APPLICATION NO:
F/2002/7758

LOCATION:
Holme Grange Craft Village Heathlands Road, Wokingham.

APPLICANT:
Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams)

PROPOSAL:
Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

EARLIEST DATE FOR DECISION: **07/11/2002**

APPLICATION WILL HAVE EXPIRED ON:
04/12/2002

CASE OFFICER: **Kerrin Lithgow**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Adam Estates Ltd
C/O Martin and Pole (Attn Julie Williams)
24 Friar Street
Reading
Berkshire
RG1 1DP

Application Number: F/2002/7758

Parish: **WOKINGHAM WITHOUT**

Location: **Holme Grange Craft Village, Heathlands Road, Wokingham.**

Proposal: **Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.**

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

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

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

Condition
3. No extension building works shall commence until the revised car parking layout together with the additional on-site pedestrian and cycling facilities have been provided in accordance with drawing no. D474-01D

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

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

Reason
3. In the interests of traffic safety.

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

Berkshire Structure Plan Policies OS1, LD3 and EN1.
South East Area Local Plan Policies SBE1, SBE2, STV2, SC15 and ST5.
Deposit Draft Wokingham District Local Plan Policies WOS3, WBE1, WOS1, WCC1, WCC2, WCC4, WOS6, WOS7, WRE4 and WRE6.

T. G Watson

Trevor Watson
Development Control Manager
Date: 22/01/2003

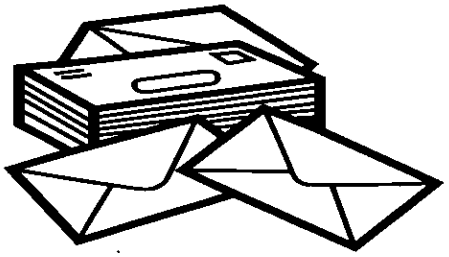
Notice checked by: _____

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

DATE: 10 February 2005

SCANNING INFORMATION SHEET

OTHER DOCUMENTS



Application Number: F/2002/7758

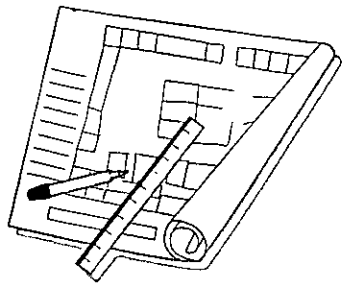
Applicants Name: Adam Estates Ltd

Site Address: Holme Grange Craft Village, Heathlands Road, , Wokingham.

DATE: 10 February 2005

SCANNING INFORMATION SHEET

PLANS



Application Number: F/2002/7758

Applicants Name: Adam Estates Ltd

Site Address: Holme Grange Craft Village, Heathlands Road, , Wokingham.

Tel: (0118) 974 6441 (Direct Line)
Email: adrian.ellis@wokingham.gov.uk
Fax: (0118) 974 6484
Date: 8 February 2005
My ref: F/2002/7758
Your ref:

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

Colin Dawson Associates
Malvern House
1 Malvern Way
Twyford
Berkshire
RG10 9PY

Dear Mr Dawson,

MINOR AMENDMENTS TO UNITS 4, 8, 14, 16, 18 AND 19 HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM

I write with reference to your letter dated 3 February 2005 concerning the above.

Having considered the alterations proposed I am writing to confirm that the revisions proposed in plans D474-06-01F and D474-06-02C can be considered as a minor amendment to the original planning permission reference F/2002/7758 and therefore does not require an additional planning consent.

I trust this letter is of assistance. Should you wish to discuss any matter further please do not hesitate to contact me directly.

Yours sincerely,

Adrian Ellis
Principal Planning Officer - Southern Parishes
Development Control
Wokingham District Council
Shute End, Wokingham
Berkshire RG40 1BN
0118 9746441
0118 9746484
adrian.ellis@wokingham.gov.uk
www.wokingham.gov.uk

Tel: (0118) 974 6441 (Direct Line)
E-Mail: Adrian.Ellis@wokingham.gov.uk
Date: 26 January 2005
My ref: F/2002/7758
Your ref:

Mr C Dawson
Colin Dawson & Associates
Malvern House
Malvern Way
Twyford
Berkshire
RG10 PY

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

Dear Mr Dawson

APPLICATION: F/2002/7758
SITE: UNITS 4, 18 AND 19 HOLME GRANGE CRAFT VILLAGE

I write with reference to your letter dated 12 January 2005 relating to the brick sample submitted in accordance with condition 2 of Planning Consent F/2002/7758 for use on units 4, 18 and 19 at Holme Grange Craft Village.

I can confirm that the use of Ockley Manor Blend (OK 058) are acceptable.

I trust this letter clarifies the situation, should you wish to discuss any matter further please do not hesitate to me on the above mentioned number

Yours sincerely

Adrian Ellis
Principal Planning Officer

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322**.

Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire

Our Ref; CED/BKD567
Wednesday, 12 January 2005

Dear Sir:
RE: HOLME GRANGE CRAFT VILLAGE WOKINGHAM

Please find accompanying this letter sample materials as follows,

Facing bricks to Match as close as possible existing brickwork on adjacent buildings

Ockley Manor Blend (OK 058) .

The bricks are submitted in accordance with condition 2 of Planning consent F/2002/7758 for use on Units 4 and 18/19

Roof tiles will be as previously approved.

I would be pleased to receive your conformation of acceptance of the material samples in discharge of condition 2 on the Planning Consent

Materials OK .

Yours faithfully

Colin Dawson

Encs:

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

PLANNING SERVICES 85408
DC AE
CS
4 FEB 2005
COPIES TO
FILE

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks
For the attention of Mr A Ellis

Our Ref; CED/BK/474-18
3rd February 2005

Dear Sir

RE; PLANNING PERMISSION F/2002/7758
HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM
PROPOSED REPLACEMENT OF UNIT 17 RELOCATION OF UNIT 8
EXTENSIONS OF UNIT 4, 14 & 16 PLUS ERECTION OF TWO NEW UNITS 18 & 19 WITH ANCILLARY UTILITY AND LANDSCAPING WORKS

Please find attached a copy of my drawings D474-06-01 Revision F showing proposals in respect of Units 18/19.

I would request agreement to minor amendments to the form of building as approved as follows:-

1. North east elevation – omission of link roofs to adjacent buildings.
2. South east elevation and north west roof elevation – omission of roof lights.
3. South east elevation – omission of door and replacing with window, additional windows to side of door.

I would also seek your agreement to a minor amendment to Unit 4 identified on the Planning Permission as detailed on drawing D474-06-02 Revision C. I have omitted the rear roof lights to the south east and north west elevations of the roof. I have also omitted one rear window to the south east elevation and introduced an additional roof light over the stairs to the north east elevation. I would appreciate your written confirmation that these amendments are acceptable.

If you have any concerns with regards to the enclosed, I would very much appreciate the opportunity of discussing them with you in due course.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

Ring Colin Dawson
Confirmed plans
to be in with
planning app
plans required.
Plans received
+ approved
8/2/05

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

83378

PLANNING
POL
CC AE
APP
CS
03 NOV 2004
COPIES TO
FILE

Our Ref; CED/BK/
28th October 2004

Dear Sir

RE; PLANNING PERMISSION F/2002/7758
HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM
PROPOSED REPLACEMENT OF UNIT 17 RELOCATION OF UNIT 8
EXTENSIONS OF UNIT 4, 14 & 16 PLUS ERECTION OF TWO NEW UNITS 18 & 19 WITH ANCILLARY UTILITY AND LANDSCAPING WORKS

Please find attached a copy of my drawings D474-18-01 and 02 showing detailed proposals in respect of Units 18/19 as originally submitted and approved under the above Planning Consent on drawings D474-06-01.

I would request agreement to minor amendments to the form of building as approved as follows:-

1. North east elevation – omission of link roofs to adjacent buildings.
2. South east elevation and north west roof elevation – omission of roof lights.
3. South east elevation – omission of door and replacing with window, additional windows to side of door.

I would also seek your agreement to a minor amendment to Unit 4 identified on the Planning Permission as detailed on drawing D474-06-02 and now re-numbered Unit 20 under the Building Regulations submission to the effect that I have omitted the rear roof lights to the south east and north west elevations of the roof. I have also omitted one rear window to the south east elevation and introduced an additional roof light over the stairs to the north east elevation. I would appreciate your written confirmation that these amendments are acceptable.

If you have any concerns with regards to the enclosed, I would very much appreciate the opportunity of discussing them with you in due course.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng

Tel. 0118 974 6502 (Direct Line)

Date. 28 October, 2004

My ref. MT/FP/2004/5426

Colin Dawson & Associates
1 Malvern House
Twyford
Berks
RG10 9PY

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
E-mail:

Dear Mr Dawson

UNITS 18 & 19, HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM PLANNING APPLICATION: F/2002/7758, BUILDING REGULATIONS: FP/2004/5426

I refer to our telephone conversation regarding the above site.

As discussed, there are discrepancies between the building regulations application and the approved planning application. The differences relate to unit 18:

- North east elevation – provision of hip roof on building regulations drawings.
- South east elevation – revised arrangement of doors and windows.

Could you please submit 4 copies of suitably revised elevations and floor plans incorporating and highlighting the above changes, for consideration under the above planning application by 11 November 2004.

It would be helpful if you quoted the above reference in all correspondence.

If you have any queries with regard to this letter please contact me on 0118 974 6502.

Yours sincerely

MT

Mary Thompson
Development Control/Building Control Liaison Officer

Tel: (0118) 974 6451 (Direct Line)
Fax: (0118) 974 6484
Date: 30 October, 2003
My ref: F/2002/7758
Your ref:

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

Mr Colin Dawson
Malvern House
1 Malvern Way
Twyford
Reading
Berkshire
RG10 9PY

Dear Mr Dawson

RE: HOLME GRANGE CRAFT VILLAGE
PLANNING CONSENT F/2002/7758

I write with regard to your letter of the 17th of October 2003 and the tile, submitted pursuant to condition 2. I understand that you wish to substitute the second-hand red clay tile for the previously submitted second-hand orange clay roof tile. That is perfectly acceptable. The approved materials are therefore:

- Black Stained Feather Edge Boarding
- Second-Hand Orange Facing Brick
- Second-hand red clay tile

Condition 2 of planning permission F/2002/7758 has therefore been satisfied.

I trust that this has assisted you. Should you have any other questions please do not hesitate to contact me.

Yours sincerely,

KERRIN LITHGOW

Principal Planning Officer – South Team

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms K Lithgow

Our Ref; CED/BK/474-17
17th October 2003

Dear Sir/Madam

RE; HOLME GRANGE CRAFT VILLAGE
PLANNING CONSENT F/2002/7758

Please find accompanying this letter the following sample of material proposed for use in the above development.

1. A second-hand red clay roof tile

I would be pleased if you could accept this sample in accordance with Condition 2 of the above Planning Consent and as an amendment to your letter of confirmation dated 5th September 2003.

I believe this tile is a closer match to that used on the adjoining craft barn, and therefore, more in keeping with The Village generally.

I would be pleased to receive your confirmation that this amendment is acceptable to you.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 5 September, 2003

My ref: F/2002/7758

Your ref: CED/BK/474

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

Mr Colin Dawson
Malvern House
1 Malvern Way
Twyford
Reading Berkshire
RG10 9PY

Dear Mr Dawson

RE: HOLME GRANGE CRAFT VILLAGE PLANNING CONSENT F/2002/7758

I refer to your letter of the 26th of August in which you have outlined the materials to be used for the works to be carried out at Holme Grange under application approval F/2002/7758.

I can confirm that the following materials are deemed satisfactory:

- Black Stained Feather Edge Boarding
- Second-Hand Orange Facing Brick
- Second-Hand Orange Clay roof tile

Condition 2 of planning permission F/2002/7758 has therefore been satisfied.

Please do not hesitate to contact me should you have any further questions on this matter.

Yours Sincerely,

KERRIN LITHGOW

Principal Planning Officer – Southern Parishes

COLIN DAWSON & ASSOCIATES

Architectural Design & Building Surveying.

MALVERN HOUSE
1 MALVERN WAY
TWYFORD
READING. BERKSHIRE. RG10 9PY.
Tel:. **(0118) 9343322** *Fax:* **(0118) 9343322.**

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berks

For the attention of Ms K Lithgow

Our Ref; CED/BK/474
26th August 2003

Dear Sir/Madam

RE; HOLME GRANGE CRAFT VILLAGE
PLANNING CONSENT F/2002/7758

Please find accompanying this letter the following samples of materials proposed for use in the above development.

1. Black stained feather edge boarding
2. Second-hand orange facing brick
3. Second-hand orange clay roof tile

I would be pleased if you could accept these samples in accordance with Condition 2 of the above Planning Consent.

I look forward to receiving your formal confirmation.

Yours faithfully

Colin Dawson MBIAT, ACIOB, ABEng
Encs;

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 2 September, 2003
My ref. BC/DC/F/2002/7758
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Adam Estates Limited
C/o Colin Dawson & Associates
1 Malvern Way
TWYFORD
Berkshire
RG10 9PY

Dear Sirs

PLANNING PERMISSION F/2002/7758
SITE: HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/7758 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

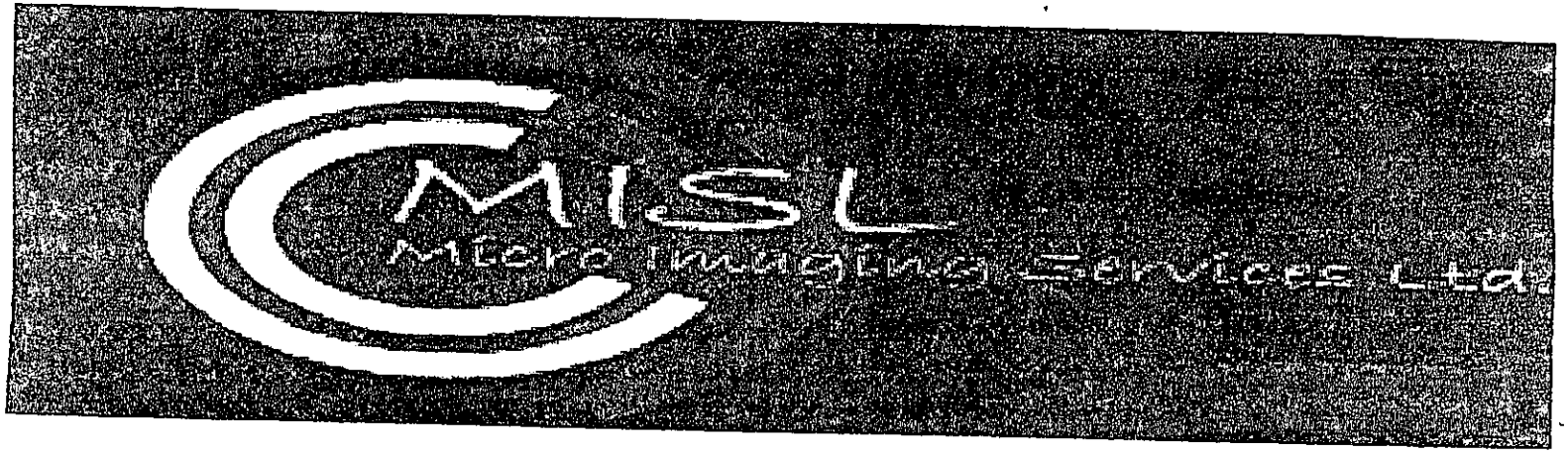
If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

KERRIN LITHGOW
Principal Planning Officer

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Finalised

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

PLANNING APPLICATION NUMBER	F/2002/7758
BUILDING CONTROL NUMBER.	FP/2003/4321
APPLICANT/AGENT	COLIN DAWSON & ASSOC.
ADDRESS OF SITE	Home Grange Craft Village Heathlands Road Wokingham
DESCRIPTION OF PROPOSED WORK	Re-location of Unit 8. Replacement of Unit 17 Erection of 2 new units Extension of Units 4, 11 and 16.

CASE OFFICER KL

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	D474-8-01	D474-06-08C
FLOOR PLANS	D474-8-01	D474-06-03C

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION	07.01.03	
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?	NONE	
This check relates to unit 8		
DATE	16.06.03	

PROBLEMS

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS — **CASE OFFICER**

PLANNING APPLICATION NUMBER	i 7758 KL
BUILDING CONTROL NUMBER	4092
~~APPLICANT~~/AGENT	COUNDAWSON & ASSOC.
ADDRESS OF SITE	HOME GRANGE CRAFT VILLAGE HEATHLANDS ROAD WOKINGHAM / WITHAM
DESCRIPTION OF PROPOSED WORK	New unit 17 + Extension to Unit 11 – DC Application also covers units 4, 8, 18, 19

DRAWING NUMBERS

	BC	DC
BLOCK PLAN	D 474-01 D	D 474-01C
ELEVATIONS	D 474-17-01 D 474-14-01	D 474-06-01 E D 474-01-02 B D 474-06-03 E
FLOOR PLANS	"	"

NO APP.

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED	20/01/03	
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS	NO but door on different elevation	
IF YES, WHAT ARE THE DIFFERENCES ? DC APPLICATION COVERS EXTENSIONS TO UNITS 4, 8, 18, 19 ALSO	on unit 17.	2 roof lights in unit
DATE		

PROBLEMS No major differences

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

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Tel. 0118 974 6441 (Direct Line)
E-mail: Kerrin.Lithgow@wokingham.gov.uk
Date. 14 May, 2003
My ref. BC/DC/F/2002/7758
Your ref.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Adam Estates Ltd
C/o Martin & Pole (Attention: Julie Williams)
24 Friar Street
READING
Berkshire
RG1 1DP

Dear Sirs

PLANNING PERMISSION F/2002/7758
SITE: HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM

I note that you have submitted an application for Building Regulations approval.

I would like to take this opportunity to remind you that Planning Permission Number F/2002/7758 has condition(s) attached to it. Some of these condition(s) may require approval prior to work commencing on site.

The Council considers that it is important that planning conditions are fully complied with to ensure that development proceeds in the manner it was intended. Consequently, I must point out that failure to comply with the condition(s) could result in a Breach of Condition Notice being served. If the Notice is not complied with your client could be liable to a £1,000 fine.

Any work carried out prior to these conditions being formally discharged is undertaken at your own risk and expense.

If you have already complied with these conditions, please disregard this letter.

If you have any queries regarding this matter please do not hesitate to contact me on the above telephone number.

Yours faithfully

KERRIN LITHGOW
Principal Planning Officer

Natalie Brown

From: Keith Rogers
Sent: 04 September 2002 15:23
To: Natalie Brown
Subject: Proposed extensions at Holme Grange Farm Craft Village, Heathlands Road

Natalie
I refer to your memorandum dated 30 August 2002 in respect of the pre-planning application enquiry for this site. I'm a little confused about the document entitled 'Development Brief' isn't this really a consultants Planning Statement in support of the proposal?
I visited the site early today and could hardly find an available parking space. I would imagine the site is more busy at weekends. Accordingly I am cautious about the wording that there is sufficient surplus car parking space to cater for the additional floor space. The final statement should be supported with existing parking survey information and an indication as to how much increased demand for parking there would be as a result of the development. There is also scope to enhance the existing on-site arrangements in respect of traffic management and pedestrian movement so as to minimise conflicts and also the provision of give way markings at the site access junction with Heathlands Road. Subject to these matters being satisfactorily addressed it is unlikely that any highway objection would be raised with regard to the proposed extensions as indictaed on drawing number D474-01.
Keith.

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

To: Highway
Policy & Plans

My Ref: Holme Grange
Heathlands Road

Ext: 6492

Date: ~~28~~/08/02
30

PROPOSED REDEVELOPMENT OF HOLME GRANGE FARM CRAFT VILLAGE, HEATHLANDS ROAD

I have received a pre-planning application relating to the redevelopment of the above site. I have enclosed the development brief for the site, plans, 1:2500 site plan and copies of the history cards.

Please could I have your inputs on the policy and highway implications, preferably by Thursday 12 September (as I will be leave from 16 September and would like to send out a reply before I go).

NAB

Natalie Brown
Planning Officer

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 28 August 2002
My ref: NB/Wok Without/Pre-app

Julie Williams
Martin & Pole Nicholas
24 Friar Street
Reading
Berks
RG1 1DP

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

Dear Ms Williams,

DEVELOPMENT BRIEF FOR HOLME GRANGE FARM

I refer to your letter received on the 12 August 2002 with reference to the above.

I am in the process of consulting with our Policy and Highway departments on this matter and aim to have a reply to you within the next 3 weeks.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NAB

Natalie Brown
Planning Officer

File: Holme Grange
Fann (hold)

2691

Angela Odell

From: Liz Gibbons
Sent: 20 June 2002 16:36
To: Angela Odell
Subject: Holme Grange Craft Village

Angi
You may be getting a call on this from Howard Spence, who is the owner. He is seeking another 2,000 or so sq ft of floorspace for some of his existing users, one of which is the pottery. I suspect this may not all be able to be provided in existing buildings. He is at a very preliminary stage and I have directed him towards Policy WRE6 and policy WSH1 of the WDLP dd and in the Inspector's report. I have said it is in a gap where development is very much restricted. I have suggested he speaks to you and he has said he will do this when he has considered the policy implications. Angus Ross told him to speak to me,

Liz

WORK SHEET FOR : Kerrin Lithgow

Application Number: F/2002/7758

Applicant : Adam Estates Ltd, C/O Martin and Pole

Location : Holme Grange Craft Village, Heathlands Road, Wokingha

Proposal : Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14 and 16 plus erection of 2 new units (18 and 19) with ancillary utility and landscaping works

Site Notice Displayed ? :	YES	NO	DATE
			13-11-2002

Date of Neighbour Notifications :

Date of Site Visit : 13-11-2002

Date Registered : 09/10/2002

Earliest Date for Decision : 07/11/2002

Latest Consultation Date/Site Notice Expiry Date : 07/11/2002

Application Expiry Date: 04/12/2002

Consultation Responses :
Wokingham Without Parish Council: No Objection
Environmental Health Officer: No objection
Access and Movement: No concerns, provided condition placed on any approval.
Policy: Initial concerns regarding the effect of the new craft shops on the vitality and viability of Wokingham shops. Rural economy/retail objections now satisfactorily overcome following further information submitted.

Planning Issues :
1. Impact upon Neighbouring Properties
   Berkshire Structure Plan: OS1 LD3
   Wokingham District Local Plan: WOS3, WBE1
   South East Area Local Plan: SBE1 Design of New Development, SBE2 Inappropriate Design

2. Impact on the Character of the Area/Countryside/Green Gap
   Berkshire Structure Plan: LD3, EN1
   Wokingham District Local Plan: WOS1, WCC1, WCC2, WCC4, WOS3, WOS6, WOS7, WBE1, WRE4, WRE6
   South East Area Local Plan: SBE1, SBE2, STV2, SC15

3. Impact upon Highway Safety
   Wokingham District Local Plan: WT6, WT7, WOS3
   South East Area Local Plan: ST5

Appraisal :

Impact upon Neighbouring Properties
The proposed works to be undertaken are to take place within the confines of the existing buildings, which is quite remote from nearby residential development. The nearest dwelling is Holme Grange Farm House, which will be well screened from the unit 17 to be located at the front of the property.

The biggest extensions/alterations will be in the centre of the site, with unit 18 (94.72m2) and Unit 19 (54m2). Although these are on the side of the development facing Gardeners Green it is considered that the extensions and alterations are small in scale and in keeping with the existing buildings on site, so as not to be out of place.

Impact on the Character of the Area/countryside/green gap
The buildings are to be located within the countryside, and as such special attention needs to be given to policy WCC1 and the design, scale and siting of the development.

As mentioned above, it is considered that the buildings are sufficiently small in scale so as to fit against the backdrop of the existing buildings. The larger extensions are to be located within the confines of the existing building, so as to reduce, as far as possible, the expansion of the built environment into surrounding countryside. For this reason also it is not considered that the proposed works will have adverse effect on the green gap in which the development is located.

Impact upon Highway Safety
The access and movement officer has provided comments on the application and satisfied with the parking and access arrangements.

Recommendation : Approval

7758.

Application Number: LB/2002/~~6432~~
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions/Reasons for refusal
1.	C001		Full Permission – 5 Years
2.	C012	R012	External Materials to be agreed
3.			No extension building works shall commence until the revised car parking layout together with the additional on-site pedestrian and cycling facilities have been provided in accordance with Drawing No. D474-01D. *Reason: In the interests of traffic safety.*
Informatives for Approvals:			
1.	N16		
Policies			
Loddon Area Local Plan Policies:			
South-East Area Local Plan Policies: SBE1, SBE2, STV2, SC15, ST5			
Wokingham District Local Plan Policies: WOS3, WBE1, WOS1, WCC1, WCC2, WCC4, WOS3, WOS6, WOS7, WRE4, WRE6			
Green Belt Local Plan Policies:			
Berkshire Structure Plan Policies: OS1, LD3, EN1			
Minerals Local Plan Policies:			

RECOMMENDATION AND CONDITIONS/REASONS AGREED: TG Watson
(Development Control Manager)

Date: 20/1/03

RECORD OF SITE VISIT

SITE ADDRESS: Holme Grange Craft Village Heathlands Road Wokingham.

APPLICATION NUMBER: F/2002/7758

OFFICER: Kerrin Lithgow

DATE OF SITE VISIT: 13/11/02

1 SITE/STATUTORY NOTICE DISPLAYED ? Not viewed.

2. DESCRIPTION OF SURROUNDINGS

Rural surroundings. A few dwellings nearby, to the south and west.

3. DESCRIPTION OF SITE/BUILDING

Extensive parking to front and 'overflow' parking to rear.
Buildings mostly single-storey, of dark brown timber.
Sweet shop, conservatory/glass shop, beauticians etc gift shop.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Easily viewed by 'Gardeners Green' and 'Holme Grange Cottage', as well as 'Holme Grange Farm'. Units for the most part contained within the existing buildings.

5. SITE CONSTRAINTS

TREES N/A.

ACCESS/PARKING Parking unformed. Access O.K.

LEVELS Flat across site.

BOUNDARY TREATMENT

OTHERS

Memo

To: Kerrin Lithgow

From: Conrad Moore

Date: 11/12/02

Re: **Policy Comments upon F/2002/7758**

Replacement of unit 17, relocation of unit 8, extension of units 4,14,16 and 2 new units 18 & 19 with supporting infrastructure and landscape works at Holme Grange Craft Village, Heathlands Road, Wokingham.

Comments in respect of Agents Response Letter Dated 28.11.02

Countryside, Gap & Rural Economy Policies

The proposal represents a 20% increase in floorspace terms. This may not be considered small in the countryside. However it is minor in Structure Plan Policy terms. The letter explains well why the uses could not go in the town centre and Liz Gibbons supports their stance.

A concern remains that the Council is trying to deal with something after the event. The Council would be concerned if the site operated as a single user for trade or wholesale. Liz Gibbons has commented that it would be useful to see the justification in terms of turnover rather than as goods for sale. It should also be noted that the Economic Development Strategy should be accorded little weight as this was date specific and that period has passed.

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". The Council should reflect the Government advice, where there is no material conflict with other policies in the Plan. The Economic Development Strategy cannot be used to override the Modified Local Plan policies though.

The site is within the countryside subject to Policy WCC1. The broad principle may be acceptable under criterion (G), but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. The glass roof and accommodation using roof lights may have an adverse impact on the rural character particularly in winter months through light pollution. Even in day they glass areas can reflect light, thereby increasing visual intrusion. You will need to satisfy yourself on this aspect. The car park areas should be handled with sensitivity as both visual intrusion of parked cars and activity can have undesirable urbanising impacts.

Policy WCC4 deals with new buildings outside settlement boundaries and is cross-linked with BSP Policy C2. Under C2 this proposal could be considered under criteria (ii) & (iii) in that existing uses are expanding on site in a rural location and parts of the scheme are redevelopment of existing or adaptation of existing to expand. Paragraph 5.9 of the BSP does state that building in open countryside away from existing settlements will be strictly controlled. The Inspectors comments made in paragraph 2.212 of the Local Plan Report and our modified Policy WCC4 wording should be used in consideration of this. The Inspectors comments in paragraph 2.209 are important that it does not preclude the opportunity to plan for future expansion.

Wokingham District Local Plan (DD As Modified) Policy WRE6 deals with redevelopment or extension to existing craft and retail centres in the countryside and follows the Inspector's recommended policy (to accord with PPG 7 changes and the Rural White Paper). A change in intensity of use could result in urbanising effects such as vehicle movement and intensity of use, noise and lighting contrary policy criteria (b) & (d). These issues are also dealt with under Policies WOS3, WOS6 and WOS7. These issues are also reflected in the *Berkshire Structure Plan* policies OS1, C2, LD1, LD3 and LD4.

Policy WCC2: The site is within a Gap and Green Wedge (WCC2) between Wokingham/Bracknell and Pinewood in the *Wokingham District Local Plan (Deposit Draft, As Modified)*. Gaps provide physical and visual separation. The Planning Inspectorate have considered openness and increased risk of urbanised character (of particular note is the Wokingham Cricket Club Appeal Decision Letter where lighting and parking areas were of concern within a Gap and Green Wedge). Gaps and Green Wedges are vital to achieving the overall strategy of the Local Plan.

Nature Conservation & Landscape Policies
Comments as before in respect of Policy WNC3 and Policy WLL7.

Highways
This development in the countryside will need to be considered against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The trip measure used was not a peak day use and it would have been useful for the applicant to provide Saturday or Sunday movements. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7 & Policy WT6). This said the impact upon peak traffic flows and the potential of linked trips with Wyevale Centre, Grays Farm, Vehicle Repair Centres and Holme Grange School should be built in to the consideration of this site.

Conclusions
I consider that in the light of the applicant's letter the rural economy/retail objections are satisfactorily overcome. However the considerations set out in the countryside policies will need to be evaluated carefully. Please note the potential urbanising effects of site activity, lighting and parking areas on the landscape and countryside character. You will need to clearly demonstrate harm if there is a potential policy objection.

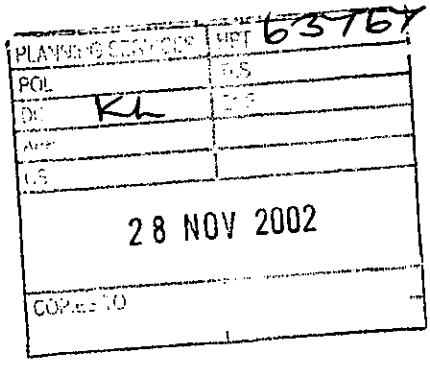
Conrad Moore.

Senior Planner.

Policy & Plans Team.

Our Ref: JW/SCB

28 November 2002



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

Attn: Miss Kerrin Lithgow

Dear Ms Lithgow,

HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD – APPLICATION NO. F/2002/7758

Thank you for your letter dated 12th November.

Access & Car Parking

I have contacted Adam Coggins and have agreed a way of revising the car park layout to provide clearer routes for pedestrians and additional car spaces, including an additional space for disabled drivers. We have also agreed the provision of a cycle parking area within the village. Amended plans will be with you very soon. The give way markings are in place at the site junction with Heathlands Road.

We have carried out a car parking survey on a typical day, as required. The results are shown below. The date of survey was 22nd November and covered the times that the village is open to the public (10am – 5p.m.).

Time	Car park 1	Car park 2	Total
10am	14	21	35
11am	27	17	44
12am	31	23	54
1p.m.	39	29	68
2p.m.	23	20	43
3p.m.	25	19	44
4p.m.	17	7	24
5p.m.	7	11	18

There are 70 car spaces currently available so the parking situation always remained within acceptable limits.

The amended car park layout provides 73 spaces plus 3 for disabled drives and cycle parking facilities. As can be seen from the above table, even on a busy pre-Christmas day, the existing car parking facilities easily coped with current demand. Using the Council's car parking standards the proposed floor space could be expected to give rise to 9 additional cars spaces being used, which will be easily catered for in the proposed car park layout. Should there be extraordinary demand there is a strip of land adjacent to car park 2 indicated on the plan for overflow parking. This area is estimated to be able to accommodate 15-20 cars but will not be marked up as a parking place unless demand exceeds capacity in car parks 1 & 2.

I hope that the above survey results and my discussion based on it is sufficient to demonstrate that the car parking arrangements are satisfactory for the anticipated level of demand generated by this proposal. The purpose of the proposal is mainly to give existing tenants more display and work space to cater for existing demand rather than to generate new demand. An increase in customer visits to the village as a result of this proposal is therefore likely to be marginal.

Retail & Rural Economy Policy

To begin, I need to confirm that my clients discussed the proposals with Liz Gibbons (Economic Development Officer) prior to submitting the planning application. She had been sympathetic to limited new development to cater for tenant demand and to support small business employment/craftworkers in the area. She confirmed that the Economic Development Plan for the Wokingham District was to encourage all businesses, wherever they are within the district and expressed her opinion that the Craft Village would have negligible impact on the retail viability of either Bracknell or Wokingham town centres.

In your letter the craft village is described as a shopping complex, which is not correct. My experience of shopping complexes is that they are an amalgam of national retailers selling branded goods bought wholesale. At the Craft Village it is estimated that 80% of the turnover is derived from the retail of goods made either on site or locally off site or from craft activities on site. If the current proposal goes ahead the average size of each unit will be 60 m2 net although the majority (13) will be below this size. Each unit employs on average 2 people with 7 of the units operated on a one-person basis. Nearly all are first time businesses and operate on a scale that fits in with the small business enterprise philosophy used to manage the craft village. The terms offered to tenants are as follows:

- Small size units with low rents. The average rent per annum is £7,800. In Wokingham town centre a unit of a similar size would cost at least £25,000 p.a.
- Short leases. The majority of units are on 5 year or less terms. Five units are on 10 year leases. In Wokingham town centre most are on 25 year leases with a minimum of 10 years.
- Lease structures. Leases have rent increases in line with the Retail Price Index so are not liable to the risks associated with open market rent reviews. This type of lease is not available in the town centre.
- New tenants. It is standard practice in town centre units to require new tenants to pay a deposit of at least the equivalent of 9 months rent in addition to paying at least 3 months in advance. When one remembers that this is on premises requiring £25,000 pa it can be readily seen that new small businesses would be unlikely to be able to afford to operate from a town centre location.
- Range of service. The landlord covers the cost of maintenance and building works for all of the craft village, which represents a considerable saving in cost and responsibility for the tenants not available to a tenant in the town centre.
- Shared facilities. The tenants share facilities such as the tea room, toilets, car park, security and

advertising. The Craft Village also functions as a community with tenants looking after each other's units if one needs a break, sharing ideas and generally operating in close proximity to other like minded business people. This has obvious benefits from a commercial/trading perspective but also contributes to the personal well-being of traders.

If the tenants were not at the craft village they would most probably be working from home distributing at craft fares or by mail order. There is no way that they could afford to establish in the town centre.

Customers come to the craft village because they know that they will find something unique or in a limited edition and because they want to support local artists and crafts people. If the craft village was not in operation there is no way of estimating if these customers would go to Wokingham town centre instead. Many of the tenants claim that their customers like to come to the Craft Village as an afternoon out, looking at the items on display, as well as the animals, and then enjoying some refreshment at the tea room. They prefer the small scale and relative safety of the village when compared to their experience of visits to the town centre. The typical customer groups using the Craft Village are the old and families with young children, who require easy access and parking, often staying for some time enjoying looking at the items on display or watching the craftspeople at work. Many of these people would not visit Wokingham town centre for this purpose.

There are a few tenants not engaged in the "traditional" crafts. The window and kitchen installers are not however offering goods that one would normally class as comparison items and are more typically found on small industrial estates or in retail warehouses rather than town centre locations. The hairdresser and homeopathy tenants are providing services that one might find anywhere, either operating from home or in small retail units anywhere in the district. I estimate that there are at least 4 hairdressers operating from Wokingham Town Centre and find it unlikely that either their or the town centre's viability is affected at all by the services offered at the Craft Village.

In addition to an estimated 40 people (including part time workers) employed on site each working day, many of the products sold on site are home produced by workers operating in a rural or home environment; such as potters, upholsterers, woodworkers and artists. The Craft Barn and Art Gallery estimate that between them they provide an outlet for 120 local crafts people. It must be clear that this development is not a farm shop, in that it does not sell produce grown from the site. It does, however, provide employment for a wide range of local people who might not otherwise be working at all as well as an outlet for the very many other rural businesses and craftspeople operating in this area. Most of the tenants do offer a small quantity of items bought wholesale to supplement their normal trade but this does not detract from the overall function and character of the craft village.

I have tried to demonstrate how the craft village fits in with the local economy as an additional and distinctive collection of small outlets rather than as a competitor to Wokingham. In spite of the few wholesale items offered at the village if one were to be comparison shopping for a children's toy for example most would choose to go to Woolworths, Tescos or Toys R Us for the range on offer rather than the craft village.

I have obtained a copy of Conrad Moore's memo to you. In it he refers to the proposal resulting in a "shopping complex of 1330.4 sq.m" but part 2 of the application gives the proposed total area as 1305.3 sq.m. Of the additional floor space shown proposed (331.1 sq.m) 51 sq.m is actually replaced (unit 17) or relocated

(unit 8) floor space. Against this minor increase in floor space then he suggests that the applicants be asked to make an assessment of the implications of the proposal in line with Para. 1.9 of PPG6. This requires the developer to demonstrate that he has thoroughly assessed all potential town centre options. This would be relevant if the proposal was for a new retail centre but it is not. The proposal is to increase the floor space of an existing business. It is unreasonable therefore to ask my clients to carry out such an assessment when it is irrelevant to the purpose of the application. Against the Structure Plan criteria the craft village is already over the 500 sq.m and in terms of the level of turnover and the number of visitors can make hardly any difference to the viability and vitality of Wokingham town centre. The proposal, if approved, would result in a 20% increase in floor area so it is hardly credible that this small scale crafts outlet could make any difference to its minor role in the retail hierarchy of Wokingham.

As Conrad Moore's memo raises a number of queries about the proposal and possible policy implications although it is long winded I have decided for clarity to attempt to address these as they occur in his memo.

Para.1 "The Government has placed greater emphasis on rural economy and farm diversification. Whilst these are craft uses, do they assist farm enterprises? Does this help the rural economy in the locality?"

Ans. The craft village is not attached to a farm. However, it certainly has an important role in the local rural economy by providing a place of work for up to 40 people and providing an outlet for work for an estimated 120 local craftspeople working from home.

Para.3 "will this (redevelopment of existing or expansion) assist in the diversification of the rural economy and maintain the rural environment?"

Ans. The proposed changes at the craft village will enable the centre to continue to operate viably. Some tenants are in very cramped units and find that this deters some of their visitors, which has a knock on impact on the crafts people supplying them. The proposed works are all within the existing perimeter of the craft village and designed to make no impact on the local rural environment. The anticipated increase in traffic will be insignificant on the local highway network.

Para 3 "the inspector's comments in paragraph 2.209 are important that it does not preclude the opportunity to plan for future expansion"

Ans. The recommended redrafting of WCC4 has 3 criteria to be met for new non-residential buildings in the countryside. The proposal includes the adaptation of existing buildings with minor extensions to them so criteria A is met. The proposed scale of increase is small compared to the overall village (20%) and is specifically to meet requirements of existing tenants with modest increases in size to ensure continued economic viability and commercial vitality so criteria B is met. Finally, to comply with criteria C the siting and design of the new structures integrates the proposed new areas into the existing immediate surroundings and will have no appreciable bearing on views from the local countryside.

Para.4 "A change in intensity of use would result in urbanising effects"

Ans. This is a crafts centre, its purpose and character is to present a low key collection of mainly crafts based outlets in a rural setting. The applicants are keen that an "urbanised appearance" does not result from this proposal and will continue to maintain it with lighting, discrete signage etc as used now. For this reason the proposal will result in no harm to this area of the Gap (WCC2) para.6.

Para.7 "this application may have a significant impact on securing Wokingham as a specialist and niche role in retailing".

Ans. As described above, the tenants at the craft village are unlikely to be able to relocate to a town

centre unit and effectively compete against other town centre traders while continuing to be supplied by small home based suppliers. They are in a different league to those traders that can afford town centre locations. However, by continuing to provide an outlet for local crafts people over a wide area the craft village is encouraging these crafts people to expand and perhaps increase in number, which might ultimately enable some to take on a town centre location or to supply to a trader there. The craft village should therefore be seen as a start-up enterprise and its role in encouraging specialist manufacturers supported rather than made more difficult by restricting its need to seek this minor level of expansion.

For the above reasons I also strongly disagree with the concerns that this increased size of the craft village will "impact on the hierarchy of centres". The centre is not on a bus route but is on a well used road so that customers tend to visit on their way to somewhere else. Alternatively, some customers come from a long distance away to obtain a specific item from a specific artist. It is within a reasonable cycling distance from Wokingham, Crowthorne and Bracknell so the provision of cycle stands might encourage this alternative means of transport.

I hope that you do not decide to seek legal advice on the retail policy context for such a minor application. However, if you do I would be interested in the response you receive.

Para.8 Here concern is expressed that more craft villages might spring up in the district adding incrementally to the impact on Wokingham's retail hierarchy. This para. goes on to express concern about how the craft village fits in with PPG6's definition of local centres and rural retailing.

Ans. As you know, any new application for a similar craft village will need to demonstrate that it complies with policies as this one has. The type of shopping that goes on in the craft village does not easily fit into the "hierarchy" as it is not convenience shopping and the comparison element is limited to a small range of goods of a specialist nature. It does not easily fit the definitions in PPG6 of rural shopping either. However, PPG7 paragraphs 3.8, 3.9, 3.10 and 3.11 describe how rural businesses, many of a commercial nature, can be carried on in rural areas without causing unacceptable disturbance. These sorts of activities help to bring new life and activity to rural communities and so are generally welcomed. Local Authorities are advised to bear in mind the vital role of enterprises, especially small scale enterprises, in promoting healthy economic activity in rural areas, which can contribute to both local and national competitiveness. It was because of this advice that the LPI recommended that the restrictive deposit draft policy for craft and other retail centres be redrafted to provide more encouragement for these sorts of businesses. He said "I think that its (policy WRE6) provisions are unduly onerous and out of line of recent national planning guidance. The policy as drafted conveys the message that this type of development should generally be discouraged. Whilst clearly a balance needs to be struck between conserving countryside resources and encouraging rural enterprise, there is a place for controlled development of this kind, which need not be harmful or result in an unacceptable increase in car journeys". Against the criteria of his suggested redrafting the proposal complies easily because the specialist nature of the goods sold and services provided is unlikely to have an adverse impact on nearby village shops.

Once again I apologise for taking the long approach to responding to the policy section's memo but it seemed the most appropriate way.

The impetus to provide additional floor space at the Craft Village has arisen from requests by existing tenants for more space. For example the pottery tenant would like more space to enable her to offer a more

comfortable environment to her customers who come to her facility to make their own pottery. While the Craft Village has grown over time, it can not seriously be claimed to be a rival to either Bracknell or Wokingham town centres. It is too unique for this.

Please let me know if more information is required or if a site meeting would be beneficial to satisfy your own thoughts on the proposal.

Yours sincerely

Julie Williams BSc (Hons) Dip TP MRTPI

Memo

To: Kerrin Lithgow

From: Conrad Moore

Date: 30/10/02

Re: **Policy Comments upon F/2002/7758**

Replacement of unit 17, relocation of unit 8, extension of units 4,14,16 and 2 new units 18 & 19 with supporting infrastructure and landscape works at Holme Grange Craft Village, Heathlands Road, Wokingham.

Countryside, Gap & Rural Economy Policies

PPG 7 makes clear that the Government policy is that the countryside should be safeguarded for its own sake and non-renewable and natural resources should be afforded protection. However PPG 7 was amended in March 2001 to "encourage rural enterprise". It sees a competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas. PPG 7 encourages business re-use of redundant buildings rather than residential. Government has also placed greater emphasis on rural economy and farm diversification. The Government is seeking to assist farmers and their enterprises. Whilst these are craft uses, do they assist farm enterprises? Does this help the rural economy in the locality? No blue land is shown suggesting it is not linked directly to a farm enterprise. This does not mean they local enterprises such as Grays PYO and the Crooked Billet PH do not benefit from multi-purpose trips. You may wish to clarify this.

The Council should reflect the Government advice, where there is no material conflict with other policies in the Plan. PPG 7 makes clear that the Government policy is that competitive and sustainable agricultural industry as vital to the economic, social and environmental well being of rural areas.

The site is within the countryside subject to Policy WCC1. The broad principle may be acceptable under criterion (G), but in all cases development has to be appropriate in terms of scale, form, siting, design, materials, character etc. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. Policy WCC4 deals with new buildings outside settlement boundaries and is cross-linked with BSP Policy C2. Under C2 this proposal could be considered under criteria (ii) & (iii) in that existing uses are expanding on site in a rural location and parts of the scheme are redevelopment of existing or adaptation of existing to expand. Will this assist in the diversification of the rural economy and maintain the rural environment? The developer needs to demonstrate how the proposal achieves this, to our satisfaction. Paragraph 5.9 of the BSP does state that building in open countryside away from existing settlements will be strictly controlled. The Inspectors recommended WCC4 wording should be used in consideration of this made in paragraph 2.212 of the Local Plan Report. The Inspectors comments in paragraph 2.209 are important that it does not preclude the opportunity to plan for future expansion.

Wokingham District Local Plan (DD As Amended) Policy WRE6 deals with redevelopment or extension to existing craft and retail centres in the countryside and the Inspector has recommended a re-worded policy to accord with PPG 7 changes and the Rural White Paper. A change in intensity of use could result in urbanising effects such as vehicle movement and intensity of use, noise and lighting contrary to the Inspectors suggested replacement policy criteria (b) & (d) in paragraph 7.194 of the Local Plan Report. Adopted Berkshire Structure Plan Policy BU2 should also be considered.

These issues are also dealt with under Policies WOS3 (unaltered), WOS6 (unaltered) and WOS7 (the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case). These issues are also reflected in the *Berkshire Structure Plan* policies OS1, C2, LD1, LD3 and LD4.

Policy WCC2: The site is within a Gap and Green Wedge (WCC2) between Wokingham/Bracknell and Pinewood in the *Wokingham District Local Plan (Deposit Draft, As Amended)*. The functions and purpose of the Gap and Wedge (Policy WCC2) have been established in the last local plan inquiry and in appeals. Gaps provide physical and visual separation. The Planning Inspectorate have further considered openness and increased risk of urbanised character (of particular note is the Wokingham Cricket Club Appeal Decision Letter). Gaps and Green Wedges are vital to achieving the overall strategy of the Local Plan. They are considered to be of such strategic and local importance that development within them should be resisted where harm to their function would result. This application, provided that it does not urbanise the landscape and countryside character, should be acceptable.

Policy S3 of the *Adopted Berkshire Structure Plan* requires evidence that the vitality and viability of existing centres will not be affected. This approach is reflected in PPG 6 in paragraph 1.10. PPG 6 sets out a sequential test for retailing activity locations and this test does not only apply to major schemes. Given that the town centres retail study (Chestertons) identified that Wokingham should have a specialist and niche role in retailing, this application may have a significant impact upon securing this aspiration within the centre. The issues set out in paragraph 9.17 need to be adequately addressed by the developer. PPG 6 paragraph 4.3 should also assist. Paragraph 9.18 identifies that scheme of 500 sq.m. or more alone or cumulatively should be assessed. This proposal cumulatively results in a shopping complex of 1330.4 sq.m. Policy S1 is applicable and I am concerned about potential impact on the hierarchy of centres and sustainability issues (in terms of access by means other than private car). It has in effect outgrown the original converted buildings that made the scheme originally acceptable as a re-use (and prior to current guidance). Policy S5 only relates to recognised centres in the hierarchy that serve local populations. This site is not easily accessible and is not on the edge of an existing centre or serves a local community in terms of convenience goods. I advise legal advice must be sought as the retail policy context since original permission has materially changed. It was also primarily an issue of re-use of redundant farm buildings at that time. This is now expansion of a shopping facility to 1330.4 sq.m. (but I acknowledge the existing is significant).

My concern is the growth of this existing use incrementally over time, to something that may adversely impact the identified shopping hierarchies. This could be repeated elsewhere in the District. The applicants must be asked for an assessment of the implications of their scheme and such an approach would be in line with advice in PPG 6, paragraph 1.9. You can apply Policy WSH3 but there seems little to use in the criteria to address potential concerns of the sequential test and relative isolation of the site. Harold Sanders can give advice on design and heritage aspects though and you can see if the extensions cause harm to the existing character, grain and layout of the site. The use of this rural site for sale of comparison goods is not would be anticipated by the PPG6. Local centres would be predominantly be for the sale of convenience goods, whilst town centres have a lesser proportion of this good. Such advice is implied in PPG 6 paragraph 3.2. Craft shops are comparison-shopping. Rural shopping is set out in PPG 6, paragraphs 3.20 & 3.21.

Nature Conservation & Landscape Policies
The site involves works to established group of converted agricultural buildings. However it will still be necessary to investigate whether any protected species are present, under the latest English Nature advice and detailed comments from Andy Glencross should be sought to assess this. If protected species such as bats/barn owls are present in roosts, then advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed. This policy is unaltered by the Local Plan Inspector.

Appropriate landscape schemes need also to be demonstrated in accordance with Policy WLL7. *Berkshire Structure Plan* Policy C9 should also be considered in this context. It may be advisable to get the views of an independent landscape consultant on this site.

Highways
This development in the countryside will need to be considered against Policy WT3 that encourages more sustainable travel plans particularly to places of work. Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case. You will need to consider this against the Local Transport Plan. Consideration will also need to take account of the latest PPG13. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7 - Whilst the Local Plan Inspector has recommended altering the wording of this policy, it does not affect consideration of this case) and Parking Provision (Policy WT6 - unaltered). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Conclusions
The applicants must be asked for an assessment of the implications of their scheme and such an approach would be in line with advice in PPG 6, paragraph 1.9. You can apply Policy WSH3 but there seems little to use in the criteria to address potential concerns of the sequential test and relative isolation of the site. Harold Sanders can give advice on design and heritage aspects though and you can see if the extensions cause harm to the existing character, grain and layout of the site. The use of this rural site for sale of comparison goods is not would be anticipated by the PPG6. Such advice is implied in PPG 6 paragraph 3.2. Craft shops are comparison-shopping. A policy objection follows in the absence of the applicants submitting an assessment of the implications of their scheme.

Conrad Moore.

Senior Planner.

Policy & Plans Team.

PLANNING SERVICES	HPT
POL	TLS
APP	
CS	

19 DEC 2002

Wokingham Without Parish Council Consultation Sheet

Officer Kerrin Lithgow

No F 2002 7758

Proposal replace unit 17, relocate 8, extend units 4,14, & 16 plus erect 2 new units (18&19) with ancillary utility & landscaping works. Revised plans parking.

Site Holme Grange Craft Village, Heathlands Road, Wokingham.

Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

17 December 2002

01344762283
19-12-02 10:21 FROM:WWPC 01344762283 TO:01189746484 PAGE:02

Date: 09 December 2002

To: Highways

We have received Minor Amendments for the following planning application:

Application Number: F/2002/7758

Location: Holme Grange Craft Village, Heathlands Road, Wokingham.

Proposal: Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Applicant: Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams).

Case Officer: Kerrin Lithgow

The new plans show the following: Amended car parking layout plans to provide 73 spaces, 3 disabled spaces and a bicycle parking area. Drawing no: D474-01D.

Comments are required by 19/12/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

As per memo dated 9/12/02. by KR.

ATTN: Kevin Lithgow 63924

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

Amended car parking layout plans (D474-01D) Providing 73 spaces plus 3 disabled spaces + cycle parking area. Pedestrian paths shown. On floor area feel should clarify how figures derived.

Proposed unit 17 (48 m²) replaces existing unit 17 (34 m²) = 14 m² new floorspace but as rebuild should be counted.

Proposed unit 8 (21.12 m²) is simply relocated & not new floor space.

∴ New retail space = 244.77 m² (Units 4, 14, 18 + 19)

New office space = 65.5 (Units 16 + 17)

= 309.97 m²

PLANNING SERVICES | HPT | DS | CO | EHP | APP | CS

03 DEC 2002

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The Auction House
Milton Road, Wokingham
RG40 1DB
T: 0118 979 0460
F: 0118 977 6166
a@martinpole.co.uk

Date: 09 December 2002

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2002/7758

Location: Holme Grange Craft Village, Heathlands Road, Wokingham.

Proposal: Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Applicant: Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams).

Case Officer: Kerrin Lithgow

The new plans show the following: Amended car parking layout plans to provide 73 spaces, 3 disabled spaces and a bicycle parking area. Drawing no: D474-01D.

Comments are required by 19/12/2002.

Should you have any queries regarding this application please contact the case officer Kerrin Lithgow on (0118) 974 6441.

(RING ONE)

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

App No. F/2002/7758 (Planaps) / (Ludhouse) Date Rec. 3-12-02

Location: Holme Grange Craft Village, Heathlands Road

Parish Wokingham Without

Applicant: Adam Estates Ltd.

Description of attached plans Amended car parking layout plans to provide 73 spaces, 3 disabled spaces and 2 bicycle parking area.

Drawing No's: D474-01D

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: (please include compliment slip from Martin & Pole).

Date for Responses 10 days.

FURTHER ACTION

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

Redate Application ~~Y~~/ N From _____

New Site Notice ~~Y~~/ N

New Description _____

CASE OFFICER KL.

Consultations Sent by Admin. on 09.12.02

Yellow - Part One Copy
Green - Officer's Copy

ATTN: Kevin Lithgow 63924

RICS

Martin & Pole

Residential & Commercial Estate Agents · Lettings Agents
Auctioneers · Planners · Management · Surveyors & Valuers

chartered surveyors

Amended car parking layout plans (D474-01D) Providing 73 spaces plus 3 disabled spaces + cycle parking area. Pedestrian paths shown. On floor area feel should clarify how figures derived.

Proposed unit 17 (48m²) replaces existing unit 17 (34m²) = 14m² new floorspace but as rebuild should be counted.

Proposed unit 8 (21.12m²) is simply relocated ∴ not new floor space.

∴ New retail space = 244.77m² (Units 4, 14, 18 + 19)

New office space = 65.5 (Units 16 + 17)

= 309.97m²

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03 DEC 2002

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a@martinpole.co.uk

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Keith Rogers

MY REF: KR/7758

YOUR REF:

TO: Kerrin Lithgow - Planning

DATE: 09/12/02

PLANNING APPLICATION NO. F/2002/7758
PROPOSED REPLACEMENT OF UNIT 17, RELOCATION OF UNIT 8, EXTENSION OF UNITS 4, 14 & 16 PLUS ERECTION OF 2 NEW UNITS (18 & 19) WITH ANCILLARY UTILITY AND LANDSCAPING WORKS
HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM

Revised layout & additional information.

- Details of a car parking survey undertaken on Friday 22 November 2002 was included in the agents letter to the planning case officer dated 28 November 2002.
- A revised layout plan as shown on Drwg No. D474-01D has been submitted.

At the time of the survey, the on-site parking demand (68 vehicles) peaked at 1.00pm but this still left a couple of vacant spaces. In any event the location of the car parks are such that any queuing for car parking space is likely to continue to occur as at present within the site and therefore, is unlikely to adversely impact on the adjacent public highway.

The amended layout provides for 73 car-parking spaces (70 existing) plus 3 spaces for disabled users together with some cycle parking facilities. The pedestrian routes within the site between the car parks and the craft village buildings are to be enhanced to improve accessibility. The agent also reports that give way markings have now been provided at the site junction with Heathlands Road.

Against this background, no objection is raised on behalf of the local highway authority. However, any planning permission issued should include the following condition:

1. No extension building works shall commence until the revised car parking layout together with the additional on-site pedestrian and cycling facilities have been provided in accordance with Drwg. No. D 474-01 D.

Reason: In the interest of highway safety, access circulation and the provision of adequate on-site parking facilities.

Keith Rogers
Team Leader (Highway Development Control)

Tel: (0118) 974 6441

Fax: (0118) 974 6484

Date: 12 November, 2002

My ref: F/2002/7758

Your ref:

Martin & Pole
24 Friar Street
Reading
Berkshire
RG1 1DP

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

Attn: Ms Julie Williams

Dear Ms Williams

RE: HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD
REPLACEMENT, RELOCATION AND ERECTION OF UNITS WITHIN EXISTING CRAFT VILLAGE.

I refer to the above application and have the following comments to make.

Our highways officers have requested that the following issues are satisfactorily addressed prior to making any determination on the application:

1. Please provide existing parking survey information and an indication as to how much increased demand for parking there would be as a result of the development and demonstrate that this can be accommodated on site.

2. There is scope to enhance the existing on-site arrangements in respect of traffic management and pedestrian movement so as to minimise conflict.

3. Provision of give way markings at the site access junction with Heathlands Road.

In addition, I have received a lengthy response from our Policy officers, who have raised a number of issues.

The proposal will result in a shopping complex of 1330.4m^2. There is particular concern that the existing use is growing incrementally over time, to something that may adversely impact upon the identified shopping hierarchies. This represents something of a change from the initial beginnings of the Craft Village, which was primarily the conversion of existing rural buildings. Given that the town centres retail study identified that Wokingham should have a specialist and niche role in retailing, this application may have a significant impact upon securing this aspiration within the town centre.

Policy S3 of the Adopted Berkshire Structure Plan and PPG6 direct that evidence is required to demonstrate that the vitality and viability of existing centres will not be affected. I therefore request that you provide an assessment of the implications of the scheme. I draw your attention to PPG6 paragraphs 1.09, 1.10, and Paragraph 4.3. Paragraphs 3.20 and 3.21 relating to Rural Shopping are also

fundamentally important - can you please detail how you consider the application provides for rural shopping as opposed to providing comparison-shopping.

I am shortly about to undertake a site visit for the application and give consideration to other aspects such as design and siting of the proposals. I shall advise whether there are any points which arise from this assessment.

With regards to the clarification of the velux location on unit 4, I have noted on the relevant plans the correct details.

I trust that the above is clear. Should you need any clarification on this please contact me.

Yours sincerely,



MISS KERRIN LITHGOW

Senior Planner

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT
ENGINEERING SERVICES

MEMORANDUM

FROM: Adam Coggins

MY REF: AC/7758

YOUR REF:

TO: Kerrin Lithgow - Planning

DATE: 15/10/02

PLANNING APPLICATION NO. F/2002/7758
PROPOSED REPLACEMENT OF UNIT 17, RELOCATION OF UNIT 8, EXTENSION OF UNITS 4, 14 & 16 PLUS ERECTION OF 2 NEW UNITS (18 & 19) WITH ANCILLARY UTILITY AND LANDSCAPING WORKS
HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM

Kerrin,

As stated in a pre-planning application memo it is unlikely that the highway authority would raise objections to the proposed extensions provided the following points are satisfactorily addressed:

1. Please provide existing parking survey information and an indication as to how much increased demand for parking there would be as a result of the development and demonstrate that this can be accommodated;

2. There is scope to enhance the existing on-site arrangements in respect of traffic management and pedestrian movement so as to minimise conflicts;

3. Provision of give way markings at the site access junction with Heathlands Road.

Adam Coggins
Eng Tech (Highway Development Control)

HIGHWAYS CONSULTATION SHEET

From: Kerrin Lithgow **Date:** 14 October 2002

Application Number: F/2002/7758

Proposal: Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Parish: WOKINGHAM WITHOUT PARISH

Site Address:
Holme Grange Craft Village, Heathlands Road, , Wokingham.

Applicant:
Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams).

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).

Site visit carried out: ☐ **No** ☐ **Yes - Date & Time:** _____

Signed: _____ **Print name:** _____

Kerrin Lithgow

From: John Mullaney
Sent: 22 October 2002 15:24
To: Kerrin Lithgow
Subject: Holme Grange Craft Village Heathlands Rd, Wokingham F/2002/7758

I have no objections to the proposals.

John Mullaney
Senior Environmental Health Officer
Environmental Protection and Housing
Wokingham District Council
Tel. 0118 974 6766
Fax. 0118 974 6401
john.mullaney@wokingham.gov.uk
www.wokingham.gov.uk

01344762283

Wokingham Without Parish Council Consultation Sheet

Officer	Kerrin Lithgow
No	F 2002 7758
Proposal	replacement unit 17, relocation unit 8, extension of units 4,14, & 16 plus erection of 2 new units (18&19) with ancillary utility & landscaping works.
Site	Holme Grange Craft Village, Heathlands Road, Wokingham.

Committee's Comments

No objections.

Signed :
Clerk to Wokingham Without Parish Council

22 October 2002

Kerrin Lithgow

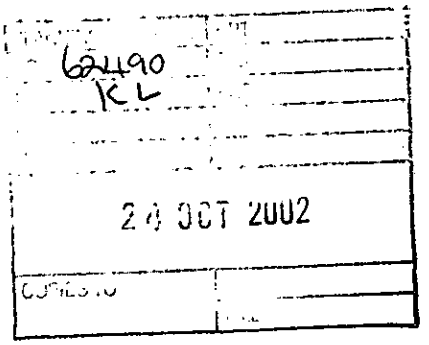
From: Angus Ross [angus@soldiers75.freeserve.co.uk]
Sent: 16 October 2002 16:54
To: Kerrin Lithgow
Cc: Keith Rogers
Subject: F/2002/7758 Holme Grange Craft Centre

The Martin & Pole letter with the application gives a good background briefing on the development of this facility. I showed Trevor Watson the site and the general principle of what the owners wanted to do, although the application is just a little bigger than they described at that time. He seemed hapy with the principle of filling some of the physical gaps within the development, especially as the new buildings will not be visible from outside the facility.
The current owners have been keen to work with their tenants and the local authority on improving the facility and its setting. It might be worthwhile to get some further landscaping to the front of the site - by the entrance to Heathlands Road to further soften the effect of the site on the countryside.
The Craft Centre is a successful enterprise and does cater specially for the young and old. I do not see it as a threat to local shops in Wokingham or Crowthorne. The 32% increase in built development will not be detrimental to the countryside, as the buildings are largely hidden, are in-keeping and not in any other way prominent.
I do not see that the development contavenes WRE6 of the deposit plan.
I do not think that any small increases in traffic will be significant and there is clearly sufficient parking currently to cater for this new development.
I therefore see no reason to object to this development.
regards,
Cllr Angus Ross, District Councillor, Wokingham Without

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

Your Ref
Our Ref: JW/SCB

22 October 2002



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

Associate
G J R Lewis
(Chattels Auctioneer)

Consultants
C W Reynolds FRICS
P A H Lawrence FRICS
P C Neale FRICS

Kerin Lithgow, Esq.,
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Mr Lithgow,

APPLICATION NO F/2002/7758
HOLME GRANGE CRAFT VILLAGE

Thank you for your note querying the discrepancy between the elevation drawing and plan drawing of Unit 4 Art Gallery Workshop extension. From looking at the plans, you are quite right, and it would appear that the floor plan depiction of the window openings is wrong. There should be a gap of 3.3m between the two middle windows, and a gap of 2.8m between the window at the far end of the workshop and the next one in. To confirm the correct depiction of the proposed window spacings, it is the one shown on the south-east elevation.

Would this letter suffice to clarify that point, or do you require an amended drawing of the plan as well?

Please let me know if any more information is required. (Noted on plans).

Yours sincerely

Julie Williams BSc (Hons) Dip TP MRTPI

24 Friar Street, Reading RG1 1DP
Tel: (0118) 959 1231 *Fax: (0118) 958 5061*

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Residential & Commercial Estate Agents Lettings Agents
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chartered surveyors

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

09.OCT.2002 7758

8th October 2002

Dear Sirs,

HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM
PLANNING APPLICATION

Please find enclosed a planning application seeking permission to provide additional floor space at the above site. A pre-application enquiry was sent to your department in August and although we were notified that a reply would be given by September this has still not materialised. Accompanying our enquiry was a copy of a development brief giving a full resume of the history and development potential of the site. This letter provides a summary of that document with our interpretation of the policy framework and how it applies to the site and this proposal.

SITE DESCRIPTION
Holme Grange Craft Village lies about 90 metres east of Heathlands Road and is reached by a surfaced two-way road. This road passes between two paddocks used for grazing and eventually leads to two car parking areas lying to the north and east of the main complex. Although the total area of the site is approximately 0.24 hectares the built area occupies an area of just over 1,000 square metres. It is home to a range of services and craft workshops providing an important source of employment for small local businesses and an outlet for skilled craft workers. In addition it is a favoured destination for visits from the young, the elderly and the disabled and assists in visits from the local centre for handicapped people at Ravenswood. Its role as a resource for the local community (a place of work, a place for crafts to be learnt and developed and simply a place to visit) is as vital as its role as a rural-based retail outlet.

PLANNING HISTORY
The site's use as a craft centre was granted planning permission in July 1982. Most planning activity took place during the 1990.s with a series of approvals and refusals for works to extend the floor space or increase the number of uses at the site. The most recent planning application resulted in the issuing of a Lawful Development Certificate for the siting and use of the temporary hut at Unit 17 as an office with ancillary store.

POLICY CONTEXT
The current Structure Plan for this area is the Berkshire Replacement Structure Plan 1991 – 2006. The relevant policies in that document are BU2 and C2. The Local Plan policy status is complex at the moment due to the imminent adoption of the district wide Wokingham Local Plan. Meanwhile the current plan for this area remains the South-East Area Local Plan which was adopted in 1994. The most relevant policy in this document is SC21 "Re-use or conversion of buildings in rural areas for new commercial uses". This policy imposes very restrictive criteria for proposals for the use of conventional buildings for small-scale commercial activities. Interestingly the photograph that accompanies this section of policies in the South East Area Local Plan is of Holme Grange Craft Village.

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Partners: I Millar Campbell FRICS D C Auger FRICS D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)

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The Deposit Draft Wokingham Local Plan policy WRE4 (development of existing employment generating sites outside settlements) is relevant to this site. In the preamble to this policy Paragraph 7.64 states that:
"the principle of redevelopment, minor extensions and infilling of existing sites in the countryside is allowed by Berkshire Structural Plan Policy C2 in order to assist the rural economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, enhancement of landscaping and the rationalisation of car-parking."

As this site comprises mainly small retail units any further development should also be assessed against criteria in policy WRE6 (rural retailing). In the policy preamble it is clarified that small retail sales outlets would have less than 500 sq.m. of retail floor space to accords with the definition of small scale in the Berkshire Structure Plan Policy S5. Policy WRE6 specifically refers to development at garden, craft and other retail centres outside of settlement boundaries. This policy in the deposit draft reads as follows:
"redevelopment of, or extensions to existing garden, craft, antique or other retail centres outside settlements identified in this plan will be acceptable where the proposal:
(a) does not have an adverse impact on the viability of nearby village shops;
(b) does not lead to any intensification of activity at the site;
(c) the proposal has no greater visual impact on the character of the countryside, by reason of the siting, scale, built form, massing, materials or site coverage of buildings, car-park, display areas or road improvement works associated with the proposal, than existing development;
(d) does not cause detriment to adjoining land uses and occupiers, on amenity, environmental, or historical environmental policy grounds;
(e) does not lead to objections under Policy WT4 or other transport policies of this plan;
(f) does not have an adverse impact on high quality agricultural land as set out in Policy WLL1; &,
(g) does not have an adverse impact on the wildlife value of the site.

The Local Plan Inspector has produced his recommendations on the Deposit Draft and was quite critical of the attitude towards the rural economy portrayed by this policy (and WRE5 farm shops). He said:
"As Policy WRE6 is also directed towards diversification of the rural economy I think that its provisions are unduly onerous and out of line of recent national planning guidance. The policy as drafted conveys the message that this type of development should generally be discouraged. Whilst clearly a balance needs to be struck between conserving countryside resources and encouraging rural enterprise, there is a place for controlled development of this kind, which need not be harmful or result in an unacceptable increase in car journeys. I have suggested re-wording the policy and applying similar criteria to policy WRE4. For the same reasons as those given in WRE4 and WRE5 I believe that criteria B, E, F and G are unnecessary and should be deleted. His recommended re-drafting of WRE6 follows;

"The redevelopment of, or extension to, existing garden, craft, antique or other retail centres in the countryside will be acceptable provided that:
(a) the proposal would not have an adverse impact on the viability of nearby village shops;
(b) the proposal would not cause any greater visual impact on the character of its countryside surroundings than existing authorised development in terms of siting, scale, materials or site coverage of buildings, car-parks, display areas or associated road improvement works;
(c) the proposal would not cause detriment to the amenities of adjoining land uses and occupiers;
(d) the proposal would not generate additional levels of traffic and would not cause unacceptable environmental impacts or detriment to road safety.

Proposals for redevelopment will be expected to include measures to secure environmental improvements, for example through landscaping.

CURRENT SITUATION

Holme Grange Craft Village currently has 18 small units with a total gross floor area of 1029.3 sq. m. The majority of the units have less than 50 sq.m. with the home made sweet shop (Unit 9) the smallest at just 10 sq.m. and the craft barn at 177 sq.m. (Unit 6) the largest.

There are 38 car spaces in the main car park with space for an additional 32 cars in the overflow car-park towards the rear of the complex. The car parking standards used by Wokingham District Council for the different uses on the site (1 space per 30 sq.m. gross external area for retail; 1 space per 25sq.m for B1 and 1 space per 3 sq.m. of public area of A3 plus 1 space per catering staff) gives a current requirement for 61 car spaces.

Tenants are attracted to the village by the availability of the range of units in an environment where a community of like-minded businesses has become established. They benefit from the shared facilities such as the car park, toilets, tea room and advertising as well as the ability to share ideas and materials. There is a tenants' agreement with the landlord that there should be no competition between the tenants in terms of goods sold or services offered which ensures a variety of activities and goods available as well as a friendly atmosphere between traders. The size and type of business operating from Holme Grange Craft Village is unlikely to be found in traditional town centre outlets. The start up costs would be too prohibitive and the likelihood of commercial success slim. The types of goods on sale attract specialist customers and although the only way to reach the village is to drive once there customers tend to make purchases from more than one outlet and make use of the tea room. One of the tenants runs pottery making parties for children and the parents appreciate being able to bring their children to this safe environment where cars are kept separate from the retail area. The very special character of the village and the goods sold is too unique to be a threat to retailers in the traditional town centres of Wokingham or Bracknell.

THE PROPOSALS

Although the existing complex works well there are a few areas that fail to make a contribution to the life of the village because they are unused. For example, there is a large space adjacent to unit 12. This area was the subject of the planning application for a play area but was unpopular for this use as it is not easily overlooked from the adjacent units. There is also a wide space between Units 12 and 10 which is partially covered so some open storage takes place here but is otherwise underused. A smaller space lies to the rear of unit 4, again unused. Finally, Unit 17 is a temporary hut benefiting from a Lawful Development Certificate but otherwise out of character with the rural appearance of the other craft village buildings. Its location at the entrance to the village does little for the initial impression one gets and the complex would benefit by having this structure removed and replaced by a permanent structure more in keeping with the rest of the village.

The owners of Holme Grange Craft Village have carried out preliminary consultations with existing and potential tenants on how to meet their needs. They have also established design principles to ensure that new development remains compatible with the existing character. In summary the proposals involve:

- The relocation of Unit 8 (21 sq.m.) to next to Unit 12 to open up routes through the craft village from the rear car park and to offer a more lively frontage to this side of the site.
- To develop the area between units 10 and 12 to provide additional space for the pottery workshop and a children's' entertainment workshop to create new unit 18 (95 sq.m.) and unit 19 (54 sq.m.)
- Extend the art gallery workshop into the space to the rear of unit 4 (71 sq.m.) and to extend the offices (unit 16) above (18 sq.m.).
- Replace the temporary hut and store (-34 sq.m.) with an extension to the craft barn (48 sq.m.)
- To extend unit 14 (25 sq.m.).

The total new floor space proposed is 331sq.m. This would require additional 9 car parking spaces, which can be easily accommodated in the existing car parking areas.

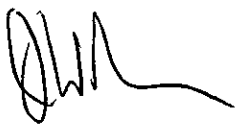
The design principles for the complex has as its key the provision of small units to be used by crafts people and small retailers offering specialist goods and services. The design of any new structure should follow that adopted by the existing buildings, namely predominantly single storey with, through the use of small dormers or roof lights, the ability to utilise roof space if needed. All new structures to be finished with black painted shiplap walls and clay tiled pitched roofs. Good quality hard landscaping detailing to link the various parts of the craft village designed with the practical needs of those with pushchairs, in wheelchairs or with visual impairment in mind as well as appearance. Any additional development should not encroach beyond the existing perimeter fence to the craft village. This will be in the interests of protecting the general open appearance of the adjacent countryside as well as containing activity within a small area to foster a sense of community and vitality. The use of existing redundant space within the complex for built development needs to be balanced with the need to provide adequate public open and circulation space to ensure that the craft village looks vibrant but not cramped. As the proposal would lead to more people parking in the over-flow spaces at the rear of the village the overall design of the craft village should create an "entrance" for those accessing the craft village from this direction too.

CONCLUSIONS

It is our belief that the proposals described above comply with the relevant policies as set out in the deposit draft and especially with the changed policies as recommended by the Local Plan Inspector. The continuing emphasis on craft and the small scale of the proposals will not have an adverse impact on nearby village shops. As no new roads or car parks are required and any development will be so well contained any visual impact on the countryside surroundings will be slight and not harmful, with the replacement of the temporary hut being an improvement to the site's appearance. Adjoining land users will be unaffected by these proposals in terms of either level of use or physical changes and the local highway network is adequate to cater for any additional traffic generated without causing harm to the environment or road safety.

It is hoped that the foregoing assists in understanding how the craft village works and describes the relevant planning issues correctly. If any part of the application is not clear then please get in touch.

Yours faithfully,



Julie Williams BSc Hons Dip TP MRTPI
Martin & Pole, Nicholas

(*) PRE-APP ATTACHED (*)

Application Number : F/2002/7758	**Map No :** 92
Case Officer : KL	**Site Area :** 1.26
Valid Date : 9/10/02	**Received Date: 09/10/2002**

Level : Delegated Application

Description : Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Location : Holme Grange Craft Village, Heathlands Road, , Wokingham.

Parish : WT **Ward : WOK**

Applicant : Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams).

Fee Required: £1100 **Fee Received: £1100** (3)

Additional: ..... or Refund: .....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS	Unit 4 (Art Gallery workshop): Spacing apart of windows is different on F. plan/S.E. elevation.	14/10	
FLOOR PLANS			
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

Is the site in a Conservation Area: ☐ Yes ☐ No If "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No

Is a Statutory Advertisement required: ☐ Yes ☐ No

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders)

Landscape ✓

Trees

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

Access officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

.....

Rural Area

Countryside

Green Gap & wedges

.....

.....

.....

NEIGHBOURS

.....

SPN + see map

.....

Pre-app attached

(see also AO's pre-app no 1752, filed under CLE/2001/5292)

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

Tel: (0118) 974 6441

Date: 14 October 2002

My ref: F/2002/7758

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Helliar-Symons
17 Eagle Close
Heathlake Park
Crowthorne
RG45 6TP

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/2002/7758
Holme Grange Craft Village, Heathlands Road, , Wokingham.
Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

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

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

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Kerrin Lithgow** on **(0118) 974 6441** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Kerrin Lithgow** Application Number: **F/2002/7758**
Holme Grange Craft Village, Heathlands Road, , Wokingham.
Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor P Helliar-Symons

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

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

Tel: (0118) 974 6441

Date: 14 October 2002

My ref: F/2002/7758

WOKINGHAM UNITARY
Aiming for Excellence

Councillor P Lewis
4 St Andrews Close
Heathlake Park
Crowthorne
RG45 6UP

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
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Trevor Watson
Development Control Manager

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_____

_____

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Signed: _____ Date: _____

Councillor P Lewis

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

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

Tel: (0118) 974 6441

Date: 14 October 2002

My ref: F/2002/7758

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Ross
By The Stream
Soldiers Rise
Wokingham
RG40 3NE

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

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Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM

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Signed: _____ Date: _____

Councillor A Ross

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

Received by Wokingham District Council

Application No: F/2002/7758

Proposal:
Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Location:
Holme Grange Craft Village, Heathlands 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 and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7758 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Kerrin Lithgow P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 07/11/2002. 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 be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

14 October 2002

Organisation_Name	Building_Name	address1	Postcode
SARAH JANE		Heathlands Road	RG403AW
CRAFTY KIDS		"	RG403AW
P B I MAGAZINES LTD		"	RG403AW
KINGFISHER MARKETING		"	RG403AW
OLD ART GALLERY		"	RG403AW
GLIMPSE INTERIORS		"	RG403AW
BRADLEY CARTER		"	RG403AW
RITA FRANKLE		"	RG403AW
	CROOKED BILLET	CROOKED BILLETHONEY HILLWOKINGHAM	RG403BJ
	DAIRY COTTAGE	DAIRY COTTAGEHEATHLANDS ROADWOKINGHAM	RG403AN
	FIELD HOUSE	FIELD HOUSEHEATHLANDS ROADWOKINGHAM	RG403AW
	GARDENERS GREEN	GARDENERS GREENHEATHLANDS ROADWOKINGH	RG403AW
HOLME GRANGE FARM		Heathlands Road.	RG403AW
	HOLME GRANGE COTTAG	HOLME GRANGE COTTAGEHONEY HILLWOKINGHAI	RG403BJ
	BETH RUACH	BETH RUACHHEATHLANDS ROADWOKINGHAM	RG403AP
	THE OLD STABLES	THE OLD STABLESHOLME GRANGE CRAFT VILLAGI	

Neighbour consultation list F/2002/7458

Rec'd 2.45PM 8.10.02

RICS

Martin & Pole

Residential & Commercial Estate Agents Lettings Agents
Auctioneers Planners Management Surveyors & Valuers

chartered surveyors

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

09.OCT.2002 7758

8th October 2002

Dear Sirs,

HOLME GRANGE CRAFT VILLAGE, HEATHLANDS ROAD, WOKINGHAM
PLANNING APPLICATION

Please find enclosed a planning application seeking permission to provide additional floor space at the above site. A pre-application enquiry was sent to your department in August and although we were notified that a reply would be given by September this has still not materialised. Accompanying our enquiry was a copy of a development brief giving a full resume of the history and development potential of the site. This letter provides a summary of that document with our interpretation of the policy framework and how it applies to the site and this proposal.

SITE DESCRIPTION
Holme Grange Craft Village lies about 90 metres east of Heathlands Road and is reached by a surfaced two-way road. This road passes between two paddocks used for grazing and eventually leads to two car parking areas lying to the north and east of the main complex. Although the total area of the site is approximately 0.24 hectares the built area occupies an area of just over 1,000 square metres. It is home to a range of services and craft workshops providing an important source of employment for small local businesses and an outlet for skilled craft workers. In addition it is a favoured destination for visits from the young, the elderly and the disabled and assists in visits from the local centre for handicapped people at Ravenswood. Its role as a resource for the local community (a place of work, a place for crafts to be learnt and developed and simply a place to visit) is as vital as its role as a rural-based retail outlet.

PLANNING HISTORY
The site's use as a craft centre was granted planning permission in July 1982. Most planning activity took place during the 1990.s with a series of approvals and refusals for works to extend the floor space or increase the number of uses at the site. The most recent planning application resulted in the issuing of a Lawful Development Certificate for the siting and use of the temporary hut at Unit 17 as an office with ancillary store.

POLICY CONTEXT
The current Structure Plan for this area is the Berkshire Replacement Structure Plan 1991 – 2006. The relevant policies in that document are BU2 and C2. The Local Plan policy status is complex at the moment due to the imminent adoption of the district wide Wokingham Local Plan. Meanwhile the current plan for this area remains the South-East Area Local Plan which was adopted in 1994. The most relevant policy in this document is SC21 "Re-use or conversion of buildings in rural areas for new commercial uses". This policy imposes very restrictive criteria for proposals for the use of conventional buildings for small-scale commercial activities. Interestingly the photograph that accompanies this section of policies in the South East Area Local Plan is of Holme Grange Craft Village.

7 Broad Street, Wokingham, RG40 1AY, T: 0118 979 0010, F: 0118 977 1991, w@martinpole.co.uk
198 Dukes Ride, Crowthorne, RG45 6DS, T: 01344 780111, F: 01344 780191, c@martinpole.co.uk
24 Friar Street, Reading, RG1 1DP, T: 0118 959 1231, F: 0118 958 5061, r@martinpole.co.uk
16 The Parade, Silverdale Road, Earley, RG6 7NZ, T: 0118 926 4422, F: 0118 926 3334, e@martinpole.co.uk
The Auction House, Milton Road, Wokingham, RG40 1DB, T: 0118 979 0460, F: 0118 977 6166, a@martinpole.co.uk

Partners: I Millar Campbell FRICS, D C Auger FRICS, D D Chopping FRICS
Associate: G J R Lewis (Chattels Auctioneer)
Consultants: C W Reynolds FRICS, P A H Lawrence FRICS, P C Neale FRICS

www.martinpole.co.uk

The Deposit Draft Wokingham Local Plan policy WRE4 (development of existing employment generating sites outside settlements) is relevant to this site. In the preamble to this policy Paragraph 7.64 states that:
"the principle of redevelopment, minor extensions and infilling of existing sites in the countryside is allowed by Berkshire Structural Plan Policy C2 in order to assist the rural economy and enhance the rural environment. Where significant visual enhancement can be achieved the Council will seek to negotiate the removal of temporary, unsightly or poorly placed buildings, enhancement of landscaping and the rationalisation of car-parking."

As this site comprises mainly small retail units any further development should also be assessed against criteria in policy WRE6 (rural retailing). In the policy preamble it is clarified that small retail sales outlets would have less than 500 sq.m. of retail floor space to accords with the definition of small scale in the Berkshire Structure Plan Policy S5. Policy WRE6 specifically refers to development at garden, craft and other retail centres outside of settlement boundaries. This policy in the deposit draft reads as follows:
"redevelopment of, or extensions to existing garden, craft, antique or other retail centres outside settlements identified in this plan will be acceptable where the proposal:
(a) does not have an adverse impact on the viability of nearby village shops;
(b) does not lead to any intensification of activity at the site;
(c) the proposal has no greater visual impact on the character of the countryside, by reason of the siting, scale, built form, massing, materials or site coverage of buildings, car-park, display areas or road improvement works associated with the proposal, than existing development;
(d) does not cause detriment to adjoining land uses and occupiers, on amenity, environmental, or historical environmental policy grounds;
(e) does not lead to objections under Policy WT4 or other transport policies of this plan;
(f) does not have an adverse impact on high quality agricultural land as set out in Policy WLL1; &,
(g) does not have an adverse impact on the wildlife value of the site.

The Local Plan Inspector has produced his recommendations on the Deposit Draft and was quite critical of the attitude towards the rural economy portrayed by this policy (and WRE5 farm shops). He said:
"As Policy WRE6 is also directed towards diversification of the rural economy I think that its provisions are unduly onerous and out of line of recent national planning guidance. The policy as drafted conveys the message that this type of development should generally be discouraged. Whilst clearly a balance needs to be struck between conserving countryside resources and encouraging rural enterprise, there is a place for controlled development of this kind, which need not be harmful or result in an unacceptable increase in car journeys. I have suggested re-wording the policy and applying similar criteria to policy WRE4. For the same reasons as those given in WRE4 and WRE5 I believe that criteria B, E, F and G are unnecessary and should be deleted. His recommended re-drafting of WRE6 follows;

"The redevelopment of, or extension to, existing garden, craft, antique or other retail centres in the countryside will be acceptable provided that:
(a) the proposal would not have an adverse impact on the viability of nearby village shops;
(b) the proposal would not cause any greater visual impact on the character of its countryside surroundings than existing authorised development in terms of siting, scale, materials or site coverage of buildings, car-parks, display areas or associated road improvement works;
(c) the proposal would not cause detriment to the amenities of adjoining land uses and occupiers;
(d) the proposal would not generate additional levels of traffic and would not cause unacceptable environmental impacts or detriment to road safety.
Proposals for redevelopment will be expected to include measures to secure environmental improvements, for example through landscaping.

09.OCT.2002 7758

CURRENT SITUATION

Holme Grange Craft Village currently has 18 small units with a total gross floor area of 1029.3 sq. m. The majority of the units have less than 50 sq.m. with the home made sweet shop (Unit 9) the smallest at just 10 sq.m. and the craft barn at 177 sq.m. (Unit 6) the largest.

There are 38 car spaces in the main car park with space for an additional 32 cars in the overflow car-park towards the rear of the complex. The car parking standards used by Wokingham District Council for the different uses on the site (1 space per 30 sq.m. gross external area for retail; 1 space per 25sq.m for B1 and 1 space per 3 sq.m. of public area of A3 plus 1 space per catering staff) gives a current requirement for 61 car spaces.

Tenants are attracted to the village by the availability of the range of units in an environment where a community of like-minded businesses has become established. They benefit from the shared facilities such as the car park, toilets, tea room and advertising as well as the ability to share ideas and materials. There is a tenants' agreement with the landlord that there should be no competition between the tenants in terms of goods sold or services offered which ensures a variety of activities and goods available as well as a friendly atmosphere between traders. The size and type of business operating from Holme Grange Craft Village is unlikely to be found in traditional town centre outlets. The start up costs would be too prohibitive and the likelihood of commercial success slim. The types of goods on sale attract specialist customers and although the only way to reach the village is to drive once there customers tend to make purchases from more than one outlet and make use of the tea room. One of the tenants runs pottery making parties for children and the parents appreciate being able to bring their children to this safe environment where cars are kept separate from the retail area. The very special character of the village and the goods sold is too unique to be a threat to retailers in the traditional town centres of Wokingham or Bracknell.

THE PROPOSALS

Although the existing complex works well there are a few areas that fail to make a contribution to the life of the village because they are unused. For example, there is a large space adjacent to unit 12. This area was the subject of the planning application for a play area but was unpopular for this use as it is not easily overlooked from the adjacent units. There is also a wide space between Units 12 and 10 which is partially covered so some open storage takes place here but is otherwise underused. A smaller space lies to the rear of unit 4, again unused. Finally, Unit 17 is a temporary hut benefiting from a Lawful Development Certificate but otherwise out of character with the rural appearance of the other craft village buildings. Its location at the entrance to the village does little for the initial impression one gets and the complex would benefit by having this structure removed and replaced by a permanent structure more in keeping with the rest of the village.

The owners of Holme Grange Craft Village have carried out preliminary consultations with existing and potential tenants on how to meet their needs. They have also established design principles to ensure that new development remains compatible with the existing character. In summary the proposals involve:

- The relocation of Unit 8 (21 sq.m.) to next to Unit 12 to open up routes through the craft village from the rear car park and to offer a more lively frontage to this side of the site.
- To develop the area between units 10 and 12 to provide additional space for the pottery workshop and a children's' entertainment workshop to create new unit 18 (95 sq.m.) and unit 19 (54 sq.m.)
- Extend the art gallery workshop into the space to the rear of unit 4 (71 sq.m.) and to extend the offices (unit 16) above (18 sq.m.).
- Replace the temporary hut and store (-34 sq.m.) with an extension to the craft barn (48 sq.m.)
- To extend unit 14 (25 sq.m.).

The total new floor space proposed is 331sq.m. This would require additional 9 car parking spaces, which can be easily accommodated in the existing car parking areas.

09.OCT.2002 7758

The design principles for the complex has as its key the provision of small units to be used by crafts people and small retailers offering specialist goods and services. The design of any new structure should follow that adopted by the existing buildings, namely predominantly single storey with, through the use of small dormers or roof lights, the ability to utilise roof space if needed. All new structures to be finished with black painted shiplap walls and clay tiled pitched roofs. Good quality hard landscaping detailing to link the various parts of the craft village designed with the practical needs of those with pushchairs, in wheelchairs or with visual impairment in mind as well as appearance. Any additional development should not encroach beyond the existing perimeter fence to the craft village. This will be in the interests of protecting the general open appearance of the adjacent countryside as well as containing activity within a small area to foster a sense of community and vitality. The use of existing redundant space within the complex for built development needs to be balanced with the need to provide adequate public open and circulation space to ensure that the craft village looks vibrant but not cramped. As the proposal would lead to more people parking in the over-flow spaces at the rear of the village the overall design of the craft village should create an "entrance" for those accessing the craft village from this direction too.

ONCLUSIONS

It is our belief that the proposals described above comply with the relevant policies as set out in the deposit draft and especially with the changed policies as recommended by the Local Plan Inspector. The continuing emphasis on crafts and the small scale of the proposals will not have an adverse impact on nearby village shops. As no new roads or car parks are required and any development will be so well contained any visual impact on the countryside surroundings will be slight and not harmful, with the replacement of the temporary hut being an improvement to the site's appearance. Adjoining land users will be unaffected by these proposals in terms of either level of use or physical changes and the local highway network is adequate to cater for any additional traffic generated without causing harm to the environment or road safety.

It is hoped that the foregoing assists in understanding how the craft village works and describes the relevant planning issues correctly. If any part of the application is not clear then please get in touch.

Yours faithfully,



Julie Williams BSc Hons Dip TP MRTPI
Martin & Pole, Nicholas

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

09.OCT.2002 7758

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS **PART 1**

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
09 OCT 2002
7758

1. **APPLICANT'S NAME** Adam Estates Ltd
ADDRESS c/o Agent
POSTCODE **PHONE:**

2. If the applicant has an agent, all Correspondence will be sent to the agent
AGENT'S NAME Martin & Pole (Julie Williams)
ADDRESS 24 Friar Street, Reading
POSTCODE RG1 1DP **PHONE:** 0118 959 1231

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: Holme Grange Craft Village, Heathlands Road, RG40 3AW

4. WHAT IS THE APPLICATION FOR ?
Give brief details and state for what purpose this site and any buildings will be used
Replace unit 17, relocate unit 8, extend units 4, 14 & 16 and erect 2no new units (18 & 19) within existing craft village with ancillary utility and landscaping works.

5. Give the area in hectares or part of a hectare
AREA OF SITE 0.24

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 D474-01C(location/block plan) D474-06-01E (Units 18/19) D474-06-02B (Units 4 & 16) D474-06-03E (Units 8, 14 & 17)

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

CHANGE OF USE		REDEVELOPMENT	
ERECTION OF NEW BUILDING	X	ALTERATION or EXTENSION	X

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	

03 OCT 2002 7758

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.	Craft Village	
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	Roof - orange/red plain clay tiles; Plinth walls - red facing brick; Feather edged horizontal boarding - dark oak stained & Windows and door frames - dark oak stained.	
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	No change to existing proposed	
16.	HOW WILL SURFACE WATER BE DISPOSED OF?	To existing services	
17.	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 existing for cars. Pedestrian routes as shown.	
19.	HAS PROVISION BEEN MADE FOR THE DISABLED See notes for applicants?	Yes - to meet part M building regulations.	

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	/	/	/
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.	£1100.00	

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: Martin & Pole ON BEHALF OF: Adam Estates Ltd DATE: 8th Oct 2002

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".

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2002/7758
CASE OFFICER: Kerrin Lithgow

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

SECTION 66 CERTIFICATE

Application No. 09.OCT.2002 7758

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

09 OCT 2002

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) any part of the land to which the application relates.

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

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.

Owners (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 issue 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 accompanying application were owners (a) of any part of the land to which the application relates.

Owners (a) name	Address at which notice was served	Date on which notice was served

* See Note (a) to Certificate A

- 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) Insert description of steps taken

(b)

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

the (c)

on (d)

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

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

03.OCT.2002 7758

OR

CERTIFICATE D

I certify that:

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

- I have/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 the application was the owner (a) of any part of the land to which the application relates, but have/has* been unable to do so. These steps were as follows:.

  (b)

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

the (c)

on (d)

(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 not be earlier than the beginning of the period of 21 days ending with the date of the application).

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable

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

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

OR

- I have/The applicant has* given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application was a tenant of a 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

On behalf of **Adam Estates Ltd.**

Date **8th Oct 2002**

① HOLME GRANGE FARM / CRAFT CENTRE E

ADDRESS HEATHLANDS ROAD PARISH WOK/WITHOUT

PLOT No. Old Property ~~Heathlands Road~~ ORD. SHEET No. SU.8266(92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
321/49	Mr. W. Gear	Extension to Bedroom	5-8-49	App. App.
PD/21/71	Mr Leadbetter	Pig Farrowing S-feed	21. 1 71	App - N/A
~~(01687) Pedestrian Field~~	~~Mr + Mrs J.W. Manning~~	~~Outline Bungalow + garage 3 loose boxes~~	~~28 11 74~~	~~N/A Refuse~~
08652	Mrs. V.J. Leadbetter	Outline agricultural dwelling	WITHDRAWN	
10849	MR. L. GURLYNSKI	ALTERATIONS & ADDITIONS	8.6.79	N/A C/A
BR 12002	"	Ext. & alterations	15.10.79	app —
15530	"	Double garage	8.5.81	NA CA
BR 17471	"	"	1-9-81	APP. N/A
17451	MR. M. HALL	RGN. OF FARM BUILDINGS FOR COUNTRY CRAFT N/SHOP	1.7.82	N/A C/A
BR 19833	MR. A. DRAYCOTT	DOUBLE GARAGE	17.12.82	APP N/A
(2A) R81	"	LOOSE BOXES & STORE	18.5.83	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS T.P.O. 64B

DRAINAGE * apply to TEA SHOP

② HOLME GRANGE FARM / CRAFT CENTRE E

ADDRESS HEATHLANDS ROAD PARISH Wok/Without

PLOT No. ~~Heathlands Road~~ ORD. SHEET No. SU.8266(92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
19587	MR. A. DRAYCOTT	LOOSE BOX & FEED STORE	30.6.83	N/A C/A
21879	M. HALL	VEH. ACCESS OFF HEATHLANDS RD.	26.7.84	N/A C/A
21906 *	"	FARM BLDGS TO CRAFT CENTRE (MOD. 17451)	26.7.84	N/A C/A
BR 23281	"	"	2.10.84	REF N/A
33618/9	W/DR.			
BRA 7760	"	REFURB. EL. OUTHOUSE TO OFFICE	7.8.89	APP
BRA 9257	MR. & MRS. A. EASDON	KITCHEN EXT. TO REPLACE CONSERVATORY	10.7.90	APP
36376	"		26.9.90	C/A
BRA 9357	"	S/S EXT.	7.8.90	APP
BRA 10055	"	GARAGE	1.3.91	APP

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 39299 R.E. MASLIN MOBILE HOME AT CRAFT CENTRE 10.6.92 REF

③ HOLME GRANGE FARM / CRAFT CENTRE

ADDRESS HEATHLANDS ROAD PARISH WOK / WITHOUT

ORD. SHEET No. SU 8266 92

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
40375	MR. R. MASLIN CRAFT CENTRE	BLDG. / RELOC. & REPAIR H. BARN FOR AGR. MUSEUM & FLAT.	~~23.12.92~~ 7.1.93	REF
40555	" "	ERECT BLDG. AS CRAFT CENTRE RELOC. BARN TO PROVIDE AGR. MUSEUM	19.4.93	CIA
42214	N/P "	Replacement courtyard bldg		
DN 94/0027	"	DEM. BARN		
FP94/2959A	MR. I. SEYMOUR "	" & RESITE / 2/ST. BUILDING	3.7.95 ~~4.11.94~~	APP REF
44734	MASLIN/SEYMOUR "	2 SIGN BOARDS	14.11.95	REF
95/60824/ADV				
44736	(APPEAL) "	S/ST. EXT / 1ST FLOOR TO OFFICES / CAR-PARK	24.11.95	REF
95/60826/F				

MINISTRY DECISION 44734 - APPEAL DISMISSED - 18.9.96 44736 - EXTENSION DISMISSED - 18.9. 44736 - CARPARK ALLOWED - 18.9.

SPECIAL ORDERS CLU (E) 46 - UNIT 10 - PUMPS & PLANT EQUIPMENT - 12.5.9

1933

④ HOLME GRANGE FARM / CRAFT CENTRE

ADDRESS PARISH WOK / WITHOUT

ORD. SHEET No. SU 8266 92

PLOT No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
FP95/3790 A	CRAFT CENTRE	ART GALLERY TO OFFICE / ESCAPE STAIRWELL	29.8.95	~~REF~~ APP
96/63229/F	MR & MRS. GRACE (RETRD)	3 CONSERVATORIES A1	19.3.96	
96/63350/F	* MASLIN/SEYMOUR (RETRD) C.C.	AGR. MUSEUM TO CRAFT CENTRE	23.7.96	
96/63351/F	CC			
96/63376/F	* MASLIN/SEYMOUR CC	ART GALLERY TO OFFICES / CARPARK	24.7.96	
96/63377/F	* " " CC	GRANARY BUILDING AS CRAFT CENTRE / ENCL. OF STAIRS & OFFICE BLDG. TO PROVIDE FIRE ESCAPE & CHAIRLIFT	23.7.96	
96/63378/TEM		NEW PLAY AREA	28.10.96	
96/64316/F	* " "	S/ST & 1ST FLOOR EXTS. TO TEAROOMS	24.10.96	
96/64317/F	* " "	REPL. BUILDING (PORT. A KABIN)	24.10.96	
96/64318/F	* " "			

MINISTRY DECISION

SPECIAL ORDERS

(5) HOLME GRANGE CRAFT CENTRE

ADDRESS HEATHLANDS ROAD PARISH WOKINGHAM

PLOT No. ORD. SHEET No. SU-8266 (92)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
96/64209/F	MASLIN/SEYMOUR	S/SL. ALT. TO TEA ROOMS	16.1.97	C/A
97/66862/A	Mr. Maslin + Mr. Seymour	Illum. non. ill. name board	13.2.98	C/A
98/67754/F	East Berks. NHS Trust	S/SL/F Alt.	25.8.98	C/A
F/98/7855	"	" + Int. Alts.	12.8.98	APP
99/69900/F	Mr. R. Maslin + Mr. I Seymour	C of U Stable - 2 Craft Centre Units	2.9.99	C/A
99/69933/F	Gowthorne Pumps Part Ltd.	Erection of storage shed	22/7/99.	REF
F/1999/0262	Adam Estates Ltd	C of U Stable block from shop to office use B1(a)	A1 3/4/01	C/A
C/69900/04	Mr. Maslin + Mr. Seymour	D.to.C. - Appl. Visibility Splays + Pos. of Sign	13.12.99	APP
F/2000/1287	Mr. Cooper	Alts to bldg. - New doors + windows	6.6.00	APP
A/2000/1454	Adam Estates Ltd.	Non Illuminated name boards	15.06.00	C/A
F/2000/2171	Mrs. Taylor (Unit 8)			

MINISTRY DECISION

SPECIAL ORDERS

1933

6

ADDRESS Holme grange craft centre PARISH

PLOT No. Heathlands Road. ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
~~F/1999/0262~~		Adam Estates	Change of use from shop A1 to office B1(a)	03.04.01		~~C/A~~
~~A/2001/4395~~		"	~~Illum non-ill Sign board~~	17.9.01		~~C/A~~ APP
C/E/2001/5292 (Unit 17)			The use of modular building for office B1 + building for ancil storage			
F/2002/7758		Adam Estates	Replace Unit 17, relocate Unit 8, extend 4/14 & 16 + good 2 new units (18 & 19) with ancillary utility & landscape works			

MINISTRY DECISION:

SPECIAL ORDERS:

Date: 10 February 2005

To: Case Officer

We have received Minor Amendments for the following planning application:

Application Number: F/2002/7758

Location: Holme Grange Craft Village, Heathlands Road, .

Proposal: Proposed replacement of unit 17, relocation of unit 8, extension of units 4, 14, and 16 plus erection of 2 new units (18 & 19) with ancillary utility and landscaping works.

Applicant: Adam Estates Ltd C/O Martin And Pole (Attn Julie Williams).

Case Officer: Adrian Ellis

The new plans show the following: Units 18/19 omission of link roofs in NE elevation; omission of roof lights from SE, NE elevations; omission of door and replacement window in SE elevation. Unit 4 omission of rear window (SE) and addition of roof light in NE elevation. Drawing nos: D474-06-01F, D474-06-02C.

For information only.

Should you have any queries regarding this application please contact the case officer Adrian Ellis on 0118 974 6441.

(RING ONE)

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

App. No. F/2002/7758 Date Rec. 4/12/05

Location: Holme Grange Craft Village.

Parish: Wdk. Without

Applicant: Adam Estate Ltd.

What do the new plans/details show? - give details of any changes

Units 18/19 omission of link roofs on NE elevation, omission of roof lights from SE, NE. omission of door + replacement window in SE elevation Unit 4 omission of rear windows (SE) + addition roof light NE elev.

Drawing No's: D474-06-01F D474-06-02C

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.

Landscape & Trees N/A.	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES
(EXCLUDING NEIGHBOURS)

for Scanning only

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

NEIGHBOURS: N/A

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Admin Ellis 8/2

Consultations Sent by Admin. on 10.02.05

Yellow - Case Officer Copy
Green - Part One Copy

(RING ONE)

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

App. No. F/2002/7758 Date Rec. 28/2/05

Location: Holme Grange Craft Village.

Parish: Wdc. Without

Applicant: Adam Estate Ltd.

What do the new plans/details show? - give details of any changes

Units 18/19 omission of link roofs on NE elevation, omission of roof lights from SE, NE. omission of door + replacement window in SE elevation Unit 4 omission of rear window (SE) + addition of light NE elev.

Drawing No's: D474-06-01F D474-06-02C

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.

Landscape & Trees N/A.	☐
Urb. Design & Conservation	☐
Highways	☐
Dinton Pastures	☐
Environmental Health	☐

OTHER INTERNAL / EXTERNAL CONSULTEES (EXCLUDING NEIGHBOURS)

for scanning only

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

NEIGHBOURS: N/A

Date for Responses

FURTHER ACTION

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

Redate Application Y / N From:

New Site Notice Y / N

Revised Proposal Description:

CASE OFFICER Admin Ellis 8/2

Consultations Sent by Admin. on 10.02.05

Yellow - Case Officer Copy
Green - Part One Copy

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2002/7758**
CASE OFFICER: **Kerrin Lithgow**
SECTION 106 AGREEMENT Yes ☐ No ☐

STAGE OF DEVELOPMENT	CONDITION NUMBER	DATE CONDITION DISCHARGED	DATE COMPLIANCE OBSERVED	DATE BREACH OBSERVED
PRIOR TO COMMENCEMENT				
COMMENCEMENT				
DURING CONSTRUCTION				
COMPLETION				