APPLICATION NO:
F/2002/6170

LOCATION:
Kingsbridge Farm Lambs Lane, Spencers Wood Reading.

APPLICANT:
Mr D Reynolds C/O Anthony St Clair

PROPOSAL:
Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

EARLIEST DATE FOR DECISION: **05/05/2002**

APPLICATION WILL HAVE EXPIRED ON: 31/05/2002

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr D Reynolds
C/O Anthony St Clair
White Lodge
Upper Warren Avenue
Caversham
Reading
Berks
RG4 7EB

Application Number: F/2002/6170

Parish: **SWALLOWFIELD**

Location: **Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.**

Proposal: **Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Refuse Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council, the reason for which is specified hereunder.

Reason

1. The proposed development by virtue of its siting, location, design, bulk and massing would result not only in an inappropriate change of use but a visually intrusive feature to the detriment of the rural character and Area of Special Landscape Importance qualities of the area. As such the proposed development would be contrary to policies C2 and C8 of the Berkshire Structure Plan, policies LTV2, LBE1, LBE2 and LC18 of the Loddon Area Local Plan and to policies WOS2, WCC1 and WLL2 of the Wokingham District Local Plan (Deposit Draft).

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 C2 and C8.
Loddon Area Local Plan Policies LTV2, LBE1, LBE2 and LC18.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WCC1, WCC5 and WLL2.

T. G Watson

Trevor Watson
Development Control Manager
Date: 30/05/2002

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.

Applicationo	Name & Address
F/2002/6170	Dr S P Wilford Chairman, Wokingham CAB 17 Copse Drive WOKINGHAM. RG41 1NA
F/2002/6170	Mr R C V French Blake Loddon Lower Farm SPENCERS WOOD Berkshire RG7 1JE
F/2002/6170	The Owner/Occupier Kingsbridge Lambs Lane SWALLOWFIELD Berkshire RG7 1JE
F/2002/6170	Michael and Mary Rothery Loddon Court Lambs Lane SWALLOWFIELD Berkshire RG7 1JE
Application Refused	Letters sent 06.06.02

WOKINGHAM UNITARY
Aiming for Excellence

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/6170

Applicant : Mr D Reynolds C/O Anthony St Clair.

Location : Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.

Proposal : Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

Site Notice Displayed ? :

YES	NO	DATE
	✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 16/4

Date Registered : 05/04/2002

Earliest Date for Decision : 05/05/2002

Latest Consultation Date/Site Notice Expiry Date : 05/05/2002

This application will have expired on: 31/05/2002. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Dir ron Parishes – bat surveys req'd.
Highways – want confirmation that ag. use will be fully removed & stables/tack for personal use (not commercial)
minerals + waste – no comments
landscape – rec. refusal.
Letters of rep. agree with planning proposals.

Planning Issues : WCBP : countryside, AGLV
LNP : rural

Application Number: F/2002/6170

Appraisal :

see attached

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

Application Number F/2002/6170
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			The proposed development by virtue of its
			siting, location, design, bulk and massing
			would result ~~in an~~ not only in an
			inappropriate change of use but a
			visually intrusive feature to the
			detriment of the rural character ~~of~~
			and Area of special landscape
			qualities of the area.
			As such the proposed development
			would be contrary to the following
			policies:
			BSP: C2, C8
			WDLP: WOS2, WCC1, ~~[illegible]~~ WLL2
			LALP: LTV2, LBE1, LBE2, LC18

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2, LC18
SOUTH-EAST AREA LOCAL PLAN POLICIES: —
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: WOS2, WOS3, WCC1, WCC5, WLL2, ~~[illegible]~~
GREEN BELT LOCAL PLAN POLICIES: —
BERKSHIRE STRUCTURE PLAN POLICIES: C2, C8
MINERALS LOCAL PLAN POLICIES: —

RECOMMENDATION AND CONDITIONS/REASONS AGREED: [signature]
(Development Control Manager)

Date: 30.5.02

RECORD OF SITE VISIT

SITE ADDRESS: Kingsbridge Farm
Lambs Lane Spencers Wood Reading.

APPLICATION NUMBER: F/2002/6170

OFFICER: Natalie Brown

DATE OF SITE VISIT: 16/4

1 SITE/STATUTORY NOTICE DISPLAYED ? NO

2. DESCRIPTION OF SURROUNDINGS

Rural. AGLI.

3. DESCRIPTION OF SITE/BUILDING

Mobile home with curtilage
agricultural barns

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached - See plan.

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/6170 – Kingsbridge, Lambs Lane

Appraisal:

Development
The site is located within a rural area designated as an Area of Special Landscape Importance. This is an existing mobile home on the site, along with various barns and other buildings. The mobile home has a residential curtilage, whilst the remainder of the site is small holding.

The proposed development seeks to demolish the existing mobile home and barn and replace with dwelling covering two floors.

- History:
  - Approval of CLU(E) 107 for mobile home
  - An outline application 98/67168/O (made after the approval of CLU(E) 107) was refused in April 1998. This was to replace the existing mobile home with a dwelling and double garage. It was refused on the grounds that the proposal represented unplanned and piecemeal development in the countryside having an adverse effect on the rural character and amenity of the area.

- Relevant Policies:
  BSP: C2, C8
  WDLP (DD): WOS2, WOS3, WCC1, WCC5, WLL2
  LALP: LTV2, LBE1, LBE2, LC18

The main issue is the impact upon the character of the area
The proposed dwelling seeks a larger dwelling than the existing residential unit (mobile home) on site, and also seeks a replacement which would be outside of the residential curtilage as approved on CLU(E)107. The proposed new building (see 1:500 site plan of proposed) would amount to 431m^2 floor area, whereas the existing to be demolished reflects 650m^2. This is misleading as it includes a large barn which would be demolished. In this instance, it is not considered appropriate to consider the floor area lost by other buildings such as the barn as these are agricultural and are outside of the mobile home curtilage. This would amount to a change of use of the land to residential which would be contrary to local plan policies.

The floor area of the proposed dwelling (including garage, as it is linked to the dwelling) would cover 299m^2 floor area. This compares to approximately 61m^2. This equates to a 390% increase in the residential floor area.

The last paragraph of policy C2 of the BSP says that development in the countryside should be appropriate in scale, form, impact, character and siting to its location within the countryside. Policy WCC1 of the WDLP reflects the

sentiments of policy C2. In the Inspector's report to the WDLP public inquiry, he recommends the rewording of the policy, but this does not affect the consideration of this application (However, the Council has not yet formally considered these Inspectors recommendations). It is considered that the proposed development could be contrary to these policies.

Policy LC18 relates to replacement of dwellings in rural areas and says that replacement would normally be permitted provided that :

"c) The size of the new development will not significantly exceed that of the existing property both in height and floor area and where appropriate the numbers of separate units."

It is considered that due to the size of the replacement dwelling, (compared to the existing mobile home), that the bulk and massing of the resultant building would alter the scale of the development on site, and would therefore be in conflict with the above policies.

The Landscape Architect also objects to the proposed development. The proposed development is contrary to policy WLL2 of the Wokingham District Local Plan and to Policy C8 of the Berkshire Structure Plan relating to Areas of Special Landscape Importance. Policy WLL2 states that development will not be permitted that would have a detrimental impact upon the open countryside character or special landscape qualities of the area.

Furthermore, the site adjoins a Site of Special Scientific Interest, and so policy WNC1 of the WDLP is relevant.

~~**Approval**~~**:** **Refusal: ✓**

Natalie Brown

From: Natalie Brown
Sent: 18 November 2002 16:19
To: 'DuncRdg1@aol.com'
Subject: RE: Kingsbridge Farm F20026170 Ref appeal

Please find attached the letter I sent to you on 23 May 2002 which I believes answers your query.

Regards,
Natalie Brown



6170-Reynolds.doc

-----Original Message-----
From: DuncRdg1@aol.com [SMTP:DuncRdg1@aol.com]
Sent: Sunday, November 17, 2002 6:54 PM
To: Natalie.Brown@wokingham.gov.uk
Subject: Kingsbridge Farm F20026170 Ref appeal

Dear Natalie,,,,,,

Further to my last correspondence I have received the forms from the DOE.

One thing is very apparant,,,,,,they always advise to `exhaust` all possibilities with the LPA before going to appeal, hence this email. I do just need more space and infrastructure to make the place work, which is why I`m going to appeal.

Since moving to Kingsbridge Farm in october 2001 I have been making a go of it and am expanding the equestrian facilities from what I inherited when I purchased the property into something more professional (and rate paying) as well as looking at other organic pursuits leading to eventual income.

Please would you advise once again of your `policy` in regard to a second
log cabin/mobile home in the piece of land which already has full residential permission for one mobile home,,,,,,this piece of land is some 70` by 200` in its size.
It would be used for one staff member and have disabled adaption facilities.

The existing barn which is 40 metres in length and is constructed from oak and cedar is to be continued as stables with the addition of 4 more and tack room.

Would it be possible to reply at your earliest convenience.

Many thanks

Duncan Reynolds
Kingsbridge Farm
Lambs Lane
Spencers Wood
Reading
Berks
RG71JE
01189889611
07836319517

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 23 May 2002
My ref: NB/MLT/F/2002/6170

Mr D. Reynolds
Kingsbridge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

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 Mr Reynolds,

APPLICATION: F/2002/6170 – ERECTION OF ONE DETACHED DWELLING & REPOSITIONING OF STABLE /HAY STORE
SITE: KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD

I refer to your fax received on the 13 May 2002 with reference to the above.

As expressed in our pre-application advice to you dated 7 February 2002, a two-storey detached dwelling on the site to replace the existing mobile home is considered unacceptable and contrary to local plan polices, and this advice still stands.

Furthermore, the siting of the proposed dwelling on the above application is outside of the residential curtilage approved on application CLU(E)107 (for the stationing of a mobile home), and would be in place of an existing agricultural barn. This further contributes to the application proposal being unacceptable.

With regards to your letter dated 13 May 2002 and the stationing of a further mobile home within the residential curtilage of application CLU(E) 107, I feel that the Council would be unable to support such an application. A detailed justification may be provided in support of any such application, but this would not guarantee an approval. A second mobile home would amount to an additional dwelling within the countryside and as such be contrary to local plan policies.

If you wish to pursue the option of a second mobile home, you should withdraw (in writing) the current application within the next 10 days, and reapply with a new application. If I do not hear from you within the next 10 days, the current application will be determined.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

M L THORP
Principal Development Control Officer

rec'd after decision issued.

Memo

To: Natalie Brown

From: Conrad Moore

Date: 31/05/02

Re: **Policy Comments upon F/2002/6170**

Proposed erection of one detached dwelling and repositioning of stable and hay store/tackroom at land at Kingsbridge Farm, Lambs Lane, Spencers Wood.

Policy comments are made in respect of PPG guidance, Adopted Structure Plan and the Wokingham District Local Plan (Deposit Draft, as amended) unless otherwise stated.

Overall Strategy Policies

The Part Two Local Plan Inspector has stated certain areas should not be regarded as a locality suitable for dwellings in that it is too far from a reasonable level of facilities to enable sustainable development to be obtained. It is important to look at his category settlements on page 1-8 of the report. Policy WOS2 is re-worded to take account of PPG 3 requirements of a sequential approach to housing. PPG 3 – *Housing* states in Paragraph 65 in respect of developing outside urban areas that:

"*Where development has to take place outside urban areas, the Government is looking to local planning authorities to utilize the most sustainable option.*"

This site is clearly located away from Category A and Category B Settlement boundaries in the wider area. It is not a sustainable location. This must be weighed with the fact that this site was in agricultural use.

Countryside Policy

The use of the land is clearly agricultural/forestry. There is evidence of horse grazing on part of the site in association with the agricultural use. 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. Annex F does not see equestrian uses as alien to the countryside provided there is no impact on countryside character. Applicants can be expected to manage the land to overcome concerns set out in Paragraph F2. Paragraph F5 clearly states that the Government wishes to see a positive approach towards applications for horse based development that respects the rural environment.

The site is within the countryside and the *Adopted Berkshire Structure Plan (incorporating 1997modifications)* C2 applies. The proposal could meet criteria (iii). C2 in the last paragraph also states that the proposal has to be appropriate in scale, form, impact, and is acceptable in terms of other policies. The site is within the countryside where Policy WCC1 applies. Structure Plan policy C2 is similarly reflected in the *Wokingham District Local Plan (Deposit Draft, As Amended)* Policy WCC1. The broad principle may be considered acceptable under Category G. The Inspector has recommended changes to the categories, but this one still applies as Category H. The final paragraph is still applicable though.

Previously this scheme could have been considered against Policy WCC6 as the dwelling could have been associated with a countryside land use. However, the Inspectors comments in the Local Plan report on Policy WCC6 must be taken into account (Pages 2-49 to 2-50) as well as the re-worded policy. The Inspector makes clear that a more liberal attitude to rural housing should not be taken and that it should only be for agricultural or forestry dwellings.

No special justification such as viability of a sole equestrian enterprise and demonstration of need to be with horses at all times has been put forward. There is no full time requirement for a equestrian worker demonstrated. The loss of agricultural land to residential and equestrian will have an unplanned, piecemeal suburbanising effect in a prominent location. The proposal is a clear intrusion into countryside following a prominent river valley ridgeline. The proposal would create an undesirable precedent that the Council would find difficult to resist in the future. I note that the existing unit is a small mobile home and this seeks residential outside the area established under CLU(E)107. There could be a precedent created for two homes that should be also be guarded against. Given also the need of Loddon Area Local Plan Policy LC18 that requires replacement dwellings not to significantly exceed that of existing property, objection results on bulk, scale and massing.

Whilst the Local Plan Inspector has recommended altering the wording of current policy WCC6, it does not affect consideration of this case. This site is in a prominent location on the brow of a hill. The proposed site is located within the countryside. This house and use does not demonstrate very special circumstances and therefore will not serve the needs of the rural economy. There is no case that it is essential to be sited in this location. General residential should not be considered as this locality is clearly not sustainable in terms of having the basic range of services and facilities or minimising the need to travel to work, for example.

Landscape Policies

The site is within the Loddon Valley ASLI and subject to policy WLL2 – a landscape important in the County context that is subject to policy WLL2. Detailed comments from Catherine Brimble should assist in assessing any potential impact on the character of the ASLI. Berkshire Structure Plan Policy C8 should also be considered in this context. Given my concerns under countryside policies, it is likely that an objection would occur here.

Appropriate landscape and planting schemes need also to be demonstrated in accordance with Policy WLL7. Berkshire Structure Plan Policy C9 should also be considered in this context. Landscaping should not be an afterthought to any consent, especially as the site is within the ASLI.

Highways

Consideration will need to take account of the latest PPG13 and factors of sustainability in the overall strategy policies. The Highways Team will comment on these aspects, including Highway Safety (Policy WT7) and Parking Provision (Policy WT6). These issues are also reflected in the Berkshire Structure Plan policies T1, T4, T7 and LD5.

Nature Conservation Policies

The site adjoins a Site of Special Scientific Interest (SSSI) and you will need to consult English Nature and consider Policy WNC1 as amended by the Local Plan Inspector. There may be impacts from an equestrian enterprise such as nutrient rich water draining from a manure heap into the SSSI affecting the vegetation balance and quality. I attach details of the SSSI to this memo.

It will be necessary to investigate whether any bats (protected species), birds, or badgers use the site area, under the latest English Nature advice. Detailed comments from Andy Glencross should be sought to assess this. Advice should also be sought from English Nature and the criteria and requirements in Policy WNC3 closely followed should Protected Species be present. The Local Plan Inspector has recommended no alteration to this policy.

Given the proximity of trees, Neil Etherington should be consulted also. Policy WBE 11 should be considered in this context. Please note that the Local Plan Inspector recommends the policy wording for alteration and that the two versions will need to be taken account of. The Inspector has recommended re-formatting the Policy, but the factors to take into account remain the same. Impacts on trees are not solely from house and extension siting, and can be as a result of changes to underground / overground services to the house affecting canopies or root structures. Ground compaction with associated car parking, patios etc may also threaten the longevity and stability of trees. The location of the extension, close to trees of any size, may result in the trees future growth affecting light to the dwelling (that results in pressure for their removal). Linked to the preceding paragraph is that mature trees may also

be the home of protected species such as owls and bats and the advice of Andy Glencross should be sought if any development could be close to mature trees that could act as roosts. Although owls and bats may not be killed, it is still an offence to affect the habitat that supports them.

Conclusion

Policy objections follow on the grounds set out above.



57321

PLANNING SE
POL
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APP
CS
16 JUN 2002
COPIES
FILE

Memo

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From: Conrad Moore

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Conclusion

Policy objections follow on the grounds set out above.

INTERIM MANAGEMENT STATEMENT

Site name: Stanford End Mill and River Loddon

Site Status: SSSI

County: Berkshire and Hampshire

Local Planning Authority: Newbury District Council, Wokingham District Council, Basingstoke and Deane Borough Council.

Grid Reference: Meadows: SU 705633. River: SU 707630 -SU 721653

Area of site: 13.4 ha

NRA Area: South East (Thames Region)

EN Team: Thames and Chiltern, Foxhold House, Crookham Common, Newbury, Berks RG15 8EL.

Owners/Occupiers:
The Trustees of the Wellington Re-settled Estate, Milton House, The Estate Office, Stratfield Saye, Reading RG7 2BT.
Agricultural tenant: Mr W Dance

Summary Description
The site comprises a 4 km stretch of the River Loddon, a tributary of the River Thames, and Stanford End Mill meadows, a series of traditionally-managed seasonally waterlogged hay meadows.

Biology
The River Loddon originates from sources in the chalk of the North Downs and this section of the river is the national stronghold for a very rare aquatic plant, the Loddon pondweed. Also found within the river is fennel-leaved pondweed, water-crowfoot and dense stands of common club-rush and branched bur-reed in some of the shallower areas. A tall fen vegetation occurs along some of the banks and is dominated by great willowherb, hemp-agrimony, common comfrey, purple loosestrife and meadowsweet.

As well as being home to the rare snake's-head fritillary, the meadows are predominantly neutral grassland dominated by meadow foxtail and Yorkshire fog with yellow-rattle, pepper-saxifrage and adder's-tongue. The site has not been surveyed to the National Vegetation Classification and therefore has not been ascribed to a particular type of grassland but is closest to the MG5a type. Within the damper areas are found brown and carnation sedges and tubular water-dropwort.

Important species
The river supports a large population of the nationally rare Loddon pondweed, and

two uncommon freshwater mussels - *Pisidium moitessieriamum* and the nationally rare *P. tenuilineatum.*

The meadows support a large population of the nationally scarce snake's-head fritillary at its only known Hampshire locality, and the largest population in Berkshire. Several uncommon species of mollusc have also been recorded from the meadows, including the snails *Vertigo antivertigo* and *V.moulinsiana.* The latter is listed on the EC Habitats and Species Directive.

Soils
The valley is situated on Tertiary deposits of valley gravel and river alluvium overlying London Clay.

Land management
The meadows are normally cut for hay in June followed by aftermath grazing by cattle. They were being cattle grazed at the time of visit (October 1995), when the meadows were not surface wet and the grassland was in good condition.

Hydrological regime
This section of the River Loddon lies approximately mid-way between source and confluence, follows a gentle gradient on flat land and has a moderately fast flow. Along this section it is 5-8 m wide with the bank around 1.5-2 m above river, with good aquatics and, along some stretches where topography has allowed, fen vegetation. The River is commonly bankful but apparently rarely overtops, and ground water levels within the meadow are at a continuum with river levels (NRA).

The weir at Stanford End Mill collapsed in 1987/88, so at the moment levels within the river are not controlled. Following a site visit by EN in October 1993, it was thought that the weir collapse had had no apparent effect on water levels in meadows and that the river form had improved, with a good pool and riffle system having developed. Proposals have been made to re-instate the weir (see below).

The River Loddon is not heavily managed, with some tree removal and trimming and some weed cutting (mainly common club-rush). Dredging upstream of Loddon Bridge aims to create a low flow channel by depositing arisings on the margins which should colonise rapidly with marginal and emergent vegetation. The work is in response to the flooding of Sindlesham Mill, which appears to be occurring on an increasingly regular basis.

EN consider the current hydrological regime to be satisfactory, both for the interest of the meadows and the river, although some proposals have been made for ditch blocking which suggests at least minor improvements could be made.

Nature Conservation Objectives (as defined in EN site objective statement)
1. To maintain the population of Loddon pondweed.
2. To maintain grassland communities and where practicable, increase the population of snake's-head fritillary.

Other Recommended Nature Conservation Objectives
The interest of the site is dependent on a satisfactory hydrological regime and an additional objective should be added to cover this.

The wildlife interest of the site may be enhanced by ditch management, providing this does not lead to a reduction in ground water levels.

The SSSI has a number of other rare species and the needs of these should be incorporated into site objectives, along with the vegetation communities inwhich these are found.

Proposed Hydrological Regime
There have been proposals to renew the weir at Stanford End Mill. The NRA is not in favour of impoundment so if the weir were to be replaced they would seek to keep the head level of the weir to a minimum and would include a fish pass to ensure the free movement of fish. Before any decision is made it appears necessary to establish:-
1. Whether this would be beneficial to the Loddon pondweed or whether the existing regime is better. Research has indicated that Loddon pondweed survives best in water which is well aerated, the plant often occurring downstream of weirs and sluices associated with old water mills. An audit survey of the plant was undertaken in summer 1995.
2. Whether the potential to increase flows in the back channel and so increase the waterlevels in the field would have any advantage, as EN do not believe that the meadows have been drying out through a reduction in ground water levels, and consider that winter wetness and length of flooding episodes is more closely related to rainfall.
3. Whether the blocking of ditches on the meadow would allow further control of site water levels, should that be shown to be necessary.

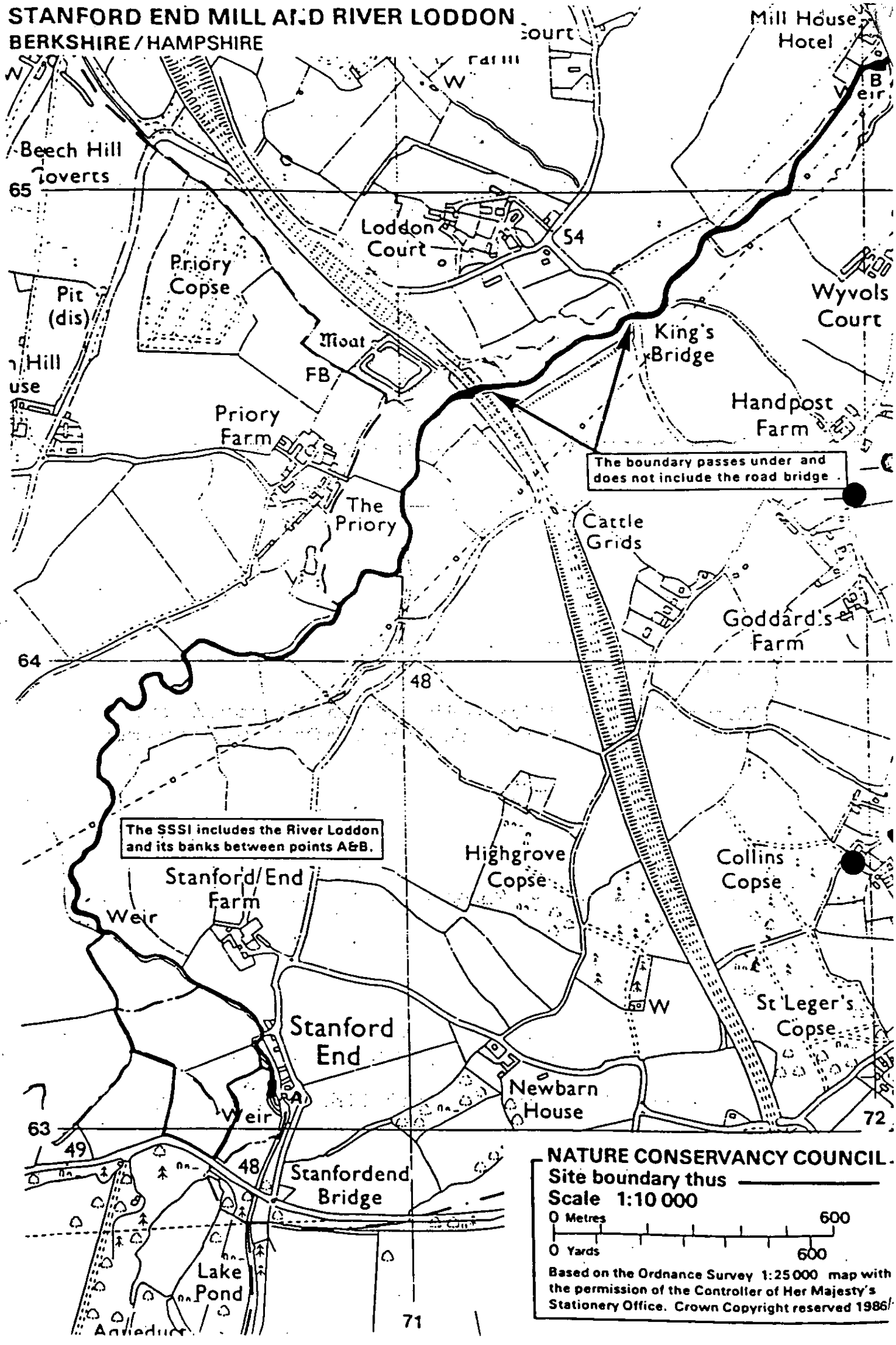
Constraints and Potential Impact on Adjacent Ground
None known.

Other Recommendations
1. Evaluate past flooding episodes and monitor future flooding episodes.
2. Initiate base-line vegetation survey and future monitoring to relate to current hydrological regime.
3. Prepare a ditch management regime for the site.

Priority for full Water Level Management Plan production
Not a high priority

STANFORD END MILL AND RIVER LODDON

BERKSHIRE / HAMPSHIRE



NATURE CONSERVANCY COUNCIL.

Site boundary thus ——

Scale 1:10 000

0 Metres 600

0 Yards 600

Based on the Ordnance Survey 1:25 000 map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright reserved 1986/

05.APR.2002 6170

Trevor Watson

From: DuncRdg1@aol.com
Sent: 18 March, 2002 11:32 AM
To: Trevor.Watson@wokingham.gov.uk
Subject: Kingsbridge Farm (Thatchers Rise)

Dear Mr Watson,

Thank you for your letter which I received on Saturday.

I am so disappointed that you have decided not to come and see for yourself what I am doing on this site.

All my efforts to work with the council seem to have been in vain and I still have many unanswered questions.

My main aim as it has always been is to improve the site and restore it to its former beauty.

If you check your records Wokingham district council have declared this land residential and so I do not understand???

The objective was to work with yourselves in improving the site but alas it is now time to submit an application obviously without WDC support for the improvements.

I am aware that you do need to carry out a full and thorough inspection of the site and I will ensure this is carried out during the planning application.

Yours sincerely.

Duncan Reynolds
0118 9889611
07836 319517

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD.
NOTES RELATING TO PROPOSED PLANNING APPLICATION.

1 Permanent planning permission for residential use was granted to my predecessors in 1998.

2 By improving the land and building a traditional brick and timber farmhouse the site will become `In keeping` with the surrounding area and will add to the village effect of clusters of houses in rural area.

3 WDC policy WLL6 states that,,,,,,,

> ,,,,This plan aims to ensure that we conserve the best of our existing environment, whilst providing appropriate developments which meet local needs,,,,,,,,,. The plan adopts policies, which conserve and enhance the pattern of town and parish communities by retaining and emphasising the balance of towns and villages, countryside and settlements.

4 The WDC local plan states,,,,,

> ,,,,The character approach should help in accommodating necessary change without sacrificing local character and can help ensure that the development respects or enhances the distinctive character of the land and built environment.

5 Also within the plan is allowance for `Existing Conflict of development interest` and I believe that the site falls into this category allowing the fact to be addressed and changing arrangements to what they should be.

6 By change of use of the barn for redevelopment this will comply with `Utilisation of an existing redundant farm building` for conversion.

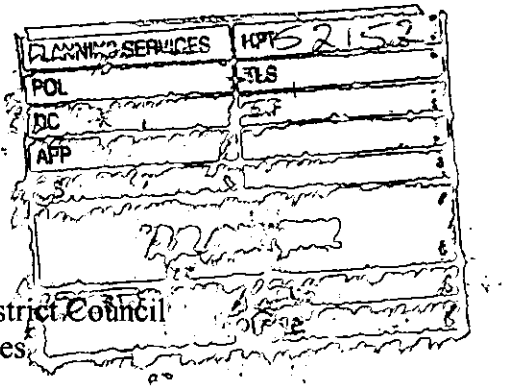
7 The imprint of the barn I have traced back to just after the 2nd World War and is shown on all Ordnance survey maps as a building.

8 Having discussed the application with the local people it is very clear that they are in full support and it is what the community desires to happen.

9 My local councillor I believe would support a `correct` planning application in order to see this site tidied up once and for all.

10 The changes in farming and countryside over the last say 10 years have produced properties such as these and it is understood that careful procedures do need to be adopted to avoid setting precedents. However if all the facts are looked at and taken into account it becomes apparent that his is a one off situation that can be corrected and the planning application supported.

11 I am available to walk you round the site at anytime to give you a tour and discuss any matters further.



Mr D Reynolds
KingsbRidge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

22nd January 2001

Dear Planning Officers,

Forward;,,,,,,,,,, KingsbRidge Farm, Lambs lane, Spencers Wood.

These 8 acres of land have been neglected and abused for many years. I purchased the land in August 2001.

It is my intention to restore all to its former glory and vastly upgrade the existing small equestrian facilities for 5 to 8 horses/ponies. The clearing and debris removal has commenced and the Environment Agency have attended and advised on certain matters.

The site is an eyesore and is not in keeping with the surrounding properties and has become I believe detrimental to the area and in turn does not comply as it stands with Wokingham District Councils district plan and policies therein.

It is hoped that the following photographs and statements will convince yourselves that `change` is needed and that you will support the `correct` planning application for this site even if it is only reservedly to see what the response is.

Many thanks,

Yours faithfully,

Duncan Reynolds
(Owner)
0118 9889611
07836319517

05.APR.2002* 6170

TO ALL COUNCILLORS AND PLANNING OFFICERS.

DO NOT MISS THE CHANCE

KINGSBRIDGE FARM (THATCHERS RISE) LAMBS LANE, SPENCERS WOOD.

Hello,,,,,,,, I hope I have your attention, I will be brief and to the point

My name is Duncan Reynolds and I originate from West Reading. I am not a speculator in property development, just someone who saw this challenge and chance to do some good in the countryside.
The neglected and abused piece of land was purchased in August 2001; it is classed as a smallholding.
There is a mobile home (with full residential permission) and various out buildings together with 7.2 acres of paddocks and woodland. The southern boundary abuts the river Loddon and this is currently under repair together with storm water drain overhaul. (Environment agency have attended and advised)

The main objective and challenge is to improve the land and restore to its former beauty, much work has already been carried out.

With the changes to farming practices it is impossible to run a successful agricultural business on 7.2 acres of land, I think that most people would recognise this.

All my neighbours have traditionally built properties and my property is right in the middle. There is no farming carried out within this settlement, which has been derived from the changes as I said above over the years in the farming industry.

Allowing this planning application will ensure that the land will be successful and never again succumb to `misuse` and `countryside vandalism`.

So PLEASE, PLEASE, Do look at this application with an open mind and with your hand on your heart and come up with right conclusion to support it fully and without reservation, I will not let you down.

All are welcome to visit at any time by contacting me on the details below.

Thank you

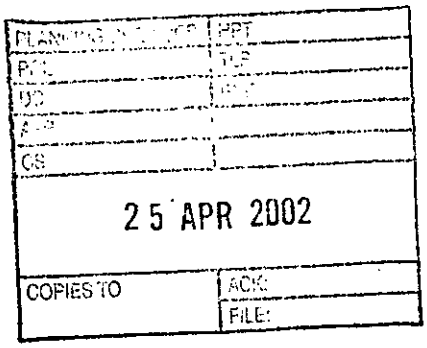
Duncan Reynolds
0118 9889611
07836 319517
Duncrdg1@aol.com

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

24 April 2002
FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR



Dear Sirs,

Application Number: F/2002/6170
Location: Kingsbridge Farm, Lambs Lane, Swallowfield Parish
Proposal: Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room
Case Officer: Natalie Brown

The Parish Council notes that the planning history on this site has been somewhat convoluted, particularly with regard to the mobile home. The Parish Council notes that the mobile home had several temporary permissions in the 1970's, but permanent permission was never granted. However as a consequence of the home remaining on site for the required period without any enforcement action being taken, a certificate of lawful use was granted.

Given that the mobile home is permitted, the Parish Council has, in principle, no objection to its replacement with a permanent structure.

However, the Parish Council notes that the existing barns etc. are of poor and temporary construction, and that to compare their floor area with a substantial and permanent dwelling is totally misleading.

The Parish Council considers that the size of the proposed dwelling and associated stables etc. to be excessive when compared to the existing mobile home, and that the nature of the site will be changed from agricultural to residential.

The Parish Council therefore objects to this application on the grounds that the size of the proposed dwelling and ancillary structures are out of proportion when compared to the mobile home, and consequently this application does not comply with the countryside policies of the draft Wokingham District Plan.

Yours faithfully,

Mrs. C. Adams, Clerk

25.Apr. 2002 11:45 SWALLOWFIELD PARISH COUNCIL No.1496 P. 5/5
SWALLOWFIELD P C

PLANNING SERVICES | HPT
POL | TLS
DC NDB | KMP
APP |
CS |
26 APR 2002
COPIES TO

17,Copse Drive,
Wokingham,
Berks. RG41 1NA

25 April,2002

The Chief Planning Officer,
Environmental Services Dept.,
Wokingham District Council,
Council Offices,
Shute End,
Wokingham.

Dear Sir,

APPLICATION NO.F/2002/6170 - PROPOSED ERECTION OF ONE DWELLING ON LAND AT KINGSBRIDGE FARM,LAMBS LANE,SPENCERS WOOD.

The land involved in this application is designated as Area of Special Landscape Importance in the draft Wokingham District Plan(1997) and as Rural Area in the Loddon Area Local Plan(LALP).The proposed development is contrary to the aims of Policies WLL2 and 3 of the draft Wokingham District Plan(1997) and to Policy LTV2 of the LALP.If permitted,this development would set a dangerous precedent for the future.

Wokingham District CPRE therefore asks the District Council to refuse this application.

Yours faithfully,

Dr.S.P.Wilford(Chairman,Wokingham District CPRE)

TO: DEVELOPMENT CONTROL FROM: Environmental Design

Natalie Brown DATE: 13th May 2002

Location:	Kingsbridge Farm, Lambs Lane, Spencers Wood, Shinfield
Proposal:	Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room
Application Number:	F/2002/6170

In response to your consultation dated 12th April 2002 for the above application, the tree and landscape comments are as follows:

The new dwelling could be constructed without affecting the existing landscape features within the site which comprise mature trees and hedgerows. However, the application would introduce new built form within an area designated within the Local Plan as Countryside and ASLI.

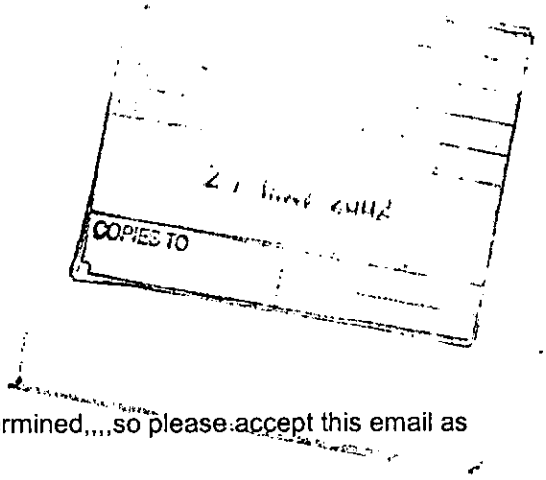
The new dwelling would be visible from the road and areas of the ASLI . Consequently the development proposals would erode the open and rural landscape character of the ASLI in this location.

Since the development proposals are contrary to the Local Plan Policies I recommend that the application is refused.

ROBERT PETROW
Consultant Landscape Architect

Natalie Brown

From: Natalie Brown
Sent: 27 May 2002 10:27
To: 'DuncRdg1@aol.com'
Subject: RE: F/2002/6170 KINGSBRIDGE FARM



I have recieved your e-mail

Regards,
Natalie Brown

-----Original Message-----
From: DuncRdg1@aol.com [SMTP:DuncRdg1@aol.com]
Sent: Monday, May 27, 2002 10:28 AM
To: Natalie.Brown@wokingham.gov.uk
Subject: F/2002/6170 KINGSBRIDGE FARM

Thankyou for the letter from M L Thorp.

I now wish the existing application for residential dwelling to be determined,,,,so please accept this email as conformation to continue the process to a successful outcome.

Depending on the outcome of the application I will formulate new plans in line with M L Thorp`s letter.

Would you please confirm having received this email.

Thankyou

Duncan Reynolds
Kingsbridge Farm
Lambs Lane
Spencers Wood
Reading
Berks
0118 9889611
07836319517

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 23 May 2002
My ref: NB/MLT/F/2002/6170

Mr D. Reynolds
Kingsbridge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

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 Mr Reynolds,

APPLICATION: F/2002/6170 – ERECTION OF ONE DETACHED DWELLING & REPOSITIONING OF STABLE /HAY STORE
SITE: KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD

I refer to your fax received on the 13 May 2002 with reference to the above.

As expressed in our pre-application advice to you dated 7 February 2002, a two-storey detached dwelling on the site to replace the existing mobile home is considered unacceptable and contrary to local plan polices, and this advice still stands.

Furthermore, the siting of the proposed dwelling on the above application is outside of the residential curtilage approved on application CLU(E)107 (for the stationing of a mobile home), and would be in place of an existing agricultural barn. This further contributes to the application proposal being unacceptable.

With regards to your letter dated 13 May 2002 and the stationing of a further mobile home within the residential curtilage of application CLU(E) 107, I feel that the Council would be unable to support such an application. A detailed justification may be provided in support of any such application, but this would not guarantee an approval. A second mobile home would amount to an additional dwelling within the countryside and as such be contrary to local plan policies.

If you wish to pursue the option of a second mobile home, you should withdraw (in writing) the current application within the next 10 days, and reapply with a new application. If I do not hear from you within the next 10 days, the current application will be determined.

I hope this information is of assistance to you, however, it is of an advisory nature only and given without prejudice to any future decision that this Council may take. Should you wish to discuss any matter further please do not hesitate to contact Natalie Brown.

Yours sincerely

MLT

M L THORP
Principal Development Control Officer

0118 9889611

NAB

PLANNING SERVICES	HPT 56302
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13 MAY 2002	
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	FILE:

Mr D Reynolds
KingsbRidge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

12th May2002

Dear Planning Officers,

F/2002/6170 KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD.

Further to my last letter to place my application on hold I have been considering all options to achieve my main aim of providing enough space for my family having purchased this land.

As I have said before I am very disappointed not to have had the support of my local authority with the existing application.

Can you please advise me what the planning departments view would be to install an additional 2 bedroom mobile home with disabled adaption facilities on the existing site which has full lawful use for 1 mobile home.

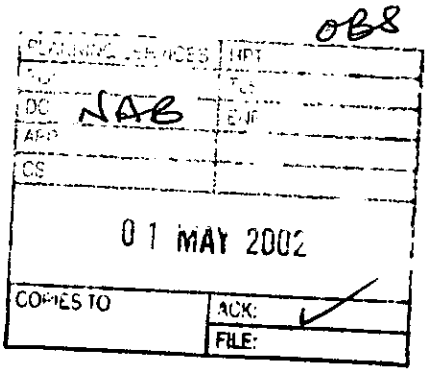
I have enclosed the drawing of the `rectangle` within my land which has this right. The land is clearly big enough for 2 homes.

Would you kindly please reply at your earliest convenience and so that the existing application can be amended/continued accordingly.

Kind regards,

Yours sincerely

Duncan Reynolds
Home 01189889611
Mobile 07836319517
Fax 01983 857600
Duncrdg1@aol.com



Loddon Court,
Lambs Lane,
Swallowfield,
Nr Reading,
Berkshire,
RG7 1JE

Tel (0118) 988 6075

29th April 2002

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

Re. Planning Application at Kingsbridge Farm
Ref Wokingham App No 227/F/2002/6170

Dear Sir or Madam

Further to your recent letter regarding the proposed detached dwelling at Kingsbridge Farm, we are the owner / occupiers of Loddon Court which has a back gate opening out onto Lambs Lane opposite the proposed development.

You may be aware that there was a recent application to change the use of Kingsbridge Farm to an animal Sanctury. This was totally unacceptable to the local residents and we believe that the application was subsequently withdrawn.

Since then, the property has been sold and permission is now being sought for a normal domestic residence in keeping with the surrounding houses. We have visited the Wokingham Planning Office and viewed the proposals. It is our opinion that the best solution would be to turn the site into a proper residence thus avoiding any outrageous applications in the future.

As one of KingsBridge Farm's closer neighbours, we wholeheartedly agree with the latest planning proposals, indeed, it would greatly improve the property by replacing the mobile home that is currently situated on the site.

Please will you pass our views to the Councillors or officers handling the application before they make their recommendations.

If you have any queries, please do not hesitate to contact us at the above address.

Yours sincerely,

Michael and Mary Rothery.

See Part One all plans.

To:
Minerals and Waste

From: Natalie Brown

Date: 12 April 2002

Application Number: F/2002/6170

Proposal: Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room..

Site Address:
Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.

Applicant:
Mr D Reynolds C/O Anthony St Clair.

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

Thankyou for consulting me on this application.
Sorry for the delay in responding.
I have no comments to make from a minerals or waste perspective..

Yanya Davies 10.5.02.

SWALLOWFIELD PARISH COUNCIL

PARISH COUNCIL OFFICE
SWALLOWFIELD STREET, SWALLOWFIELD
READING, BERKS, RG7 1QX
Tel: 0118 988 5929 Fax: 0118 988 6443
email: clerk@swallowfieldpc.gov.uk

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OS
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24 April 2002 | FILE

FAXED AND POSTED

Planning Dept.,
P.O. Box 157,
Wokingham District Council,
Shute End,
Wokingham,
Berks. RG40 1WR

Dear Sirs,

Application Number: F/2002/6170
Location: Kingsbridge Farm, Lambs Lane, Swallowfield Parish
Proposal: Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room
Case Officer: Natalie Brown

The Parish Council notes that the planning history on this site has been somewhat convoluted, particularly with regard to the mobile home. The Parish Council notes that the mobile home had several temporary permissions in the 1970's, but permanent permission was never granted. However as a consequence of the home remaining on site for the required period without any enforcement action being taken, a certificate of lawful use was granted.

Given that the mobile home is permitted, the Parish Council has, in principle, no objection to its replacement with a permanent structure.

However, the Parish Council notes that the existing barns etc. are of poor and temporary construction, and that to compare their floor area with a substantial and permanent dwelling is totally misleading.

The Parish Council considers that the size of the proposed dwelling and associated stables etc. to be excessive when compared to the existing mobile home, and that the nature of the site will be changed from agricultural to residential.

The Parish Council therefore objects to this application on the grounds that the size of the proposed dwelling and ancillary structures are out of proportion when compared to the mobile home, and consequently this application does not comply with the countryside policies of the draft Wokingham District Plan.

Yours faithfully,

C Adams

Mrs. C. Adams, Clerk

Natalie Brown

From: John Mullaney
Sent: 25 April 2002 11:37
To: Natalie Brown
Subject: Kingsbridge Farm, Lambs Lane, Spencers Wood

I have no objections to this application but would recommend that standard planning condition C070 regarding hours of construction be attached should consent be granted.

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

OBS

LODDON LOWER FARM,
SPENCER'S WOOD,
NR. READING,
BERKSHIRE, RG7 1JE
TEL: 0118 9883212

18 Apr.

NAG

22 APR 2002

Your ref: Natalie Brown F 2002/6170

Dear Madam

Re above planning application, I have no objection to the proposal. The holding, originally part of Kingsbridge, was reduced in size by being sold separately by the previous occupant Mr Goodman, and was bought by Mr & Mrs Warner, who did not farm the land well & allowed it to become weed-infested; in addition much builders rubbish was dumped here & there on the property, which contains a strip of woodland and fishing rights on the Loddon.

The existing mobile home is up against the road, and the view to the South is obscured by a plantation of Lawson Cypress. The sewage arrangements have broken down, and are only kept working with difficulty. The farm buildings are of inferior construction - little more than tin sheds.

The property would be greatly improved

by the erection of a small house on a more
Salubrious site, with open views to the south
and a shorter run for the sewage disposal.
The existing mobile home should be demolished
or removed, so that the proposal would
amount to improvement rather than development.

If some step such as this is not
taken, there is danger that the whole site
might become even more run down, &
be occupied by undesirable activities,
increase of traffic, "noise smells, and
disturbance"

Yours faithfully

R V French Blake

LVR R C V French Blake

0118 988 5660

OBL

PLANNING SERVICES	HPT
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DC NAG	ENF
APP	
CS	
22 APR 2002	
COPIES TO	ACK:
	FILE:

Kingsbridge
Lambs Lane
Swallowfield
Berkshire
RG7 1JE

20 April 2002

BY FAX TO: 0118 974 6484

Ms Natalie Brown
Development Control Officer
Planning Services
Wokingham Unitary
Shute End
Wokingham
RG40 1WR

Dear Ms Brown,

APPLICATION NO: F/2002/6170 - PROPOSED ERECTION OF TWO-STOREY DWELLING AT KINGSBRIDGE FARM, LAMBS LANE, SWALLOWFIELD TO REPLACE EXISTING MOBILE HOME.

Mr Duncan Reynolds moved into the above property, which is next door to us, in August of last year and he is seeking permission to replace the existing mobile home with a house. We write this letter giving our full support to the proposal for the following reasons:

- Lambs Lane is entirely residential with the exception of the tractor repair business, which was granted permission to trade last year. None of the properties has been used for business purposes for at least the fifteen years that we have lived here and to my knowledge for many years prior to this. The previous owners of Kingsbridge Farm made various efforts when they first purchased the property to make a living from the land but none were viable.

- For your information, the title 'Farm' is a misnomer and used only to distinguish it from our address when the property was split in 1987. The property has certainly never been farmed since the split. Prior to this animals were kept on a purely hobby basis.

- Owing to the nature of the lane itself, which is long, narrow, winding and dangerous and with no passing places, any sort of business activity that would generate traffic must be discouraged for the safety of the existing residents. Virtually every resident has had a traffic incident on the lane, usually in collision with drivers who were unfamiliar with it.

25 APR 2002

WOKINGHAM DISTRICT COUNCIL

SUPPORT SERVICES DEPARTMENT

MEMORANDUM

FROM:	Colin Lawley Principal Solicitor	**MY REF:** **EXT.**	CJL/cma 6524
TO:	**Natalie Brown** **Development Control**	**DATE:**	24th April, 2002

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD

The Certificate of Lawful Use refers to use described in the First Schedule in respect of the land specified in the Second Schedule.

The use of the land therefore is use of land and stationing of mobile home for residential purpose as set out in the First Schedule.

As you know, it is not possible to impose conditions on a Certificate of Lawful Use. (If a use is described in detail, it may be possible to prove material intensification of use if the use intensifies by examining the original description).

In this particular case, we cannot restrict the size of the mobile home or its position within the curtilage of the site.

More than one mobile home would require planning consent because the description is stationing of mobile home (singular).

Please let me know if you wish to discuss further.

CJL

Colin Lawley

WOKINGHAM UNITARY
Aiming for Excellence

PLANNING SERVICES

Fax Cover Sheet

DATE: 2.5.02

TO: Mark Chatfield

FROM: Angela Odell. **Planning Services.** (for Natalie Braun.

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 2

RECIPIENT FAX NUMBER: 966 0456.

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Kingsbridge Farm - Legal advice

NOTES: Natalie - I faxed him Colin's memo.

WOKINGHAM DISTRICT COUNCIL

ENVIRONMENTAL SERVICES DEPARTMENT

M E M O R A N D U M

From: Natalie Brown
Development Control

My Ref: CLU(E)107

Ext: 6492

To: Colin Lawley
Legal

Date: 19/04/02

KINGSBRIDGE FARM, LAMBS LANE, SPENCERS WOOD

I have had a query regarding this site (copy of CLU(E) attached) and whether there is any restriction on the size of mobile home that could be erected on the site, i.e. would replacement of the existing mobile home with a larger one require planning permission?

Secondly, would there be any restriction on where the mobile home could be sited within the red line curtilage, i.e. could it be sited anywhere without further planning permission?

There are no restrictions on the CLU(E) itself, so I just wanted to clarify the situation from a legal perspective.

NMB

Natalie Brown
Planning Officer

1327

WOKINGHAM DISTRICT COUNCIL

To Natalie

Date 19/4 Time 10.08

WHILE YOU WERE OUT

Name Mark Chapfield

Of Norwegian Log

Phone No. 966 9236 Ext.

Phoned	✓	Please call back	✓
Called to see you		Will call back	
Wants to see you		Urgent	

MESSAGE Re F/2002/6170 - Kingstridge farm.

1914 10.46 Applicant → Duncan Reynolds - wants appn on hold - letter dated 2 Apr which I do not have mark chapfield will fax.

'Norwegian log' a company which makes wooden mobile homes

- CLU(E) on site wants clarification if CLU(E) would restrict size or if it just a 'mobile' home - will also fax CLU(E).

Applicant may WID appn if can have a large mobile home.

→ said I would try & look nte today but on leave for 2 weeks next week

Signed Jan

0118 966 0456

Norwegian Log

FAX Transmission

From:	Mark Chatfield	Date:	April 19, 2002
To:	Natalie Brown	Time:	10:50:53
Company:	Wokingham District Council	FAX #:	9746484
Reference:	Planning No F20026170	No. of pages	5

URGENT

Further to our telephone conversation this morning regarding the above Planning application for Kingsbridge Farm, Spencers Wood.

Please find attached a copy of the letter from Mr Reynolds to yourselves dated 2/4/02 requesting that this application be put on hold until further notice.

In light of the council's advice regarding the likely refusal of the above application, Mr Reynolds has asked us to pursue the course of replacing the current mobile home with a new larger model. We ahev advised Mr Reynolds, having reviewed the Certificate of Lawful Use or Development dated 27/11/97, that provided the replacement is a mobile home, is as described within the Mobile Home & Caravan Act's with a maximum size of 60' x 20', the conditions of the certificate will be satisfied. The certificate does not stipulate a maximum size of unit but merely restrict the use to "stationing of a mobile home for residential purpose".

We trust you can confirm your agreement with our advice. This is most urgent & we would appreciate your confirmation prior to your vacation.

Spoke to TW -
Need to check with legal re whether a mobile home can be stationed anywhere within red line or whether there is a restriction on size mobile home.

19/4 2.30pm → phoned Mark Chatfield to say had to send memo to legal. would contact him upon my return to office - hopefully know legal position by then.

TEL: 0118 966 9236 FAX: 0118 966 0456

Norwegian Log Chalets Ltd - 230 London Road, Reading. RG6 1AH.

Mr D Reynolds
KingsbRidge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

2nd April 2002

Dear Planning Officers,

KINGSBRIDGE FARM, (THATCHERS RISE) LAMBS LANE, SPENCERS WOOD.

Further to the submission of my planning application in respect to the above, please accept this letter as confirmation to place the application on hold until further notice.

I am taking further advice in respect to this matter and will be in contact shortly.

Many thanks,

Yours faithfully,

Duncan Reynolds
0118 9889611
07836319517

F.A.O KEITH [illegible]

COPY OF LETT
TO WDC

Application No : CLU(E)107

WOKINGHAM DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990, SECTION 191
AS AMENDED BY SECTION 10 OF THE PLANNING AND COMPENSATION ACT 1991

TOWN & COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER, 1995: ARTICLE 24

Certificate of Lawful Use or Development

The Wokingham District Council hereby certify that on 26 August 1997 the use described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto, and edged red was lawful within the meaning of Section 191 of the Town and Country Planning Act 1990 (as amended), for the following reasons:

The use claimed commenced over 10 years prior to the application, ie before 26th August 1997.

Signed ..... (Head of Development Control)

On behalf of Wokingham District Council, Shute End, Wokingham, Berkshire RG11 1WH

Date: 25 November 1997

FIRST SCHEDULE

The use of land and stationing of mobile home for residential purpose.

SECOND SCHEDULE

The mobile home and land edged in red on the plan attached at Kingsbridge Farm, Lambs Lane, Shinfield.

Notes :

1. This certificate is issued solely for the purpose of Section 191 of the Town and Country Planning Act 1990 (as amended).

2. It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and, thus, was not liable to enforcement action under Section 172 of the 1990 Act on that date.

3. This certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

4. The effect of the certificate is also qualified by the proviso in Section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations begun, in any of the matters relevant to determining such lawfulness.

Natalie Brown

From: Andy Glencross
Sent: 19 April 2002 11:28
To: Natalie Brown
Subject: PA F/2002/6170 Kingsbridge Farm Lambs Lane Spencers Wood

Hi Natalie

All buildings (**especially barns**) have potential to act as roost sites for bats which are legally protected species. This building is to be demolished and consequently I would advise that the developer submits a survey of the buildings by a trained and licensed bat worker with their application. **This must be submitted prior to planning permission being granted not attached as a condition.**

*** It is particularly important to enforce this on this application.**

We will need to consult the Environment Agency on both the landscaping in the floodplain and the surface water drain restoration. The backwater ditch in question is part of the main river system.

In addtion we will need a landscape plan for the restocking of the woodland area.

I have not visited the site.

Cheers

Andy Glencross
Countryside Officer (Biodiversity)
Wokingham District Council Countryside Service
Dinton Pastures Country Park
Davis Street
Hurst
Berkshire RG10 0TH
Tel: 0118 9342016

HIGHWAYS CONSULTATION SHEET

From: Natalie Brown **Date:** 12 April 2002

Application Number: F/2002/6170

Proposal: Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

Parish: SWALLOWFIELD PARISH

Site Address:
Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.

Applicant:
Mr D Reynolds C/O Anthony St Clair.

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).

Please could highways have confirmation that the agricultural use will be fully removed and the stables / tack room are for personal use only (ie. not commercial).

Signed: _____ **Print name:** AC 18/4/02

(* Pre-Apps ATTACHED *)

Application Number : F/2002/6170	**Map No :** 102
Case Officer : NAB	**Site Area :** 0.29
Valid Date : 5/4/02	**Received Date: 19/03/2002**

Level : Delegated Application

Description : Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

Location : Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.

Parish : SW **Ward : SWA** 12.4.02.

Applicant : Mr D Reynolds C/O Anthony St Clair.

Fee Required: £190 **Fee Received: £190** Cash banked 19/3

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	other side elev of utility room to show windows.	requested	5/4
ELEVATION PLANS	all elevations Store & Stables	by phone	(NB only 2 sets plans Sent)
FLOOR PLANS	floorplans Store & Stables	2/4/02 to follow	
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 12.4.02 JJ

Building Control

Heritage (Harold Sanders)

Landscape Area of Spec. Landscape Importance

~~Trees~~

Environmental Health ✓

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans ✓ replacement of barn with dwelling

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways ✓

D. Pastures Dem. of barn

CPRE ✓

Minerals & Waste Officer ✓

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency ✓ Flood / Drains

Railtrack

Police Arch Officer

Thames Water re drainage

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

.....

.....

NEIGHBOURS

.....

S/N + see map

Pls include: The Coach House, Lambs Lane RG7 1JE

Loddon Lodge, Lambs Lane RG7 1JE

Loddon Lower Farm, Spencers Wood RG7 1JE

.....

2 × pre-apps attached

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

Tel: (0118) 974 6492

Date: 12 April 2002

My ref: F/2002/6170

WOKINGHAM UNITARY
Aiming for Excellence

Councillor D Beatty
The Lieutenants Cottage
Three Mile Cross
Reading
RG7 1AP

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/2002/6170
Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.
Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

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 **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/6170**
Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.
Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.
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 D Beatty

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

Received by Wokingham District Council

Application No: F/2002/6170

Proposal:
Proposed erection of one detached dwelling and repositioning of stable and hay store/tack room.

Location:
Kingsbridge Farm, Lambs Lane, Spencers Wood, Reading.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday 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/2002/6170 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 05/05/2002. 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

12 April 2002

1509/ab

-6170

05.A.R.2392-G

PLANNING APPLICATION PART 1

Please answer all questions in CAPITAL letters. If any question is not applicable, put N/A in the space.

Please submit 6 copies of the completed form and your plans to:- Planning Dept., Wokingham District Council, PO Box No. 157, Shute End, Wokingham, Berkshire, RG40 1WR.

If you are a new applicant, notes to help you fill in the form are attached. If you still have any questions about the form, please call Ian Jordan on 0118 974 6428

For office use only
Application No.

1.	YOUR NAME	DUNCAN REYNOLDS
	ADDRESS	THATCHER'S RISE LAMB LANE
		SPENCERS WOOD READING
	POST CODE	RG7 1JE Tel No. 0118 9889611
2. If you have an agent and want all correspondence to be sent to them	AGENT'S NAME	ANTHONY ST CLAIR
	ADDRESS	WHITE LODGE UPPER WARREN AVE
		CAVERSHAM READING
	POST CODE	RG4 7EB Tel No. 0118 9477351
3. On the plans outline the whole site in RED. Any OTHER land in your Ownership or control outline in BLUE.	SITE LOCATION	THATCHER'S RISE LAMB LANE
4. Give the area of the application site in hectares, if appropriate, or part of a hectare.	SITE AREA	0.398 HECTARES
5. Give brief details of the proposal	ABOUT THE APPLICATION	PROPOSED 4 BEDROOM HOUSE REPOSITIONED STABLE AND HAY STORE/TACK ROOM
6. What is your interest in the application site, e.g. owner, prospective purchaser, a tenant with a lease.	OWNERSHIP 01:22:1 01:22:3	FREEHOLDER

7. We need plans to be able to assess the application. Please list the plans and drawings you have submitted.

PLANS/DRAWINGS

1:25000 Location Plan	☑	1:100 Floor Plan	☑
1:500 Block Plan	☑	Other	☐
1:100 Elevations	☑		

8. Does the application involve any of the following

Please tick relevant boxes. If you tick OTHER, please explain on this form.

CHANGE OF USE	☐	ALTERATION or EXTENSION	☐
CONSTRUCTION OF NEW BUILDING	☑	DEMOLITION	☑
OTHER			

9. What type of Planning application are you applying for ?

RESERVED MATTERS	☐	Go to Question 10.
OUTLINE PERMISSION	☐	State relevant outline permission No. Go to Question 10.
FULL PERMISSION	☑	Go to Question 11.
TEMPORARY PERMISSION	☐	State period required. Go to Question 11.
RENEWAL OF TEMPORARY PERMISSION	☐	State previous permission No. Go to Question 11.
VARIATION/RELAXATION OF CONDITIONS	☐	State relevant application No.
		Details of conditions to be relaxed. Go to Question 11.

10. IF THIS IS AN OUTLINE APPLICATION OR FOR THE APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of your application.

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

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDINGS ON THE APPLICATION SITE, e.g. residential, industrial, etc. If the site is vacant say so, and if possible give last known use.

RESIDENTIAL AND SMALL HOLDING

12. ARE THERE ANY TREES ON THE SITE ?
IF YES, please show their position, spread, and species of the trees on the plans. Indicate any which are to be felled.

YES / ~~NO~~

13. PLEASE LIST THE EXTERNAL MATERIALS TO BE USED.

AS SHOWN ON DRAWING

14. WILL SURFACE WATER BE DRAINED INTO THE EXISTING DRAINAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

15. WILL FOUL SEWAGE BE DISPOSED OF INTO THE EXISTING SEWAGE SYSTEM ?
If NO, please give details of any new system to be constructed.

YES / ~~NO~~

16. WILL PEDESTRIANS / VEHICLES ACCESS THE SITE ?
Please show details of the existing access and any proposed changes on the plans.

YES / ~~NO~~

17. WILL THE CAR PARKING PROVISION AT THIS SITE BE CHANGED ?
If YES, please show details of any changes on the plans.

~~YES~~ / NO

18. DOES A PUBLIC RIGHT OF WAY TOUCH OR CROSS THE SITE ?
If YES, please show the route and any proposed alternative on the plans.

~~YES~~ / NO

19. DOES THE PROPOSAL INVOLVE NEW RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS ? If YES, please complete the following table.

YES / NO

	No. of Bedrooms	Dwellings
Proposed new development	1	
	2	
	3	
	4	1
	5 or more	
	TOTAL	1 FOUR BEDROOM
Nos. of residential units lost through demolition or conversion 1 MOBILE HOME (3 BEDS) NET CHANGE		

20. HAS PROVISION BEEN MADE FOR THE DISABLED ?
If YES, please show on the submitted plans what is to be provided.

YES / ~~NO~~

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL DEVELOPMENT ?
If YES, please complete PART 2 of the form.

~~YES~~ / NO

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS: THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS (INCLUDING SCRAP YARDS) ?
If YES, complete PART 3 of the form and submit whole application to Wokingham District Council.

~~YES~~ / NO

23. THE FEE ENCLOSED IS £ 190 —

The current scale of fees is attached. If you believe a reduced fee or no fee is payable please say why below.

SIGNED A Bullan. ON BEHALF OF DUNCAN REYNOLDS DATE 17/3/2003

Before submitting this application check that you have answered all the relevant questions 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.

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM UNITARY
Aiming for Excellence

Application No.

05.APR.2002 6170

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) .....

  .....

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

  the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

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

on (d) . . . . . ●

(b) Insert description of steps taken

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

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

ALL APPLICANTS MUST COMPLETE THIS SECTION

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

Agricultural Holdings Certificate

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

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

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

OR

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

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

Signed . . . . A Sinclair . . . . .

On behalf of . . . . DUNCAN REYNOLDS . . . . .

Date . . . . 17/3/2002 . . . . .

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

0118 9889611

05.APR.2002 6170

Mr D Reynolds
KingsbRidge Farm
Lambs Lane
Spencers Wood
Reading
RG7 1JE

Wokingham District Council
Planning Services
PO BOX 157
Shute End
Wokingham
RG40 1WR

2nd April 2002

Dear Planning Officers,

KINGSBRIDGE FARM, (THATCHERS RISE) LAMBS LANE, SPENCERS WOOD.

Further to the submission of my planning application in respect to the above, please accept this letter as confirmation to place the application on hold until further notice.

I am taking further advice in respect to this matter and will be in contact shortly.

Many thanks,

Yours faithfully,

Duncan Reynolds
0118 9889611
07836319517

(3) ADDRESS KINGSBRIDGE PARISH SHINFIELD

PLOT No. LANGS LANE ORD. SHEET No.

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BRA 7189	MR & MRS TEMPLETON	FR. EXT. & INT. ALTS.	24.4.89	APP
CLU(E)107	Stationing of mobile home for warner.		26.11.97	APP
F/2000/0385	Mr M Bishop	C of U of small holding to animal rescue centre	09.03.01	WD

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS PD Eng - C. of U. - Bishop - 23/2/00

DRAINAGE

091074

① KINGSBRIDGE

ADDRESS LAMBS LANE SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD

PLOT No. ORD. SHEET No. SU ~~764~~ 7164 (102)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
~~PD 422/50~~ 218/52	~~Cavey~~ H Judd	~~poultry shed~~ alteration to form 3 seperate dwellings	~~10 10.~~ 2. 5. 52	app app
376/52	H Judd	Brick skin to house	1. 8. 52	app PD
70/55	F Wise	Bathroom & alterations	8. 2. 55	app PD
310/56	J H. Cavey	Storage shed.	12. 6 56	app NA
PD 422/58	"	Poultry shed.	14. 10. 58	app PD
PD 62/65	Mr J Goodman	Kitchen	18. 3 65	app NA
0/195/67	" "	Cottage for farm wks.	14. 3. 68	N/A Ref
1162/72	"	O/L House land adjoining	3. 8 72	NA Ref
743/73	"	New dormer window and other dormer window	10. 1. 74	app NA
1947/73		Double garage playroom over	14. 1. 74	N/A CA

16946

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074 31531

② KINGSBRIDGE

ADDRESS LAMBS LANE SPENCERS WOOD PARISH ~~SWALLOWFIELD~~ SHINFIELD

PLOT No. ORD. SHEET No. SU7065-7165 (102)

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
BR541.	Mr Goodman	2/storey extn	8. 4. 74	App NA
*02544.	"	O/L Demolish chicken house erect dwelling house on land adjoing	15. 8. 75	NA Ref
07386	" "	Garage with flat above demo garage erect double garage	16. 2. 78	NA Ref
13667.	" "	Bungalow staff acc.	31. 7. 80	N/A Ref
~~15946~~	"	O/APP. AGR WORKERS MINE	11.3.82	N/A REF
17567	"	"	27.7.82	[illegible]
18226	"	STAFF DWELLING	23.9.82	N/A REF

DATE OF COMPLETION

MINISTRY DECISION *02544 Appeal dismissed 16.2.76.

SPECIAL ORDERS

DRAINAGE GRA 6408

091074 31531 H. TEMPLETON GR. FLOOR EXT / BAY WINDOWS IN GAMES ROOM 29.11.88 APP 6.11.88 CA