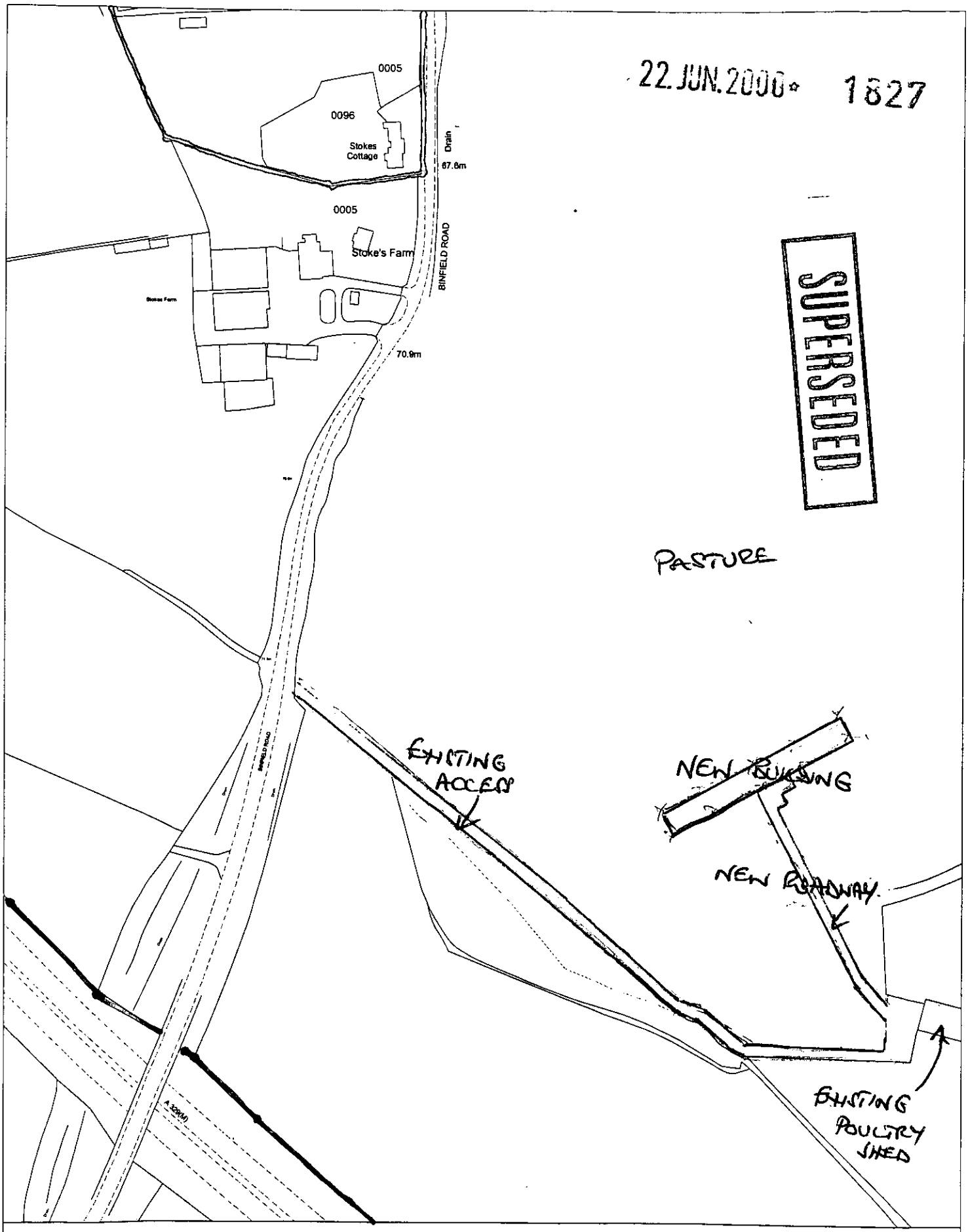
END ELEVATIONS.

22 JUN 2000 1627

BUILDING TO HOUSE
ORGANIC FREE RANGE HENS

T.S. FINDLAY
STOKES FARM
BUNTINGS ROAD
WOKINGHAM
RG 40 3PR

LIBERTY
LIVESTOCK SYSTEMS
Mobile or static buildings for the livestock industry



Site Plan, Scale: 1 to 2500

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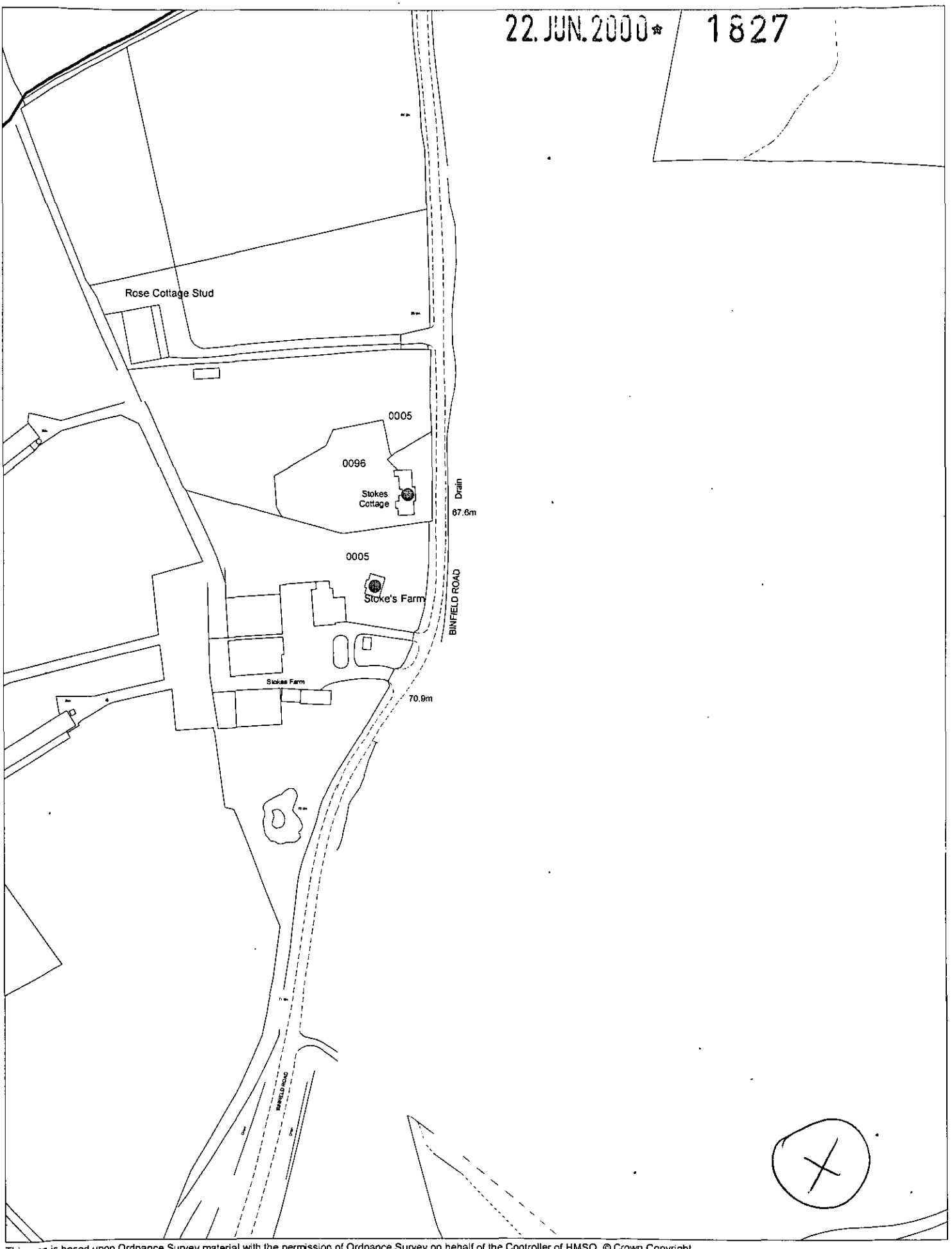
Date: 18 May 2000

22.JUN.2000* 1827



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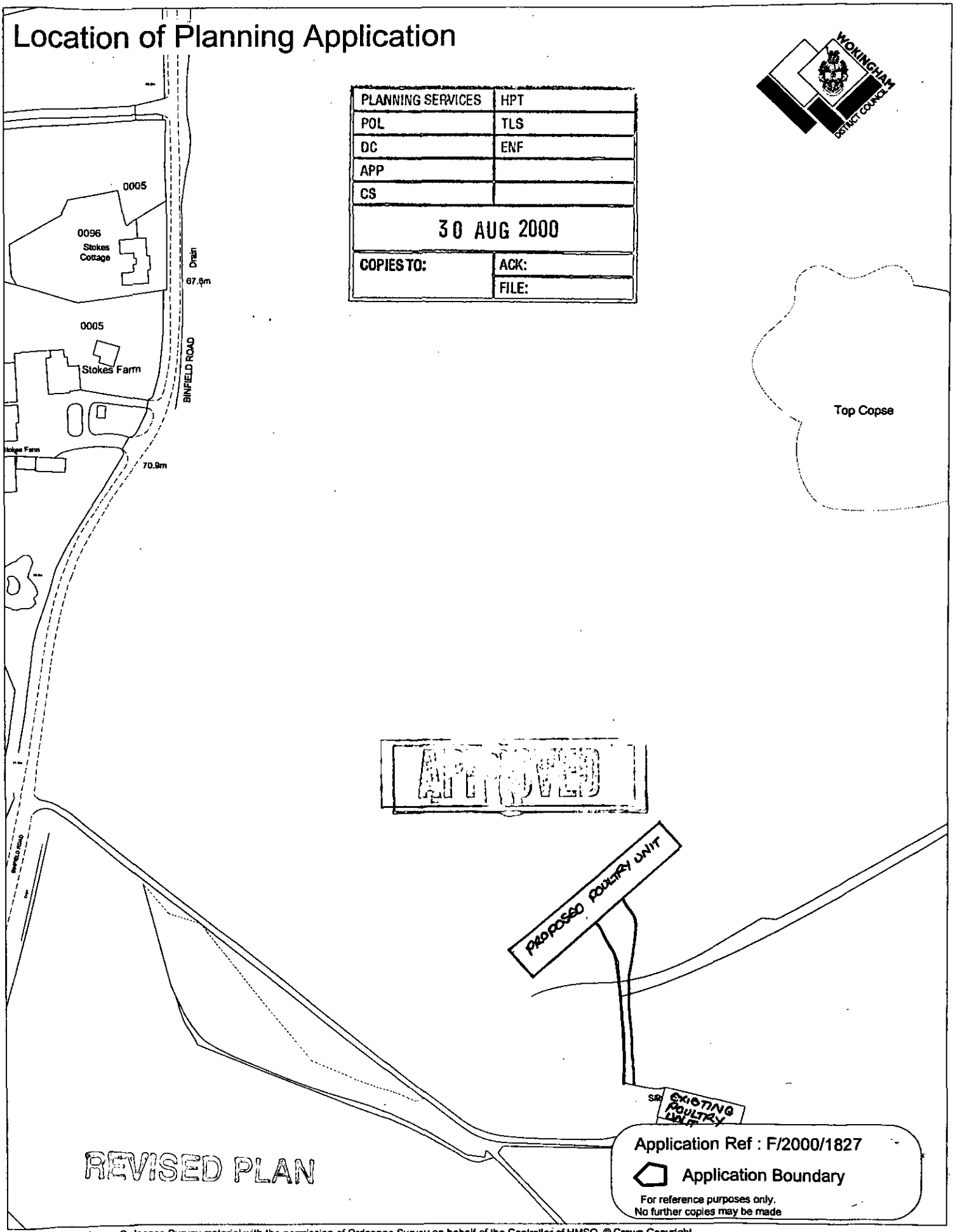
Development Control Section, Environmental Services, Wokingham District Council.

26 June 2000 Scale: 1 : 2500

N
W E
S

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



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Development Control Section, Environmental Services, Wokingham District Council.

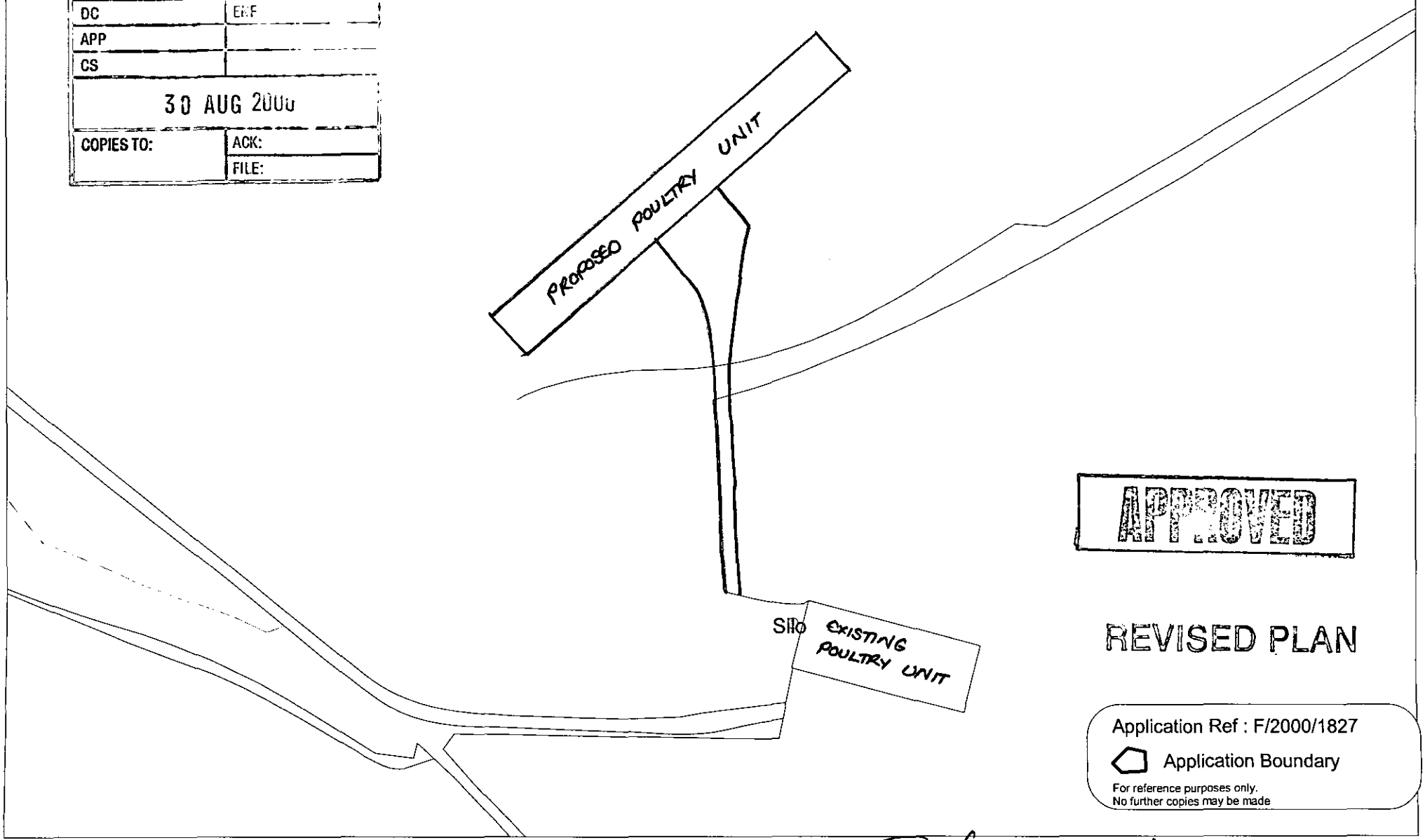
22 August 2000

Scale: 1 : 2500

30th August 2000

Location of Planning Application

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
30 AUG 2000	
COPIES TO:	ACK:
	FILE:



APPROVED

REVISED PLAN

Application Ref : F/2000/1827

Application Boundary

For reference purposes only.
No further copies may be made

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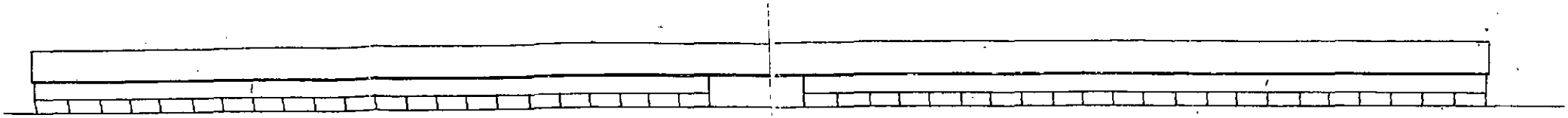
Development Control Section, Environmental Services, Wokingham District Council.

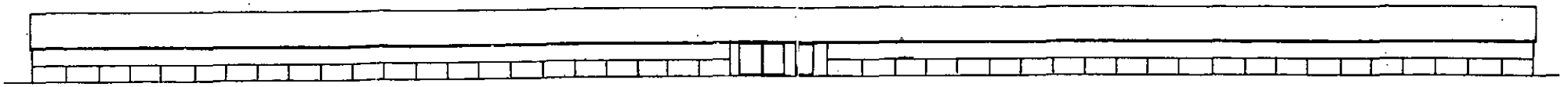
22 August 2000

8th August 2000

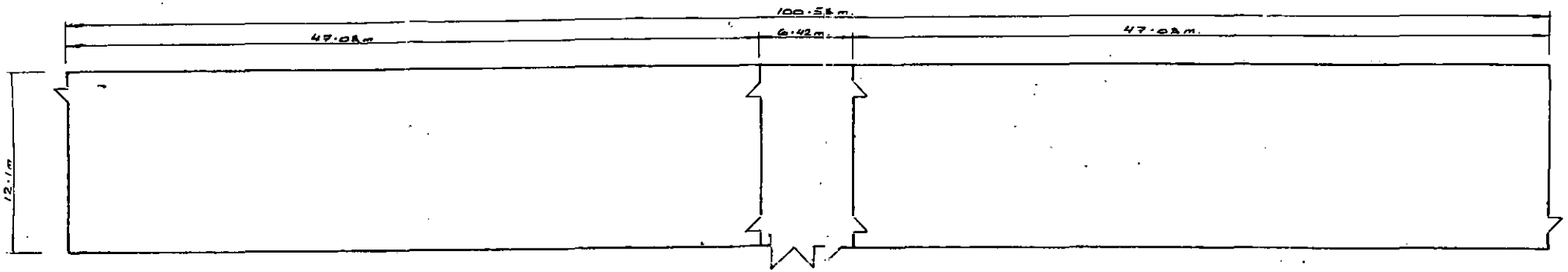
Scale: 1 : 1250



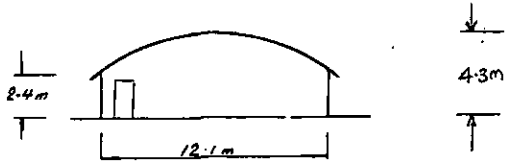
ELEVATION



ELEVATION.



PLAN.
(Scale 1:200)



END ELEVATIONS.

22 JUN 2000 1627

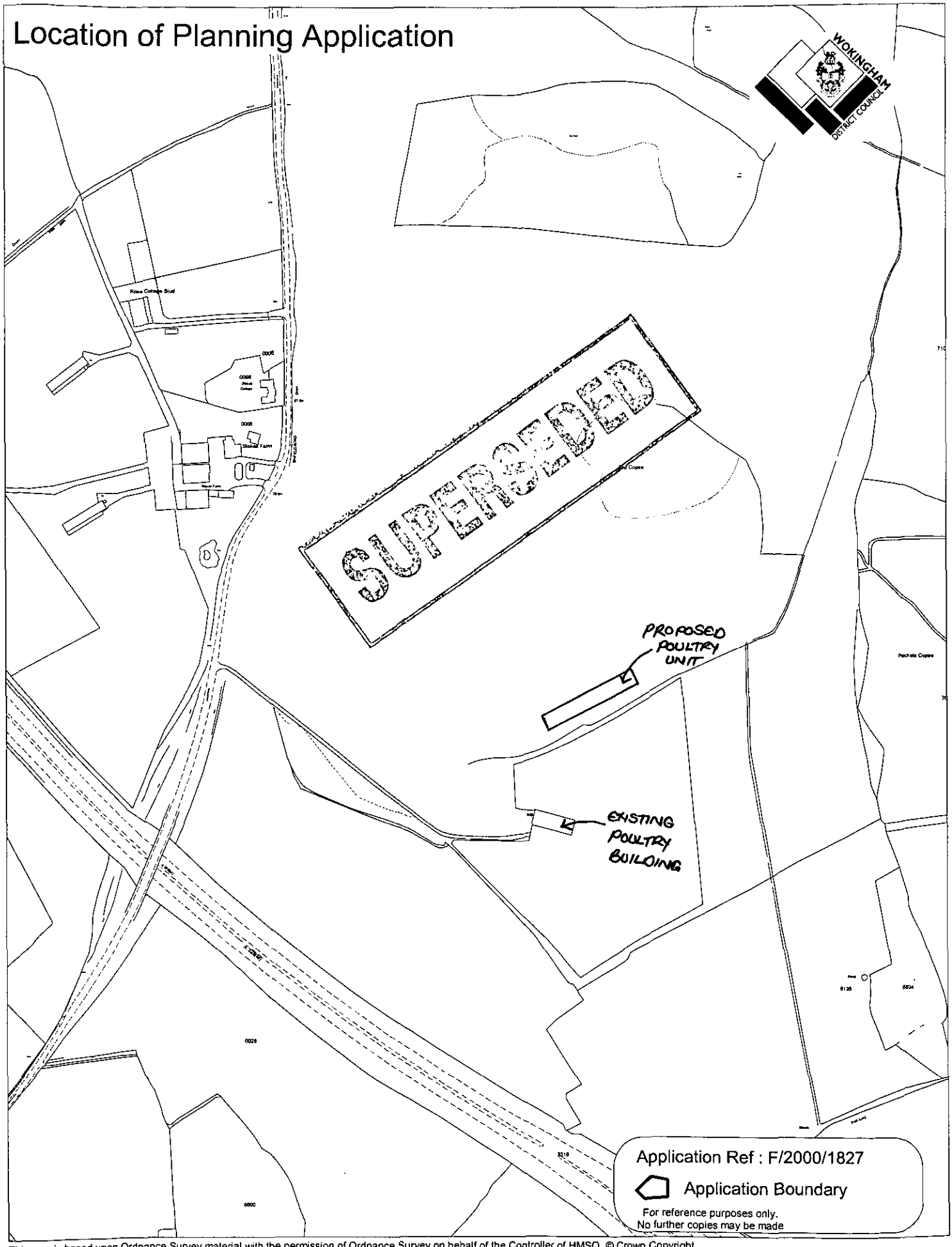
BUILDING TO HOUSE
ORGANIC FREE RANGE HENS

T.S. FINDLAY
STOKED FARM
BINFIELD ROAD
WOKINGHAM
RG 40 5PR.

APPROVED

LIBERTY
LIVESTOCK SYSTEMS
Mobile or static buildings for the livestock industry

Location of Planning Application



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23 August 2000

Scale: 1 : 5000

N W E S