APPLICATION NO:
F/2000/1829

LOCATION:
Hogwood Farm House Sheerlands Road, Finchampstead Wokingham.

APPLICANT:
Marino Family Trust Co Ltd C/O Martin And Pole Nicholas

PROPOSAL:
Proposed change of use from residential (A3) to Office use (B1)

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

APPLICATION WILL HAVE EXPIRED ON: 17/08/2000

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Marino Family Trust Co Ltd
C/O Martin And Pole Nicholas
7 Broad Street
WOKINGHAM
Berkshire
RG40 1AY

Application Number: F/2000/1829

Parish:	**FINCHAMPSTEAD**
Location:	**Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham**
Proposal:	**Proposed change of use from residential (C3) to Office use (B1)**

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

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

Condition
2. Before the proposed car park is constructed details of proposed ground surface materials shall be submitted to and approved by the Local Planning Authority, and no external materials shall be used other than those approved.

Condition
3. No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Condition
4. 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 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.

Condition
5. The permission hereby granted is in respect of change of use of the building only.

Condition
6. The area shown on the permitted drawings for vehicle parking and turning shall be kept available for such use and no development, whether permitted by the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) or not, shall be carried out on the land so shown or in such a position as to preclude vehicular access to this parking space.

Condition
7. No materials or equipment shall be stored on the site outside the building except for waste materials contained within containers for removal.

Condition
8. The premises shall be used for B1a and for no other purpose (including any other purpose in Class B of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

Condition
9. Before development commences, details of secure cycle parking provision shall be submitted to and approved by the Local Planning Authority. The cycle parking provision shall be installed in accordance with the approved details before the use hereby permitted commences.

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

Reason
2. In the interests of the setting and appearance of the Listed Building.

Reason
3. In the interests of visual amenity.

Reason
4. In the interests of visual amenity.

Reason
5. For the avoidance of doubt.

Reason
6. Development without adequate provision for vehicle parking would lead to parking inconvenient to other road users and detrimental to highway safety.

Reason
7. In the interests of visual amenity.

Reason
8. Other uses within Class B1 may have an unacceptable effect on the Listed Building.

Reason
9. To encourage travel-to-work by cycle.

Informative
The applicant is advised that any alterations to the building will require separate Listed Building Consent.

John Mitchell
Development Control Manager
Date: 16/08/2000

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.

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 27 March, 2001
My ref. AO/F/2000/1829
Your ref. JW/lea/29758

Martin & Pole Nicholas
7 Broad Street
WOKINGHAM
RG40 1AY

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) 977 8909
DX: 33506 – Wokingham

Dear Ms Williams

PLANNING APPLICATION F/2000/1829
PROPOSED CHANGE OF USE TO B1 OFFICE USE AT HOGWOOD FARMHOUSE – CONDITION 9 – CYCLE PARKING

Thank you for your letter of 20 March and Letter of 26 January with enclosed cycle parking plan No. 29758/2A. I confirm the revised plan is acceptable for discharge of the above condition.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Martin & Pole Nicholas

inc. Watts & Son Est. 1846

20 March 2001
JW/lea/29758

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS. IRRV
P C Neale FRICS
L J Ruse FRICS

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

DISCHARGE OF CONDITIONS – HOGWOOD FARM HOUSE
APPL F/2000/1829

I am still awaiting formal confirmation that our submitted details, pursuant to the discharge of the condition relating to cycle parking, are approved.

I have taken the liberty of speaking with Adam Coggins who confirmed that the details resolved his concerns. A letter to confirm would be appreciated.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 *Fax: (0118) 958 5061*
Earley Office (0118) 926 4422 *Fax: (0118) 926 3334*
Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

Tel. 0118 974 6445 (Direct Line)
E-mail: Angela.Odell@wokingham.gov.uk
Date. 5 February, 2001
My ref. AO/F/2000/1829
Your ref. JW/lea/29758

Martin & Pole Nicholas
7 Broad Street
WOKINGHAM
RG40 1AY

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Ms Williams

PLANNING APPLICATION F/2000/1829
PROPOSED CHANGE OF USE TO B1 OFFICE USE AT HOGWOOD FARMHOUSE – CONDITION 3 - LANDSCAPING

Thank you for your letter of 26 January and enclosed revised landscaping plan No. 29758/2A. I confirm the revised plan is acceptable for discharge of the above condition.

Yours sincerely

AO

MRS A ODELL
Senior Planner

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

PLANNING SERVICES	HPT 39224
POL	TLS
DC AO	ENF
APP	
CS	
29 JAN 2001	
COPIES TO:	ACK:
	FILE:

26 January 2001
JW/lea/29758

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
G J R Lewis
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Consultants
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W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

DISCHARGE OF CONDITIONS – HOGWOOD FARM HOUSE
APPL F/2000/1829

I am now in the position to provide responses to comments made by landscape and highways officers following our submission of details pursuant to the discharge of conditions on this planning permission.

Cycle parking. This is to be within a timber frame structure as depicted in the enclosed literature and located as shown on the enclosed plan. It is not attached to the building. The structure is large enough to also provide a covered bin-store and could be used as a smokers' area.

Landscaping. The enclosed plan also clarifies the existing mix of plants in the existing field boundary hedge. This was planted within last few years and is doing well. The planting now proposed is to strengthen this boundary. Other planting proposals around the site are also given

I look forward to receiving your comments and hopefully your approval very soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
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The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

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

FAX

Date: 13.12.00

Number of pages including cover sheet: 2

To: Julie Williams

Phone:

Fax phone: 977 1991

CC:

From: Angela Odell.

Phone: 974 6445.

Fax phone: 0118 9746484

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

Site visit.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** ~~04 July 2000~~ 8/12/00

Application Number: F/2000/1829

Proposal: Proposed change of use from residential (A3) to Office use (B1)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Hogwood Farm House, Cheerlands Road, Finchampstead, Wokingham.

Applicant:
Marino Family Trust Co Ltd C/O Martin And Pole Nicholas.

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).

COMPLY WITH CONDITIONS.

For the cycle parking to be considered as secure, it needs to at least be covered. this does not appear to be the case - therefore could the applicant provide additional details.

Signed: _____ **Print name:** Adam Coggins

11/12/00.

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 5 December 2000

Location:	Hogwood Farmhouse, Sheerlands Road, Finchampstead
Proposal:	Discharge of Conditions
Application Number:	F/2000/1829

In response to your informal consultation of 4 December 2000 for the above application, the landscape comments are as follows:

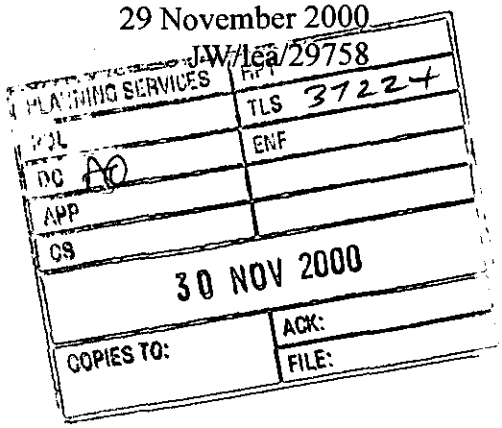
The applicant needs to provide details of all new planting within the site and this should include full species name, size at time of planting and planting densities. Additional native planting should be considered within the car park and to include a native hedge planted along the northern boundary of the site to better integrate the site into the countryside to the north and west.

Catherine Brimble

Catherine Brimble
Landscape Architect

Martin & Pole Nicholas
inc. Watts & Son Est. 1846

29 November 2000
JW/lea/29758



Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)
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W J Dulborough FRICS. IRRV
P C Neale FRICS
L J Ruse FRICS

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

DISCHARGE OF CONDITIONS – HOGWOOD FARM HOUSE
APPL F/2000/1829

Further to the granting of planning permission to change the use of the above property to B1 (Offices), I enclose drawing 29758/2.

This seeks to provide the relevant information in order for you and your colleagues to confirm that those conditions requiring approval prior to development commencing have been complied with. I hope that it is acceptable to depict these all on one plan as they do have a bearing on each other.

I look forward to receiving your comments and hopefully your approval very soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosure

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

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The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

WORK SHEET FOR : Angela Odell

Application Number : F/2000/1829

Applicant : Marino Family Trust Co Ltd C/O Martin And Pole Nicholas.

Location : Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.
Proposal : Proposed change of use from residential (A3) to Office use (B1)

Site Notice Displayed ? :

YES	NO	DATE
✓		14.7.00

on Sheerlands Rd.

Date of Neighbour Notifications : .....

Date of Site Visit : 14.7.00

Date Registered : 22/06/2000

Earliest Date for Decision : 28/07/2000

Latest Consultation Date/Site Notice Expiry Date : 28/07/2000

This application will have expired on: 17/08/2000. 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 : Parish Council: No objection.

- Env. Health Officer: Due to the proximity of the industrial site (to the building) which does not have any hrs of work restrictions etc. considers it would be inappropriate to retain the farmhouse in res. use. — there are lots of heavy vehicles going adjacent to it which would have a detrimental effect on potential residents of the property.
- Listed Buildings officer: Should remain in res. use. If allowed any alterations would require LBC.
- HW officer:

Planning Issues :

Application Number: F/2000/1829

Appraisal :

1. Principle of Proposal. BSP Policy ENV, SDALP Policy SBE17 & WDLP Policy WHE 12 Seek to retain L.B.S. in their current use, where possible. However, in this case the farmhouse appears have been vacant for a while, and the environment is unacceptably noisy from the adjacent commercial estate of converted farm buildings. Due to this it is considered that the change of use should be allowed & this will enable restoration & upkeep of the L.B.

Consider surface materials of proposed adjacent parking area need to be approved and landscaped restoration.

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

Application Number F/2000/1829
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
1	SC01	SR02.	
2		SR25.	Before the proposed car park is constructed details of proposed ground surface materials shall be submitted to and approved by the LPA, and no external materials shall be used other than those approved.
3	N14. LN14		**No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.** /SR09
4	N15. LN15		**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 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.** SR09.
		SR04	The permission hereby granted is in respect of change of use of the buildings only.
65	SC23	SR06	☒ parking and turning
76	SC60	SR09	
8	SC15	⊗	B1a ☒B
→			Informative
			The applicant is advised that any alterations to the building will require separate Listed Building Consent.
			Reason - other uses within class B1 may have an unacceptable effect on the Listed Building
9.			Before development commences, details of secure ~~parking~~ cycle parking provision shall be submitted to and approved by the LPA. ~~The cycle parking provision shall be~~ The approved details shall be in The cycle parking provision shall be installed in accordance with the approved details before the use hereby permitted commences.

Reason: To encourage travel-to-work by cycle. →

RECORD OF SITE VISIT

SITE ADDRESS: Hogwood Farm House Sheerlands Road Finchampstead Wokingham.

APPLICATION NUMBER: F/2000/1829

OFFICER: Angela Odell

DATE OF SITE VISIT: 14.7.00

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes 14.7.00

2. DESCRIPTION OF SURROUNDINGS Group of res fm bldgs in' countryside.

3. DESCRIPTION OF SITE/BUILDING Timber frame/white painted/ plain tiled 'listed' house. (N.B. 'Leanto' shown OS 1:500 not there) overgrown garden, house appears empty.

4. RELATIONSHIP TO ADJOINING PROPERTIES Converted farm bldgs into residential uses adj accent (at SV quite noisy tannoy + other general noise)

5. SITE CONSTRAINTS

TREES on W + S-west sides of garden'

ACCESS/PARKING via estate access road.

LEVELS Flat.

BOUNDARY TREATMENT open boundary to adjacent fields.

OTHERS

I visited the site at approx 11am on a weekday morning and it was noisy in the vicinity of the farmhouse with a fair amount of vehicular traffic + activity.

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1829**

Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.

Proposed change of use from residential (A3) to Office use (B1)

Transfer: Yes ☐ No ☐

Reason for Transfer:

Signed: _____ Date: 10.8.00

Councillor M Long

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

LISTING FORM

Case officer: **Angela Odell** Application Number: **F/2000/1829**

Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.

Proposed change of use from residential (A3) to Office use (B1)

DIA
PDL
DC
APP
CS

Transfer: Yes ☐ No ☑

Reason for Transfer: MA.

Signed: Gerald Cockroft

Date: COPY 09/08/00

Councillor G Cockroft

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 6445

Date: 7.8.00

My ref: F/2000/1829

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

CONFIDENTIAL

Councillor G Cockroft
113a Nine Mile Ride
Finchampstead
RG40 4HX

Dear Councillor

Application Number: F/2000/1829
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.
Proposed change of use from residential (~~A3~~) to Office use (B1)

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 **Angela Odell** on **(0118) 974 6445**. 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 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1829**
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.
Proposed change of use from residential (A3) to Office use (B1)

Transfer: Yes ☐ No ☐
Reason for Transfer:

Signed: _____ Date: _____

Councillor G Cockroft

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 6445

Date: 7.8.00

My ref: F/2000/1829

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

CONFIDENTIAL

Councillor M Long
Foxfield
Wick Hill Lane
Finchampstead
RG40 3PY

Dear Councillor

Application Number: F/2000/1829
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.
Proposed change of use from residential (~~A3~~) to Office use (B1)

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 **Angela Odell** on **(0118) 974 6445**. 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 17.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM
Case officer: **Angela Odell** Application Number: **F/2000/1829**
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.
Proposed change of use from residential (A3) to Office use (B1)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor M Long

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

MEMORANDUM

PLANNING 32731
POL
DC
CS
07
COPIES TO:
FILE:

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 4/08/00

HOGWOOD FARM HOUSE, SHEERLANDS ROAD, FINCHAMPSTEAD. F/2000/1829

Having visited the proposed site for change of use and considered the planning consent the site currently has I have the following comment to make.

As the industrial site in close proximity to the existing residential property does not have any restrictions regarding hours of work, hours of delivery or any other restrictions relating to noise generated, it would be inappropriate to retain the farm building in residential use.

J Mullaney

John Mullaney
Environmental Health Officer

Site visit.

HIGHWAYS CONSULTATION SHEET

From: Angela Odell **Date:** 04 July 2000

Application Number: F/2000/1829

Proposal: Proposed change of use from residential (A3) to Office use (B1)

Parish: FINCHAMPSTEAD PARISH

Site Address:
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.

Applicant:
Marino Family Trust Co Ltd C/O Martin And Pole Nicholas.

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).

(1) Sc 23 insert Parking Turning.

(2) Conditional ensuring provision of secure cycle parking.

R 3/8/00

Signed: _____ **Print name:** _____

Martin & Pole Nicholas 1829

inc. Watts & Son Est. 1846

21 June 2000
JW/lea/29758(b)

Partners
I Millar Campbell FRICS
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc. FRICS

Associates
R C Griffiths ARICS
(Management Surveyor)

G J R Lewis
(Chattels Auctioneer)

Consultants
P A H Lawrence FRICS
W J Dulborough FRICS, IRRV
P C Neale FRICS
L J Ruse FRICS

Environmental Services Department
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Sirs

HOGWOOD FARM HOUSE,
HOGWOOD FARM INDUSTRIAL ESTATE, RG40 4QY

This letter is in support of this planning application (by Marino Family Trust Company Limited) to change the use of Hogwood Farmhouse to an office/business use (Class B). Please find enclosed with this letter:-

- Six copies of the relevant planning application form
- Six copies of plans showing the site's location (1:2500), a block plan showing the parking layout (1:200) and illustrative internal layout plans showing how the building could be converted (1:100)
- Ownership Certificate
- £190 cheque being the appropriate fee

Background

Hogwood Farm House is a Grade II listed building and has been unoccupied since, we believe, 1983. The current owner has maintained the building but it is now in need of further major work to ensure its long term life and viability.

In 1995 planing permission was granted to change the use of the adjacent buildings and farmyard from agricultural use to light industrial uses. As the proposal provided accommodation for a variety of small businesses it was welcomed by the planning authority as it met local needs and complied with the then current planning policies. Five years later Hogwood Farm Industrial Estate is a thriving business community providing employment for approximately 43 employees in seven different businesses.

Continued/..

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
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Crowthorne Office (01344) 780111 *Fax: (01344) 780191*
The Auction House (0118) 979 0460 *Fax: (0118) 977 6166*

22.JUN.2000* 1629

The proposal

It is accepted that the general preference for listed buildings is to seek to retain them for their original use. However, in this case the presence of a family home in an industrial estate would be undesirable and incongruous. The application to use the building for business use (Class B1) would ensure that the building provides a useful and viable addition to the industrial estate. PPG15 notes that the best way of securing the upkeep of historic buildings is to keep them in active use.

As can be seen from the enclosed plans the amount of internal and external alterations proposed are minimal and the original layout of the building has been retained. I have briefly spoken to your conservation architect about the proposal who confirmed that subject to the internal changes being mainly to remove new partition walls listed building consent will not be required. However, I would welcome his comments and advice.

Policy considerations

The relevant policies as set out in the Wokingham District Local Plan (Deposit Draft 1997) are WHE12 (Appropriate uses of Listed Buildings); WHE3 (Existing residential uses); WEM7 (Identified local need – small business units, B1(c) use); WRE2 (Re-use and adaptation of rural buildings for commercial uses) and WT4 (Environmental Aspects of Traffic).

The proposal is appraised against these policies:-

WHE12. We submit that the character of this building is more likely to be retained if used commercially than if adapted and used for modern family living. The proposed commercial use would have no adverse effect on the fabric, interior or setting of the building.

WHE3. This policy carries a presumption against the loss of existing residential accommodation unless a case can be made to support an exception to this. This application has been submitted on the basis of the following criteria. The proposal will provide for a small business use in a compatible environment (see policies WRE2 and WEM7). The change of use will secure the preservation and enhancement of this listed building. The context of this dwelling is now an industrial estate which makes the proposal site inappropriate for residential use. Being well contained within the industrial estate the proposed use will have no detrimental impact on the character of this area when seen from outside.

WEM7. This proposal would provide a small business unit of 168 sqm in size which is broadly in line with the provisions of this policy. Its location on an established industrial estate already providing accommodation for small businesses on simple short term tenancy agreements should provide surety that the end use will fully comply with this policy.

Continued/..

22 JUN 2006 1829

WRE2. This policy accepts the reuse of existing rural buildings for commercial use if a number of provisions can be met. It is arguable if the existing listed building is in keeping with the industrial estate however the proposed use is compatible with the locality and the building. The building is currently unused (and has been for some time) so no replacement accommodation is required. As explained previously there are no amenity objections to this proposal in terms of its scale, context, use or appearance and, as far as we are aware, no detrimental impact on wildlife in the area.

WT4. When the planning application for the conversion of the agricultural farmyard for commercial use was granted in 1995 the site was considered 'well related to a main highway link being located 250 metres to the north east of the A327 Reading/Eversley Road'. The determination of the application was considerably delayed to enable a traffic speed survey to be carried out and amendments made to the access road – all designed to cater for the proposed intensification of use for business purposes. The conversion of this house to business use is unlikely to generate a significant increase in traffic over what one would expect from a residential use. We submit therefore that the existing vehicular access to the site and the adjoining highway network has sufficient capacity to accommodate the small amount of additional traffic generated by the proposed change of use. Furthermore, the proposed car parking area also allows for cycle storage facilities (Policy WT3).

I trust that this letter deals with the policy requirements of the emerging Local Plan and that the documents and plans adequately describe the proposal to you. Please contact me if I can be of more help. Could you also advise whether this application will be considered by planning committee or by officers under delegated powers.

Yours faithfully

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

Angela Odell

From: John Mullaney
Sent: 04 August 2000 10:45
To: Angela Odell
Subject: Hogwood Farm House, Sheerlands Road

Angela

Attached is memo coming to you in internal mail. There are alot of heavy vehicles and activity going on up there which would have a detrimental affect on any potential residents of the property.



MEMOPLANNING.doc

John

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

To: Angela Odell
Planning Department

Date: 4/08/00

HOGWOOD FARM HOUSE, SHEERLANDS ROAD, FINCHAMPSTEAD. F/2000/1829

Having visited the proposed site for change of use and considered the planning consent the site currently has I have the following comment to make.

As the industrial site in close proximity to the existing residential property does not have any restrictions regarding hours of work, hours of delivery or any other restrictions relating to noise generated, it would be inappropriate to retain the farm building in residential use.

John Mullaney
Environmental Health Officer

To:
Harold Sanders
Urban Design And Conservation Officer

05 JUL 2000

From: Angela Odell

Date: 04 July 2000

Application Number: F/2000/1829

Proposal: Proposed change of use from residential (A3) to Office use (B1).

Site Address:
Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.

Applicant:
Marino Family Trust Co Ltd C/O Martin And Pole Nicholas.

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

---

a HOGWOOD FARM HOUSE IS A LISTED BUILDING AND SHOULD REMAIN AS A RESIDENCE. THERE APPEARS TO BE AN OPPORTUNITY TO PROVIDE TWO SEMI DETACHED UNITS. + GARDENS.

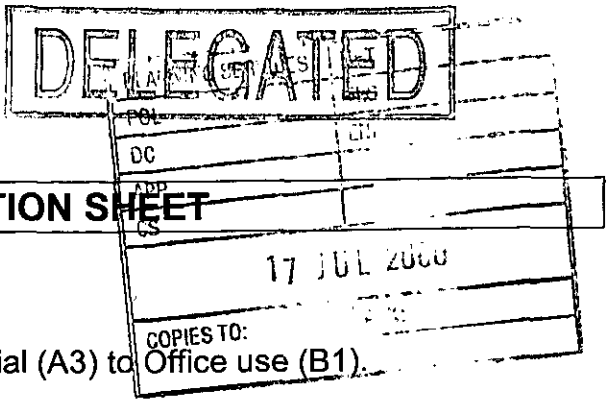
b ANY INTERNAL ALTERATIONS WOULD REQUIRE FURTHER APPLICATION.

c IF A CHANGE OF USE WAS TO BE CONTEMPLATED THEN THE IMPLICATIONS OF APPLYING CURRENT BUILDING REGULATIONS SHOULD BE ADDRESSED NOW. E.G. MEANS OF ESCAPE, DISABLED ACCESS FIRE SEPARATION ETC.

Harold Sanders
CONSERVATION + DESIGN.
18.07.00.

FROM: Angela Odell

DATE: 04 July 2000



FINCHAMPSTEAD PARISH CONSULTATION SHEET

Application Number: F/2000/1829

Proposal: Proposed change of use from residential (A3) to Office use (B1).

Site Address: Hogwood Farm House, Sheerlands Road, Finchampstead, Wokingham.

Applicant: Marino Family Trust Co Ltd C/O Martin And Pole Nicholas.

Your observations are required in respect of this application **by 28/07/2000** .

The Parish Council has no objections to this application.

SIGNED: C.S. Cl DATE:

Clerk To Finchampstead Parish/Town Council.

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/2000/1829

Proposal:
Proposed change of use from residential (C3) to Office use (B1)

Location:
Hogwood Farm House Sheerlands Road Finchampstead Wokingham

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

SITE IS A LISTED BUILDING

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 Angela Odell 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

Displayed by A. Odell 22/7/00

Received by Wokingham District Council

Application No: F/2000/1829

Proposal:
Proposed change of use from residential (A3) to Office use (B1)

Location:
Hogwood Farm House, Sheerlands Road, Finchampstead, 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 Angela Odell 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 1829

Start date: 22 JUN 2000

Officer: AD

Application No. F/2000/1829

Map No. 105 Site 013

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F) PROPOSED CHANGE OF USE FROM RESIDENTIAL TO B1 OFFICE USE

Location: HOGWOOD FARM HOUSE Shorlands Road, EVERSLEY ROAD

Parish: FINCHAMPSTEAD Ward: Finch South

Applicant: MARINO FAMILY TRUST CO LTD 4.7.2000 V4/A

Fee Received 190-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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 .....

Date Site Notice Sent : 4.7.2000 ✓4/7

Parish Council Informed - YES / NO ✓4/7

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

NO pre-apps

*RURAL AREA

NEIGHBOURS:

S/N + The LODGE ✓

✓4/7 The LITTLE BUNGALOW 5 SHERRANDS ROAD

XTRAC - IVANHOE ROAD

17-18

19+20

22 JUN 2010 1829

① ADDRESS Hogwood Farm PARISH Linch E

PLOT No. SEE LODGE FARM SHEERLANDS ROAD ORD. SHEET No. 105

BUILDER 287/49 R/218/62 FARMHOUSE LISTED BUILDING

Plan No.	Applicant	Description of Development	Date of Decision	Decision
0514/72	Hon Rm Samuel	Ext Dairy Unit	6-7-72	APP N/A
BR 1647	MR. BRITTON	AGRICULTURAL STORE	8.11.74	APP. N/A
BR 2565	MR. I. FARMER	EXT. TO COWSHED	29.4.75	APP. N/A
02723	"	"	12.6.75	N/A C/A
BR 5305	"	FARM BLDG. & SLURRY TANK	15.9.76	APP. N/A
BR 6007	"	DOUBLE GARAGE	2.2.77	APP. N/A
05274	"	FARM BLDG. & SLURRY TANK	30.9.76	N/A C/A
05974	"	REPL. GARAGE	17.3.77	N/A C/A
5[illegible] 122/5	MR. G. ROBERTSON	STABLES	3.8.83	
21100	NOW LODGE FARM	21ST. EXTENSION	9.4.84	N/A C/A
81336	"	AGR. BLDGS. TO STABLES	4.5.84	N/A. C/A
BR23419		(THE LODGE)		

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS TPO 709/94

DRAINAGE 42845

30155 APPEAL C. MARINO NEW VILL. SETTLEMENT REF

1933

② ADDRESS Hogwood Farm Sheerlands Road PARISH Linchmast

PLOT No. ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42845	S. MARINO	REDUNDANT FARM BUILDINGS	13.3.95	C/A
		IND (B1C) GEN. IND (B2)		ISSUED
		& STORAGE (B8		

MINISTRY DECISION

SPECIAL ORDERS

1789/a

SECTION 66 CERTIFICATE

Application No.

22 JUN 2000*

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

CERTIFICATE A

I certify that:

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

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

OR

CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

OR

CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

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

(b) . . . . . .

. . . . . .

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

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

the (c) . . . . . .

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

on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●.

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . . (Martin & Pole Nichdas) . . . .

On behalf of . . Manno Family Trust Company Limited . . .

Date . . . 21 JUNE 2000 . . . . . .

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

WOKINGHAM DISTRICT COUNCIL

PLANNING APPLICATION

PART 1

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

[illegible] JUN 2006 *

1829

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

1.	APPLICANT'S NAME	Marino Family Trust Company Ltd
	ADDRESS	Willow Wick Farm, Wick Hill Lane, Finchampstead
	POSTCODE	RG40 3QH PHONE:
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Martin & Pole, Nicholas
	ADDRESS	7 Broad Street Wokingham
	POSTCODE	RG40 1AY PHONE: 0118 978 0777
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:	Hogwood Farm Industrial Estate off Sheerlands Road, Finchampstead
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used		Change of use from residential to business (office) use (Class B1)
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.09 ha
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	Location Plan - 1:2500 Block Plan - car parking 1:200 Floor Plans 1:100

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING? Tick the boxes

CHANGE OF USE	x	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	x		
APPROVAL OF DETAILS/RESERVED MATTERS		State relevant outline permission number.	
TEMPORARY PERMISSION		State period required.	
RELAXATION OF CONDITIONS		State relevant application no.	

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 BUILDINGS? e.g residential, industrial etc. If the site is vacant, say so, and also state its previous use and when that ceased.	Vacant. Last used as residential in 1983	
12.	DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS?	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 so, show their positions, spread and species on the plans and which, if any, are to be felled
14.	STATE EXTERNAL MATERIALS TO BE USED	Change of use - no change to external appearance	
15.	HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials etc. If the site is divided into plots, say how each is to be enclosed	Existing hedge	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing	
	HOW WILL FOUL SEWAGE BE DISPOSED OF?	To existing system: Yes If no, please give details:	
18.	WHAT ARE THE ACCESS ARRANGEMENTS? AS EXISTING AS PROPOSED Give details of pedestrian and vehicular access.	As proposed - see 1:200 plan Vehicular access from highway as existing	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Toilets are proposed on 1st floor but could be changed if required. Car parking space shown.	

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

	No. OF DWELLINGS/HABITABLE ROOMS PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/	/	1 /
BUNGALOW	/	/	/
FLAT/MAISONETTE	/	/	/
OTHER	/	/	/

21.	DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE ?	Yes	If YES, complete Part 2 of the form
22.	DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OR MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS?	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	

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: Marino Family Trust Co. Ltd DATE: 21 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

PART 2

This part of the form need only to 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)				154.3
B1(b)	RESEARCH AND DEVELOPMENT				
B1(c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE AND DISTRIBUTION				
	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
Other	Please specify				
Other	Please specify				
	Total				154.3

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	0	0
Proposed	6	0

27. DESCRIBE THE ACTIVITIES 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

Speculative - office accommodation

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

Not known

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

Existing staff	Transferred staff	New staff	Total

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state which 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".



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Development Control Section, Environmental Services, Wokingham District Council.
28 June 2000

Scale: 1 : 2500

N
W E
S

TO: **DEVELOPMENT CONTROL**
Angela Odell

FROM: Environmental Design

DATE: 2 February 2001

Location:	Hogwood Farmhouse, Sheerlands Road, Finchampstead
Proposal:	Discharge of Conditions
Application Number:	F/2000/1829

In response to your informal consultation of 29 January 2001 for the above application, the landscape comments are as follows:

The revised plan, drawing no. 29758/2A, showing the planting details for the site is acceptable and the condition can be discharged.

Catherine Brimble

Catherine Brimble
Landscape Architect

Martin & Pole

inc. Watts & Son Est. 184

26 January 2001
JW/lea/29758

Partners
I Millar Campbell FRI
D C Auger FRICS
C W Reynolds FRICS
D D Chopping FRICS

R N Price BSc, FRICS

Associates
R C Griffiths ARICS
(Management Survey
G J R Lewis
(Chattels Auctioneer

Consultants
P A H Lawrence FRIC
W J Dulborough FRICS, I
P C Neale FRICS
L J Ruse FRICS

Mrs A Odell
Planning Department
Wokingham District Council
Shute End
WOKINGHAM
RG40 1WR

Dear Mrs Odell

DISCHARGE OF CONDITIONS – HOGWOOD FARM HOUSE
APPL F/2000/1829

I am now in the position to provide responses to comments made by landscape and highways officers following our submission of details pursuant to the discharge of conditions on this planning permission.

Cycle parking. This is to be within a timber frame structure as depicted in the enclosed literature and located as shown on the enclosed plan. It is not attached to the building. The structure is large enough to also provide a covered bin-store and could be used as a smokers' area.

Landscaping. The enclosed plan also clarifies the existing mix of plants in the existing field boundary hedge. This was planted within last few years and is doing well. The planting now proposed is to strengthen this boundary. Other planting proposals around the site are also given

I look forward to receiving your comments and hopefully your approval very soon.

Yours sincerely

Julie Williams BSc(Hons) DipTP MRTPI
for Martin & Pole, Nicholas
Planning Department

Enclosures

Chartered Surveyors

7 Broad Street, Wokingham, Berkshire RG40 1AY Tel: Wokingham (0118) 978 0777
Residential Sales Tel: Wokingham (0118) 979 0010
Fax: Wokingham (0118) 977 1991 e.mail: w@martinpole.co.uk

Reading Office (0118) 959 1231 | Earley Office (0118) 926 4422 | Crowthorne Office (01344) 780111 | The Auction House (0118) 979 0460