SYSTEMS LTD
SOUTHPORT U.K.
LONDON OFFICE

APPLICATION NO:
F/2000/0547

LOCATION:
Ashridgewood Farm Luff Developments Ltd Warren House Road, Wokingham.

APPLICANT:
Luff Farms Ltd C/O Andrews Kalik Associates Ltd

PROPOSAL:
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective)

EARLIEST DATE FOR DECISION: **11/03/2000**

APPLICATION EXPIRY DATE: **03/04/2000**

CASE OFFICER: **Mrs B Polnik**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Luff Farms Ltd
C/O Andrews Kalik Associates Ltd
The Studio
101 London Road
READING
Berkshire
RG1 5BY

Application Number: F/2000/0547

Parish: **HURST**

Location: **Luff Developments Ltd, Ashridgewood Farm, Warren House Road, Wokingham**

Proposal: **Proposed erection of lighting along driveway and lights at entrance gate (Retrospective)**

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 subject to compliance with the following conditions, the reasons for which are specified hereunder.

Reason

1. The proposed lights are considered to be detrimental both to the visual amenity and character of this rural area. As such the proposal is contrary to Policies C2 of the Berkshire Structure Plan, LTV2 of the Loddon Area Local Plan and WCC1 of the Wokingham District Local Plan.

John Mitchell

John Mitchell
Development Control Manager
Date: 30/06/2000

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

Application Number F/2000/0547
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	~~Non Std Conditions~~ / Reasons for Refusal
1.			The proposed lights are considered to be detrimental both to the visual amenity and character of this rural area. As such the proposal is ~~[illegible]~~ contrary to policies C2 of BSP, LTV2 of LALP and WCC1 of WDLP.

John Mulrich
30/6/00

RECORD OF SITE VISIT

SITE ADDRESS: Ashridgewood Farm Luff Developments Ltd Warren House Road Wokingham.

APPLICATION NUMBER: F/2000/0547

OFFICER: Mrs B Polnik

DATE OF SITE VISIT: 5.4.00

1 SITE/STATUTORY NOTICE DISPLAYED ? ✓

2. DESCRIPTION OF SURROUNDINGS

Open countryside with some sporadic development. long distance views

3. DESCRIPTION OF SITE/BUILDING

Driveway across open field leading to Ashridgewood Farm.

4. RELATIONSHIP TO ADJOINING PROPERTIES

refer to site plan

5. SITE CONSTRAINTS

TREES	none affected
ACCESS/PARKING	refer to plan
LEVELS	as existing
BOUNDARY TREATMENT	1.7m hawthorn hedge along northern and eastern boundaries. To west 1.7m wooden posts and wire fence and part 1.8m lapchap fence.
OTHERS	

WORK SHEET FOR : Mrs B Polnik

Application Number : F/2000/0547

Applicant : Luff Farms Ltd C/O Andrews Kalik Associates Ltd.

Location : Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.
Proposal : Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective)

Site Notice Displayed ? :	YES	NO	DATE
	✓		8.3.00

Date of Neighbour Notifications : .....

Date of Site Visit : 5.4.00

Date Registered : 07/02/2000

Earliest Date for Decision : 11/03/2000

Latest Consultation Date/Site Notice Expiry Date : 11/03/2000

Application Expiry Date: 03/04/2000

Consultation Responses :

- Highway Authority : no objection raised
- Environmental Health : unable to provide guidance in relation to light pollution.
- Parish Council : object to the lighting entirely out of keeping with rural area.
- Letters of representation : 10 letters of objection. Objections can be summarised as follows:

Planning Issues :

- Lights are unsightly and inappropriate in this rural area
- Setting a precedent
- impact on neighbour

Site located in a rural area. Land to east of Warrenhouse Rd is located in a green gap.

PROPOSAL:

Separate applns. received for gates and piers F/2000/1240 not yet determined.

Current applns. is for erection of 9 light bollards 0.75m high along driveway from Forest Rd. This element of the applns. is retrospective.

Proposal also includes 2 lanterns located on top of the gate piers facing Forest Rd.

Application Number: F/2000/0547

Appraisal :

A. IMPACT ON VISUAL AMENITY AND RURAL CHARACTER OF AREA

Policies C2 of BSP; LTV2 of LALP; and WCC1 of WQLP.

Site is located in a rural area, adjoining a green gap. The 9 lighting bollards, 0.75m in height, are located along the driveway, situated in an open field. There are long distance views from Forest Rd and Horsehouse Rd from where the lights are visible. Lanterns are also proposed at the entrance gates which would have an urbanising impact in this rural area. Both forms of lighting is considered to be detrimental to both the visual amenity and rural character of the area and as such considered to be contrary to policies C2 of BSP, LTV2 of LALP and WCC1 of WQLP which aim to prevent inappropriate development in rural areas.

B. HIGHWAYS

No highway objection has been raised

C. IMPACT ON AMENITIES OF NEIGHBOURING OCCUPIERS

Policies LBE12 of LALP and NBE1 of WQLP

Due to nature of proposal and location of neighbouring residential properties it is considered that the amenities of the occupiers of these properties would not be so adversely affected so as to warrant refusal.

Recomendation : Approval: ☐ **Refusal:** ☑

(tick appropriate box)

Applicationo	Name & Address
F/2000/0547	Mrs J C Dulieu Ashcroft Maidenhead Road Wokingham Berks RG40 5RH
F/2000/0547	H Harvey 9 Warren House Road Wokingham Berks RG40 5PN
F/2000/0547	P D Archer 11a Warren House Road Wokingham Berks RG40 5PN
F/2000/0547	Mr & Mrs Panesar 3a Warren House Road Wokingham Berks RG40 5PN
F/2000/0547	W J Skates 1 Ashridge Road Wokingham Berks RG40 1DD
F/2000/0547	S & A Hedley 5 Warren House Road Wokingham Berks RG40 5PN
F/2000/0547	M & K Houldsworth Calendonia 7a Warren House Road Wokingham Berks RG40 5PN
F/2000/0547	R P Thomas Woodside Cottage Maidenhead Road Wokingham Berks RG40 5RH

F/2000/0547

J Baiton
1 Warren House Road
Wokingham
Berks
RG40 5PN

F/2000/0547

Mrs M Marsden
3 Warren House Road
Wokingham
Berks
RG40 5PN

App Refused,
Letter sent 13/07/00

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

27189

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15 MAR 2000	
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Reply reqd.

2 March, 2000

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

For the attention of Basia Polnik

Dear Mrs. Polnik,

Application F/2000/0547

I refer to the above-mentioned Application by Luff Farms Ltd., for retrospective permission for the erection of lighting along driveway and lights at entrance gate at Ashridgewood Farm, Warren House Road, Wokingham.

The Council object on the grounds that the lighting is entirely out of keeping with the rural nature of the area.

Members have also commented that the Applicants should have been aware that Planning Permission was required before carrying out the work and they wonder if the activities being carried out at the premises have received permission Perhaps you could arrange for this aspect to be checked. Would you let me know the result of your investigation.

Yours sincerely,

Clerk

cc. Enforement

Tel: 0118 974 6450

Date: 5.7.2000

My ref: F/2000/0547

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0547
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective) Part

I write to let you know that the above mentioned application has been recommended for

~~APPROVAL: ☐~~ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Mrs B Polnik** on **0118 974 6450**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please fill in the form below.
This form must be received no later than 17.7.2000

Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0547**
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective)

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A M Drake Date: ~~6~~ 6.7.00
PP 12/7.

Councillor A Drake

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

Tel: 0118 974 6450

Date: 5.7.2000

My ref: F/2000/0547

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2000/0547
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective) Part

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~~APPROVAL: ☐~~ REFUSAL: ☑ *under delegated powers.*

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Yours faithfully

John Mitchell

Head of Planning and Transportation

LISTING FORM
Case officer: **Mrs B Polnik** Application Number: **F/2000/0547**
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective)

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

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SK/JAG/1142

19th June 2000

Planning Department
Wokingham District Council
P O Box 157
Shute End
WOKINGHAM
RG40 1WR

F.A.O. Mrs B Polnik

Dear Madam,

LIGHTS & LIGHT FITTINGS - ASHRIDGEWOOD FARM, WARREN HOUSE ROAD, WOKINGHAM

Further to our telephone conversation on Tuesday of last week, we would like to confirm that the lights positioned along the access to the farm are only there for guidance purposes and each fitting is a 9 watt compact fluorescent fitting, which gives illumination of around 4 lux.

I hope this answers your queries and look forward to receiving your approval in due course.

Yours faithfully,

S. Kalik.

c.c. Mr K Butler – Luff Farms Ltd

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK

COMPANY SECRETARY
ELIZABETH ANDREWS
PRACTICE MANAGER
JACKIE GILES

ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb

100 GRAYS INN ROAD LONDON WC1X 8BY

ODS

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W. J. SKATES
1 ASHRIDGE RD
WOKINGHAM.
RG40 1DP
7-3-2000

Reference to planning application
No F/2000/0547

I wish to protest most strongly this above application. Since Mr Luff bought the farm I have seen a farm track from Forest Road to his farm changed to a tarmac road with brick pillars and smart entrance and have wondered what is all this for and now asking for street

lighting, again I ask what for.

Standing in my front garden and looking to the hill I have happy memories as a local lad enjoying the point to point horse racing in these fields.

So again I'll repeat I protest most strongly any developments to this any of change or development of this beautifull area

Yours Sincerely

W. J. Slater

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13 MAR 2000

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DMS

1 WARRENHOUSE ROAD
WOKINGHAM
RG40 5PN.
8th March 2000.

Dear Mrs POLNIK.

PLANNING REF:. F/2000/0547.

This is to state that I don't wish any further lighting to be provided at the new gateway and I feel that the application should be rejected. I believe that quite enough development in that area has taken place and that no more should be allowed.

Yours Sincerely,

John Baillie

12½ years resident at above.

005

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10 MAR 2000 ✓	
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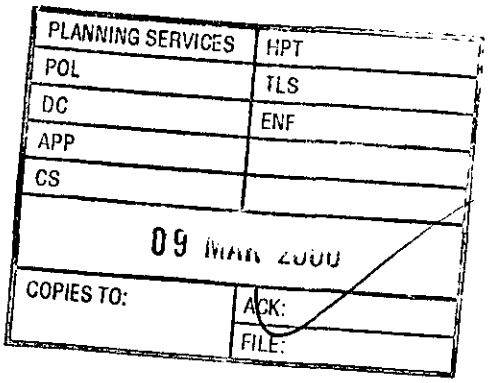
Mrs. M. MARSDEN.
3, WARREN HOUSE ROAD.
WOKINGHAM
BERKS.
RG40 5PN.

PLANNING REFERENCE No: F/2000/0547.

I wish to put in writing a letter of objection for any kind of development by Luff Ltd. I would like the land to remain as is undeveloped & unspoilt.

Thank-you.

M. Marsden.



Mr and Mrs Panesar
3A warren House Road
Wokingham
Berks RG40 5PN

Ref: F/2000/0547

Dear Mrs Polnik
We oppose Luff Developments Ltd.'s application for retrospective lighting for the new road way from Forest Road to Ashridgewood Farm and for further lighting at the new gateway on to Forest Road.

Yours Sincerely
S Panesar

By hand 9/3/00.

9 Warren House Road
Wokingham
Berkshire
RG40 5PN

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09 MAR 2000
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JDS

March 8, 2000

Mrs Polnik
Planning Department
Wokingham Council
Wokingham
Berks

Dear Mrs Polnik

RE: Planning Application Ashridge Wood Hill Farm ref. F/200/0547

I am writing to confirm my objection in the strongest possible terms to the development of the land at Ashridge Wood Hill Farm.

The installation of any form of lighting in the middle of what is essentially a farm field is totally out of character and will have a detrimental effect on the night sky vista. It is the beginning I fear of a concerted effort to develop **farm land** for residential purposes.

It seems that a barn on the land has been converted for residential use, and I am sure that you are aware of the earthworks that have already been undertaken to create what is possibly a sound barrier without the necessary planning consents.

I trust that planning for any form of development will be refused and request that you keep me advised of the outcome of your deliberations.

Sincerely,

H Harvey

H Harvey

F|2000|0547

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09 MAR 2000
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FILE:

11A Warren House Road
Wokingham
Berkshire
RG40 5PN

8 March 2000

The Planning Department
Wokingham District Council.

Dear Mrs Polnik,

LUFF DEVELOPMENTS LIMITED – NEW ROADWAY LIGHTING – ASHRIDGEWOOD FARM

I am writing to register a formal objection to the retrospective planning application for lighting of the new roadway from Forest Road to Ashridgewood Farm. I would also like to object to the proposal for further lighting of the new gateway on Forest Road.

Taking the lights in isolation they are lit most nights and are unsightly and unnecessary, cutting a swathe across open countryside. They are an environmental disaster causing light pollution in open countryside. The proposed gateway lights would also be unsightly and, if all of the houses in our area followed suite, the effect in a semi-rural community would be devastating.

I do not consider, however, that the lights should be considered in isolation. There is a perfectly adequate short access road to Ashridgewood Farm, which does not require additional lighting. The purpose of the new road, which is lengthy and does not take a direct route, must therefore be brought into question. As a personal access route the road is unnecessary given that an easier, more adequate route already existed. Why then is it necessary to have a new, more complex route, requiring expensive lighting?

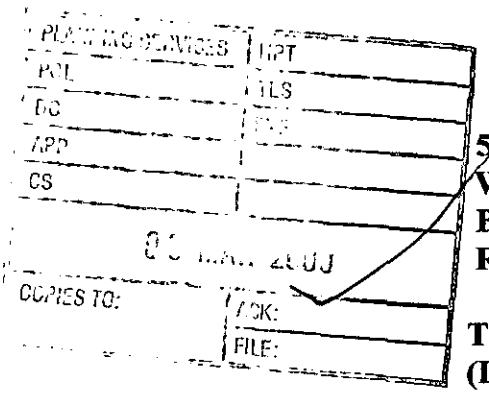
Given that Luff is a property development company, serious questions need to be answered. Why was there a requirement for this road given the existence of a more than adequate access? Why has there been extensive drainage/sewage works carried out across the adjacent field? If the road is so dangerous that it needs extensive lighting, why is it used? The answer must be development by stealth. If we are not careful then the whole of the land owned by Luff in this area will be developed taking the development of green sites across the boundary of the A329M, setting a very dangerous precedent for the future of Wokingham.

In my opinion any approval of a planning application by the developer in this area, however small, will lead to further applications. If, however, the lighting application is to be consider in isolation then it must be rejected on both environmental grounds and the basis of actual need.

Yours faithfully,

Paul D Archer

SM-5



5 Warren House Road
Wokingham
Berkshire
RG40 5PN

Tel:(Home) 0118 979 1689
(Day) 0118 981 9373
(Fax) 0118 981 2229
e-mail>suehedley@compursve.com

Mrs. B. Polnik
Planning Dept
Wokingham District Council
Shute End
Wokingham
RG40 1WR

7th March 2000-03-07

Dear Madam,

Planning Reference No: F/2000/0547

With reference to the above planning application by Luff Developments Ltd for retrospective lighting in the new roadway from Forest Road to Ashridgewood Farm and further lighting at the new gateway.

We had wondered how they had managed to put a line of lights along the new roadway which we can see from our house, now it appears that they were installed and now they are seeking retrospective planning permission??

We would therefore like our objection to the lighting and any further lighting in the area noted.

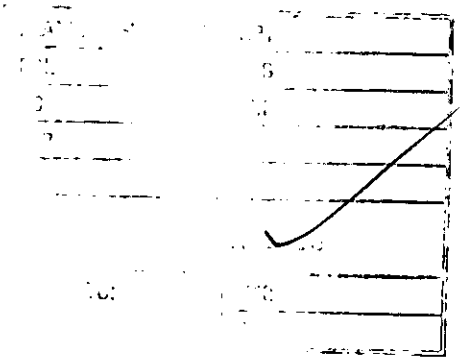
Furthermore, we would strongly object to any development in this area and we have our concerns about the banking that has been made along the farm border with the 329M.

Yours faithfully

Sue & Andy Hedley

Sue & Andy Hedley

Calendonia
7a Warren House Road
Wokingham
Berkshire
RG40 5PN



Mrs B.Polnik
Planning Department
Wokingham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

7th March 2000

Dear Mrs Polnik,

I write with regard to Planning Reference F/2000/0547 which relates to Luff Developments application to install new road lighting from Forest Road to Ashridgewood Farm and at a new gateway on the Forest Road.

I wish to formally protest at this application as I believe my view which looks directly onto this area from my own property will be blighted by street lighting in an area that is and should remain rural and agricultural.

Yours sincerely

M Houldsworth

Mik and Karen Houldsworth

805

PLANNING SERVICES	HPT
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Ashcroft,
Maidenhead Road,
Wokingham,
Berkshire RG40 5RH

8th March, 2000.

Attention: Mrs B. Polnik,
Planning Department,
Wokingham District Council.

Dear Madam, RE: PLANNING APPLICATION F/2000/0547

I consider the lighting of the road at Ashridgewood farm wholly inappropriate in a rural environment. At present the whole road is not yet lit up but if permission is granted much lighter lighting could follow.

Please refuse this application which I consider to be yet another step towards development of this area.

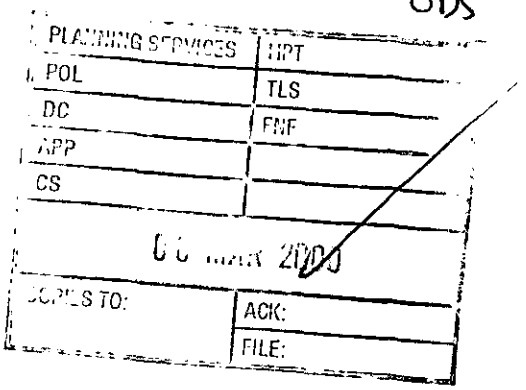
Thank you.

Yours faithfully,

J.C. Dulieu

(MRS. J.C. DULIEU)

Obs



Woodside Cottage
Maidenhead Road
Wokingham
Berks
RG40 5RH

7th March 2000

Mrs B Polnik
Planning Department
Wokingham District Council
P.O. Box 157, Council Offices
Shute End
WOKINGHAM RG40 1WR

Dear Mrs Polnik

Planning Application F/2000/0547 Ashridgewood Farm
Luff Developments Ltd

I would like to register my objection to the above application for retrospective permission for road lighting and for the proposed lighting of a new gateway.

The Ashridgewood area is a pleasant rural area, which is slowly becoming urbanised by lighting. This is not in keeping with the character of the area and certainly not in keeping with the countryside as a whole, and in particular environment policy WO56.

The night time vista from Wokingham which once looked to a dark hill, now has a row of lights (albeit not very bright at the moment), winding its way down to the Luff Headquarters with more to come on the top of the hill when the gateway is illuminated. I may be wrong but the illumination seems to be more intermittent since the statutory red notice went up. If this lighting is allowed how will further or brighter lighting be prevented? What for example, if some future leisure complex required more lighting?

Ashridgewood Hill is an important visual amenity for the people of Wokingham, which should not be sacrificed; this particular field is the most visual of all.

Finally I cannot understand why this application is retrospective, bearing in mind the applicant's vast planning experience. It has only highlighted the fact that we must all take more note in future of developments on this site.

For these reasons I urge you to reject the application, with suitable recommendations for the future conservation of this beautiful panorama.

Yours sincerely

R P Thomas

HIGHWAYS CONSULTATION SHEET

From: Mrs B Polnik

Date: 16 February 2000

Application Number: F/2000/0547

Proposal: Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective).

Site Address:
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.

Applicant:
Luff Farms Ltd C/O Andrews Kalik Associates Ltd.

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

✓ below as applicable;

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

Signed: N.S. Trotter **Print name:** N TROTTER

1-3-00

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

PLANNING SERVICES | HPI 26374
POL | TLS
CS | ENF
APP
23
COPIES TO: | ACK:

From: Joanne Ellis, Environmental Health

My Ref: JPE/ashridge

To: B. Polnik, Planning

Your Ref: F/2000/0547

Date: 25 February 2000

PROPOSED ERECTION OF LIGHTING ALONG DRIVEWAY AND LIGHTS AT ENTRANCE GATE ASHRIDGEWOOD FARM, LUFF DEVELOPMENTS LTD, WARREN HOUSE ROAD, HURST

The Environmental Health department is not able to provide guidance in relation to light pollution matters.

Joanne Ellis

Received by Wokingham District Council

Application No: F/2000/0547

Proposal:
Proposed erection of lighting along driveway and lights at entrance gate. (Retrospective)

Location:
Ashridgewood Farm Luff Developments Ltd, Warren House Road, , Wokingham.

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

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

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Mrs B Polnik P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR *to arrive on or before* 11/03/2000. Written comments submitted will become available for public inspection.

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

Head Planning and Transportation

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 07 FEB 2000	Map No. 61/6 Site 0:30
Officer: BP	Application No. F/2000/0547
	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED ERECTION OF LIGHTING ALONG DRIVEWAY AND LIGHTS AT ENTRANCE GATE (RETROSPECTIVE)

Location: ASHRIDGEWOOD FARM Warren House Road FOREST ROAD

Parish: ~~WOKINGHAM~~ HURST Ward: Hurst. 16.2.2000

Applicant: LUFF FARMS LTD

Fee Received 95-00 Required ..... Additional ..... Refund .....

(b)

Enforcement Section to be notified ☑ MB tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 16.2.2000 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ .....
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: ✓ .....

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

..... (Rural Area)

.....

..... No pre-apps ✓

NEIGHBOURS:

S/N + Ashridge Wood House, Forest Road.

By hand 4/2/00

07.FEB.2000* 0547

ANDREWS KALIK ASSOCIATES
CHARTERED ARCHITECTS
THE STUDIO 101 LONDON ROAD READING RG1 5BY
T 0118 9669669/9507700 F 0118 9568642

SK/JDF/1142

4 February 2000

The Planning Department
Wokingham District Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

LIGHTING ERECTED AT ASHRIDGEWOOD FARM, WARREN HOUSE ROAD, HURST.

We have been asked by Mr Bridge, the Planning Enforcement Officer, to submit a Retrospective Planning Application for the external lights along the driveway to the farm house and the lights to the piers to the main gate to the farm at Forest Road.

We enclose

6 copies of Planning Application forms, duly completed
6 copies of our drawing nos 1142/5, 16 and 17
and a cheque for £95.

If you have any queries, please do not hesitate to contact us.

Yours faithfully

S Kalik

cc Mr K Butler
Mr A Thorpe

DIRECTORS
MATT ANDREWS RIBA FFB
STOJAN KALIK Dip.Arch.RIBA
STOJANKA KALIK
ELIZABETH ANDREWS
JACKIE GILES
ABDULLAH NAWEED B.Sc.Arch.M.Phil.B.S.
KEITH WALKER FRICS ACIArb
100 GRAYS INN ROAD LONDON WC1X 8BY

1789/a

SECTION 66 CERTIFICATE

Application No. 07.FEB.2000* 0547

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

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

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

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

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

CERTIFICATE A

I certify that:

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

CERTIFICATE B

I certify that:

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

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

CERTIFICATE C

I certify that

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

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

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

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

  (b) . . . . . .

  . . . . . .

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

  the (c) . . . . . .

  on (d) . . . . . .

1789/b

CERTIFICATE D

I certify that

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

OR

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

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

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

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

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

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

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
No tenant involved		

Signed . . P. Bragg . . ANDREWS KALIK ASSOCIATES LTD . . . .

On behalf of . LUFF FARMS LTD . . . . . .

Date . 4-2-2000 . . . . . .

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

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

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

Please answer **ALL QUESTIONS** in **BLOCK LETTERS**. If a question is not applicable, answer N/A in space. Please submit **SIX** copies of this form and plans to:-

THE DISTRICT PLANNING OFFICER,
WOKINGHAM DISTRICT COUNCIL,
PLANNING DEPARTMENT,
P.O. Box No. 157,
COUNCIL OFFICES,
SHUTE END,
WOKINGHAM,
BERKSHIRE, RG11 1WR

FOR OFFICE USE ONLY

07.FEB.2000* 0547

1.	APPLICANT'S NAME	LUFF FARMS LTD
	ADDRESS	ASHRIDGE WOOD FARM
		WARREN HOUSE ROAD, WOKINGHAM.
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	ANDREWS. KALIK ASSOCIATES LTD
	ADDRESS	THE STUDIO, 101, LONDON ROAD
		READING BERKS
	POST CODE	RG1 5BY PHONE 0118 950 7700
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	ASHRIDGEWOOD FARM
		FOREST ROAD ENTRANCE.
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		LIGHTING TO DRIVEWAY &
		ENTRANCE GATEWAY LIGHTS
5. Give the area in hectares or part of a hectare	AREA OF SITE	0.4 ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1142 | 5, 16 and 17

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

CHANGE OF USE	☐	REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☑	ALTERATION or EXTENSION	☐

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick one box only

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

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

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

1769b

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

ACCESS TO ASHRIDGEWOOD FARM

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? ~~YES~~/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? ~~YES~~/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

BRICK AS EXISTING.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

HEDGING AS SHOWN

16. HOW WILL SURFACE WATER BE DISPOSED OF?

N/A

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~/NO

If no, please give details: N/A.

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

AS EXISTING -

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A.

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

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

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/~~NO~~ — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? ~~YES~~/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£95.00

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 R Bragg ANDREWS KALIK ASSOCIATES ON BEHALF OF LUFF FARMS LTD DATE 4.2.2000

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

1769c

PLANNING APPLICATION

PART 2

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

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

	USE CLASS	Existing floor space		Proposed additional floorspace created by	
		Retained in existing use	Lost by change of use or demolition	New building	Change of use
A1	SHOPS				
A2	FINANCIAL AND PROFESSIONAL SERVICES				
A3	FOOD AND DRINK				
B1(a)	OFFICE (other than A2)				
B1 (b)	RESEARCH AND DEVELOPMENT				
B1 (c)	LIGHT INDUSTRIAL				
B2	GENERAL INDUSTRIAL				
B3-7	SPECIAL INDUSTRIAL				
B8	STORAGE OR DISTRIBUTION				
C1	HOTELS AND HOSTELS				
C2	RESIDENTIAL INSTITUTIONS				
D1	NON-RESIDENTIAL INSTITUTIONS				
D2	ASSEMBLY AND LEISURE				
OTHER	Please Specify	- LIGHTING TO DRIVEWAY & ENTRANCE			
OTHER	Please Specify				
	TOTAL				

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

	Cars	Lorries
Existing	N/A	
Proposed		

27. DESCRIBE THE ACTIVITY OR PROCESSES TO BE CARRIED ON
Please provide details of any equipment, plant or machinery to be installed and any end products. You may wish to amplify your answers in a covering letter.

DRIVEWAY / ACCESS TO ASHRIDGEWOOD FARM PREMISES.

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

- EXISTING OCCUPIER

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

Existing Staff	Transferred Staff	New Staff	Total
N/A			

30. DOES THE PROPOSAL INVOLVE THE USE OR STORAGE OF ANY OF THE HAZARDOUS SUBSTANCES LISTED IN THE NOTES?
If so, state this material, the quantity and method of storage.

NO

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

(1) "ASHRIDGEWOOD FARM", WARREN HOUSE ROAD

ADDRESS- MAIDENHEAD ROAD PARISH ~~WOK/WITHOUT~~ Hurst 1-6-88

PLOT No. Old Property ORD. SHEET No. SU 8170(6

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
710/55	Mr. J.S. Findlay	Alterations	13.9.55	App. N
PD/576/63	"	Agricultural Bldg.	3.10.63	App. N
PD/45/72	MR. F. FINDLAY	G.P. STORE	20.2.72	APP N/A
PD/488/72	"	EXTENSION OF LOUNGE	6.7.72	APP N/A
SR 704	"	2/STOREY EXTENSION	15.5.74	APP N/A
OD 734	"	"	13.6.74	N/A C/A
40226	"	PART SINGLE & PART 2/SE EXTS.	26.11.92	C/A
ZP/93/1221	MRS	EXTS/ALTS	9.3.93	C/APP
97/66144/F	"	Change from Farm Off to B1A Office	21/11/97	C/A

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

933

(2) ASHRIDGEWOOD FARM WARREN HOUSE ROAD

ADDRESS ~~MAIDENHEAD~~ ROAD PARISH HURST

PLOT No. Old Property ORD. SHEET No. SU 8170 (61)

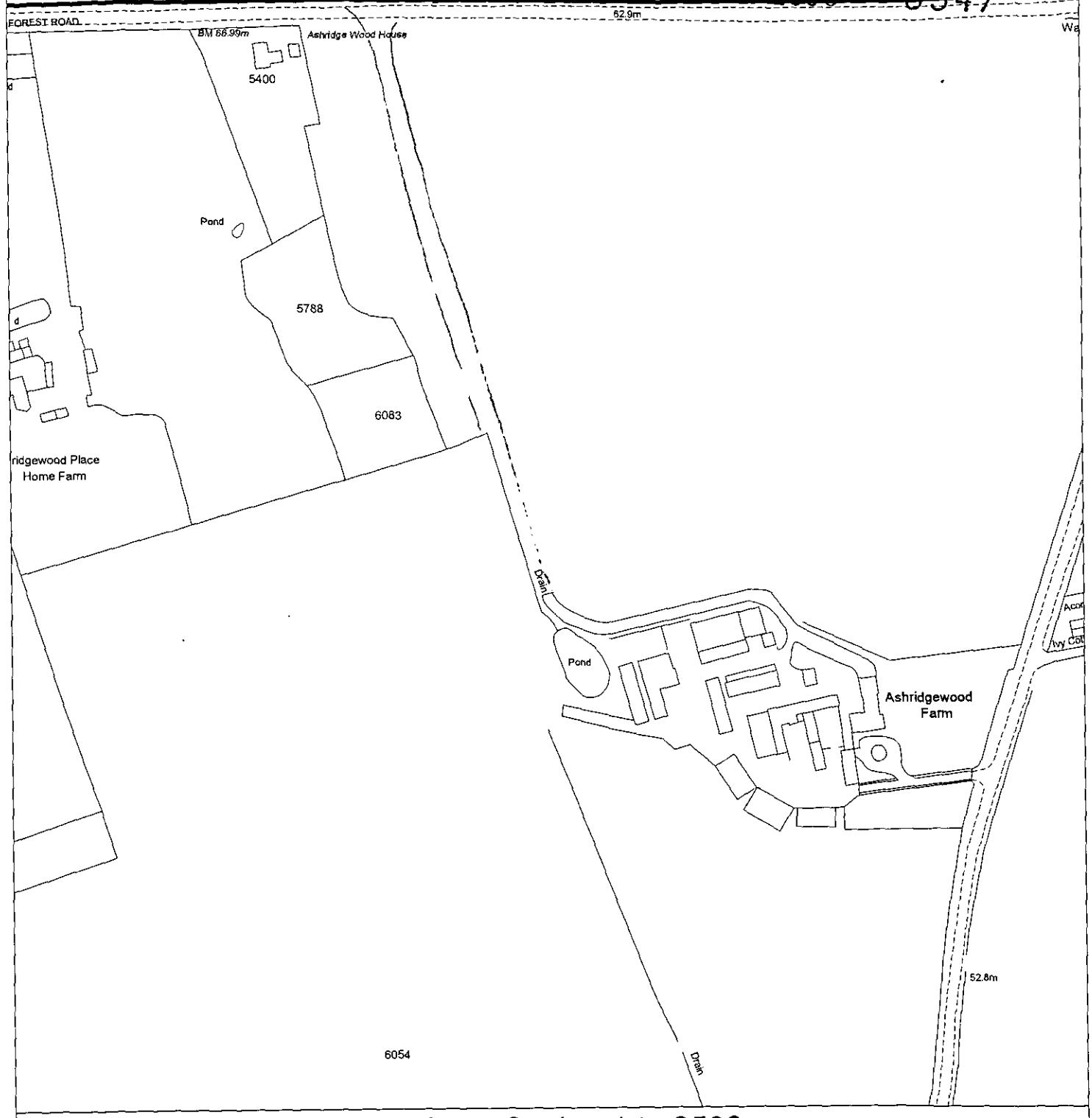
BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decisi
97/66145/F	Luff Farms Ltd.	FORM 2M HIGH LANDSCAPED EARTH BANK	18.3.98	C
97/66327/F	Mr & Mrs. P. Luff	Demolish Barn & Replace with Swim. Pool	10.3.98	C

MINISTRY DECISION

SPECIAL ORDERS

07 FEB 2000* 0547



Site Plan, Scale: 1 to 2500

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Date: 10 February 2000

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