APPLICATION NO:
**F/2000/0676**

LOCATION:
**R J Bush& Son Highfield Farm Highfield Lane, Crazies Hill Reading.**

APPLICANT:
**Mr Bush C/O Knott & Shepherd Partnership**

PROPOSAL:
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

EARLIEST DATE FOR DECISION: **30/03/2000**

APPLICATION EXPIRY DATE: **12/04/2000**

CASE OFFICER: **Heather Morgan**

# WOKINGHAM DISTRICT COUNCIL

## TOWN AND COUNTRY PLANNING ACTS

### Notification of Approval of Permission

**Mr Bush**
**C/O Knott & Shepherd Partnership**
**Spring Meadows Business Centre**
**Highfield Farm**
**Wargrave**
**READING**
**Berkshire RG10 8PZ**

**Application Number: F/2000/0676**

**Parish:** **WARGRAVE**

**Location:** **R J Bush& Son, Highfield Farm, Highfield Lane, Crazies Hill, Reading**

**Proposal:** **Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

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

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

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

**Condition**
3. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of a similar nature shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. No such fixtures shall be installed other than in accordance with the approved details.

**Condition**
4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

**Condition**
5. The premises shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

**Condition**
6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays.

**Condition**
7. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

**Condition**
8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

**Condition**
9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

**Condition**
11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

**Condition**
12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

**Condition**
13. No direct sales shall be carried out from the units the subject of this permission.

**Condition**
14. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in perpetuity.

**Condition**
15. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

**Condition**
16. Development shall not commence on the conversion works until the passing places, shown on unnumbered drawings received on the 12 May 2000 and 9 October 2000 and the additional spaces to be agreed by the Local Planning Authority, have been completed to the satisfaction of the Local Planning Authority.

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

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

**Reason**
3. To ensure that such fixtures do not cause disturbance to neighbouring properties.

**Reason**
4. In the interests of visual amenity.

**Reason**
5. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.

**Reason**
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.

**Reason**
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.

**Reason**
8. In the interests of highway safety and convenience.

**Reason**
9. In the interests of visual amenity.

**Reason**
10. In the interests of visual amenity.

**Reason**
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.

**Reason**
12. To help prevent an intensification of development in a rural area and in the interests of visual amenity.

**Reason**
13. In the interests of amenity and to prevent inappropriate use of the site.

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

**Reason**
15. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Reason**
16. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

**Informative**
1. Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this .

**Informative**
2. The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

**Informative**
3. You are advised, in compliance with The Town & 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 C4, BU1, EN4, T7, EN1
Deposit Draft Wokingham District Local Plan Policies WGB4, WRE2, WRE4, WHE13, WRE2, WT4, WOS3, WBE1

John Mitchell
Development Control Manager
Date: 02/11/2000

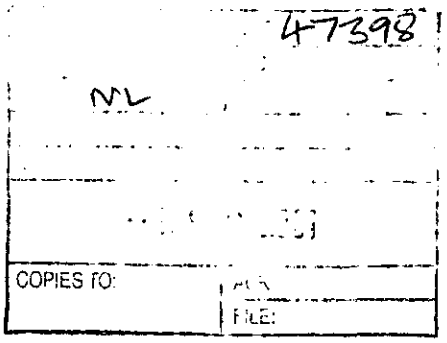
**If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.**

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ

telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com


4 September 2001

9930

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

Attention: Nicola Lake

Dear Ms Lake

**Re: PLANNING APPROVAL No. F/2000/0676, LISTED BUILDING CONSENT LB/2000/0677, BOTH DATED 02/11/2000. HIGHFIELD BARN, CRAZIES HILL**

Further to this approval we advise that we are submitting drawings and additional information to clear the conditions on the above approvals. We enclose 3 copies each of the following:

1 Plinth Wall Elevation, 9930/14
2 Entrance Gable Proposals, 9930/15
3 Proposed Internal Wall Elevations, 9930/16
4 Proposed Mezzanine Details, 9930/17
5 Landscaping Proposals, 9930/18

## 1 PLANNING CONDITIONS

1.01 Condition 2
The basic external fabric of the building will be reconstructed using materials reclaimed from the existing.

These repairs and alterations are all detailed within drawings: 9930/14, Plinth Wall Elevation, 9930/15,Entrance Gable Proposals, 9930/16, Proposed Internal Wall Elevations,

This information is subsequent to a site visit with yourself and Harold Sanders on the 11th June 2001 when the following was agreed:

a) As far as possible the main roof is to be finished with reclaimed and second hand handmade clay tiles. The front gable roof can be made from machine made tiles.

b) Windows and external doors to be stained to match existing timber cladding boards.

c) Wall cladding to be new sawn softwood, stained and as many reclaimed elm boards as possible

1.02 Condition 3
Details of any plant machinery will be issued in due course, when this information is known.

1.03 Condition 7
Already cleared – your letter dated 5th April 2001.

.../cont

1.04 Condition 8
The site and all associated material storage areas will be checked and secured every night.

All plant will be running on existing established farm tracks and it is therefore envisaged that there will not be any greater problem from tyre born mud than already exists from farm associated vehicles. In the eventuality that this is not the case then steps will be taken to provide a wheel washing facility on site.

1.05 Conditions 9/ 10/ 11
We enclose drawing 9930/18, Landscaping Proposals, detailing the proposed landscaping on and around the site as agreed at our meeting on site on 11th June 2001.

1.06 Condition 16
From our discussions with the Highways authority we confirm that this is currently being resolved and a Section 278 Agreement is being drawn up with the Council's solicitors and our client's solicitor.

## 2 LISTED BUILDING CONDITIONS

2.01 Condition 4
We confirm that Mr. Sanders has agreed to the use of cast aluminium finished black, in leiu of cast iron.

2.02 Condition 5
We agreed at our meeting on the 11th June 2001that all new external doors and windows shall be stained timber to match the boarding and the rest of the business units in the courtyard.

2.03 Condition 6
Drawing 9930/16, Proposed Internal Wall Elevations includes details of the proposed windows. Doors and frames will be to similar plain profiles in stained softwood.

2.04 Condition 8/ 12
Drawing 9930/15, Entrance Gable Proposal, details our proposal for alterations to the gable framework to incorporate the new entrance doors.

2.05 Condition 9
We propose that we meet on site to agree details of this work, which is very limited in extent, before it is carried out.

2.06 Condition 10
Drawing 9930/17, Proposed Mezzanine Details, detailing the proposed mezzanine structure is enclosed.

2.07 Condition 13
Precise locations of the windows, details of their construction and their relation to the existing vertical frame members are indicated on drawing 9930/16, Proposed Internal Wall Elevations.

2.08 Condition 14
This condition was partially answered in our letter dated 12th February 2001. In addition to this we now attach a drawing 9930/14, Plinth Wall Elevation, detailing the construction of the plinth wall.

.../cont

We trust that you find these details acceptable and would appreciate your confirmation that the relevant conditions in both consents are fully complied with. Please contact us if there are any questions.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

cc: Mr H. Sanders (including one set of the listed drawings)
Mr R Bush

encs

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com


5 February 2002 9930

Attn Mr Trevor Watson
Chief Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

Dear Mr Watson

**Re: PLANNING APPROVAL No. F/2000/0676, LISTED BUILDING CONSENT LB/2000/0677, BOTH DATED 02/11/2000. HIGHFIELD BARN, CRAZIES HILL**

On the 4th September 2001 we wrote to Nicola Lake in your office regarding clearance of the Conditions on the above Planning and Listed Building Consents and I enclose a copy of that letter.

In spite of numerous unsuccessful attempts to contact Miss Lake by telephone we have had no response to this letter. We have kept in close touch with your Conservation Officer, Harold Sanders who we understand is happy with our proposals.

Extensive repair work has been carried out on the barn structure and cladding and it has now reached the stage where it is necessary to commence on the alteration works which are subject of the Planning and Listed Building Consents.

I am sure you will agree that we have been extremely patient over this matter. However in the absence of any response to our letter, we consider that it is reasonable for us to assume that your Officers are in agreement with our proposals, the Conditions in the Approvals are satisfied and work on the alterations can now progress.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

cc: Mr H. Sanders
Mr R Bush

enc

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ

telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

PLANNING SERVICES | HPT
POL | TLS
CC | FNF
CS | 52760
06 FEB 2002
ACK:
FILE:

5 February 2002

REPLY BY
20 FEB 2002

9930

LETTER DRAFTED BY HS. DISCHARGING CONDITIONS FOR BOTH APPLICATIONS

Attn Mr Trevor Watson
Chief Planning Officer
Planning Services
Wokingham District Council
PO Box 157
Shute End
Wokingham
Berks
RG40 1WR

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Knott & Shepherd Partnership

cc: Mr H. Sanders
Mr R Bush

enc

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telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com


**COPY**

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Shute End
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Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

cc: Mr H. Sanders (including one set of the listed drawings)
Mr R Bush

encs

53232

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8EZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

| | |
|---|---|
| PJK | HPT |
| PGL | TLS |
| MJC | HJF |
| TPP | |
| CS | |

18 FEB 2002

COPIES TO | ACK. ✓ 19.02.02 | FILE:

15 February 2002 9930

Mr H Sanders,
*Conservation Officer*
Wokingham District Council
Council Offices
Shute End
Wokingham
*Berkshire*
RG11 1BN

Dear Mr Sanders,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION NO. LB/2000/0677. APPROVED 02/11/2000**

Further to our telephone conversation today we enclose two copies of drawing 9930/25A which indicates the proposed ventilation plant and has been revised as agreed.

Please advise if any further information is required.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 18 February 2002
My ref. EMD/HS/53232
Your ref. 9930

Mr Peter J. Knott
Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
READING, RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Knott,

**PROPOSED CONVERSION OF HIGHFIELD BARN**

Thank you for your letter dated 15 February and 2 sets of plans, which were received today. The contents have been noted, and your letter passed to Harold Sanders

If you have any queries please contact me on the above number.

Yours sincerely

ED

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

# FAX

**FAX NUMBER: 0118 940 1742**

**DATE:** February 14, 2002

**TO:** Harold Sanders

**FAX NO:** 0118 974 6490

**COMPANY:** Wokingham District Council

**REFERENCE:** Highfield Barn, door details

**MESSAGE:** Mr Sanders,

Please find attached two A4 detail sheets SK1 and SK2 showing proposed details for the front and rear glazed screens for your approval or comment.

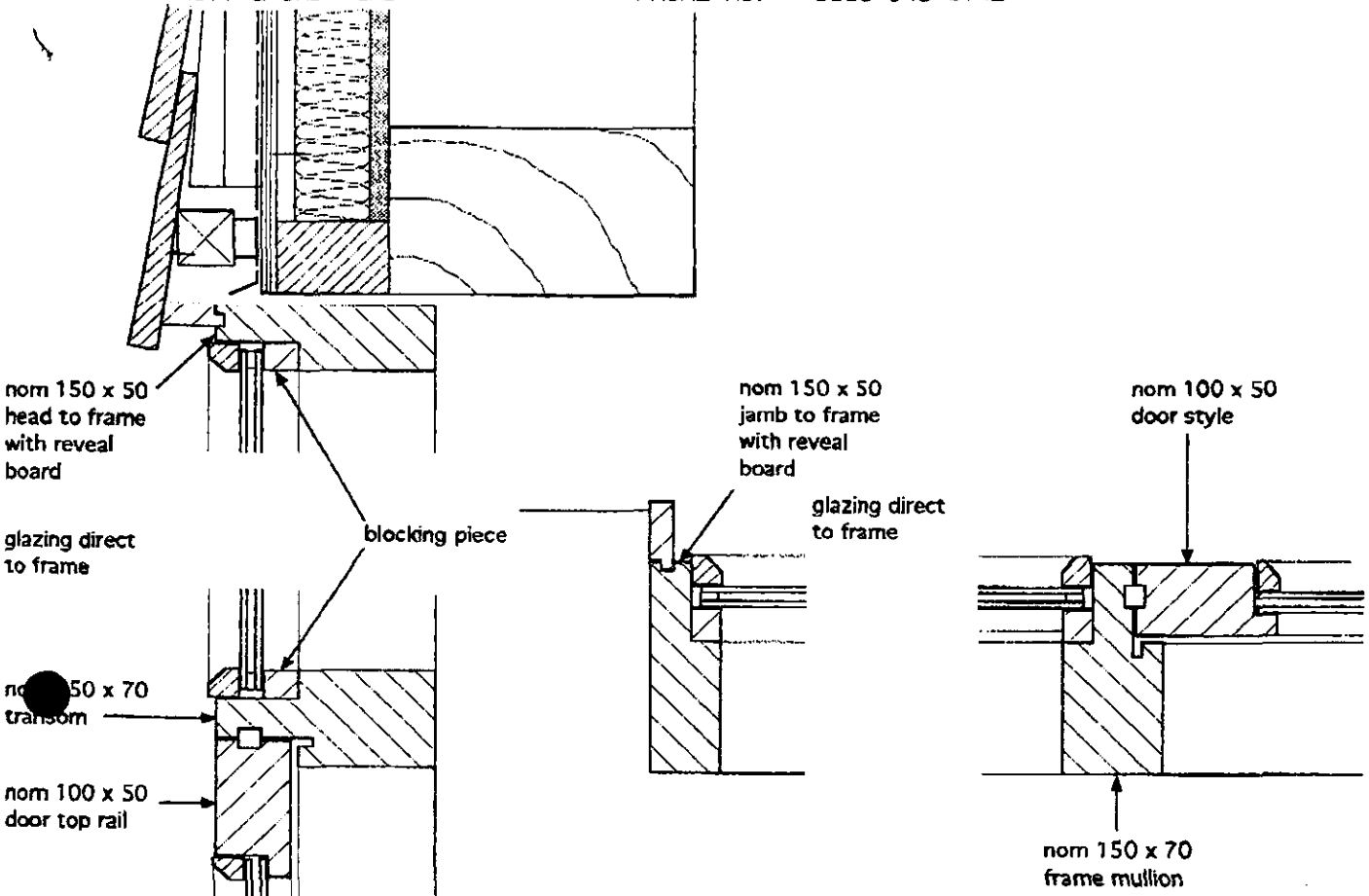
Please call if there is any problem.

Regards,

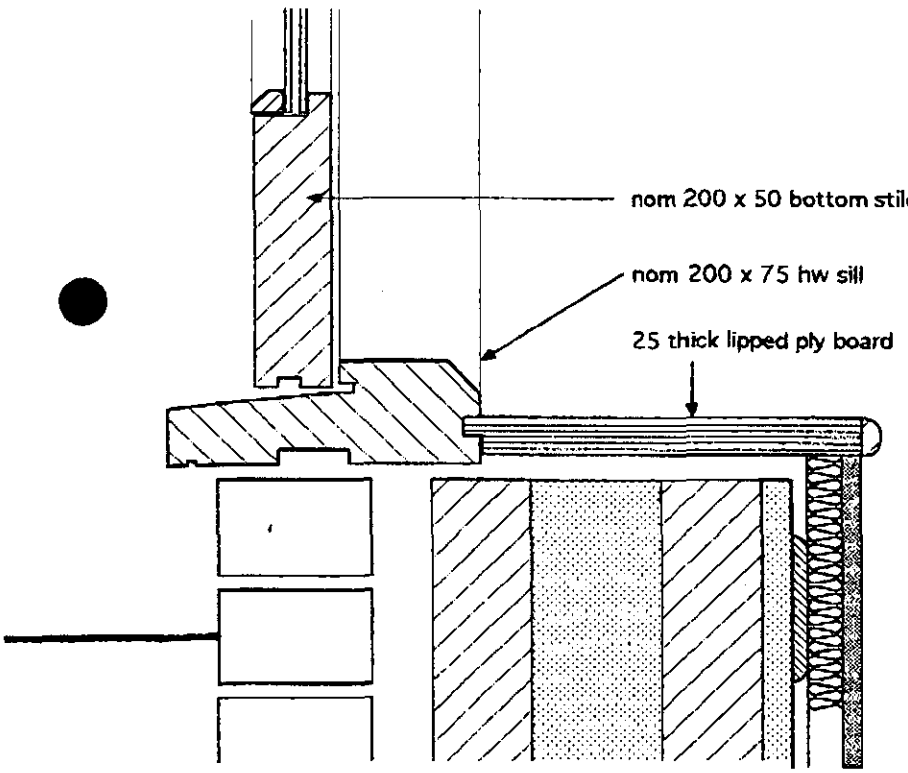
Peter J Knott
Knott & Shepherd Partnership

DETAILS ACCEPTABLE TO ME AND SUFFICIENT TO DISCHARGE CONDITION NO 2.

**NO OF PAGES:** 3
(inc this)



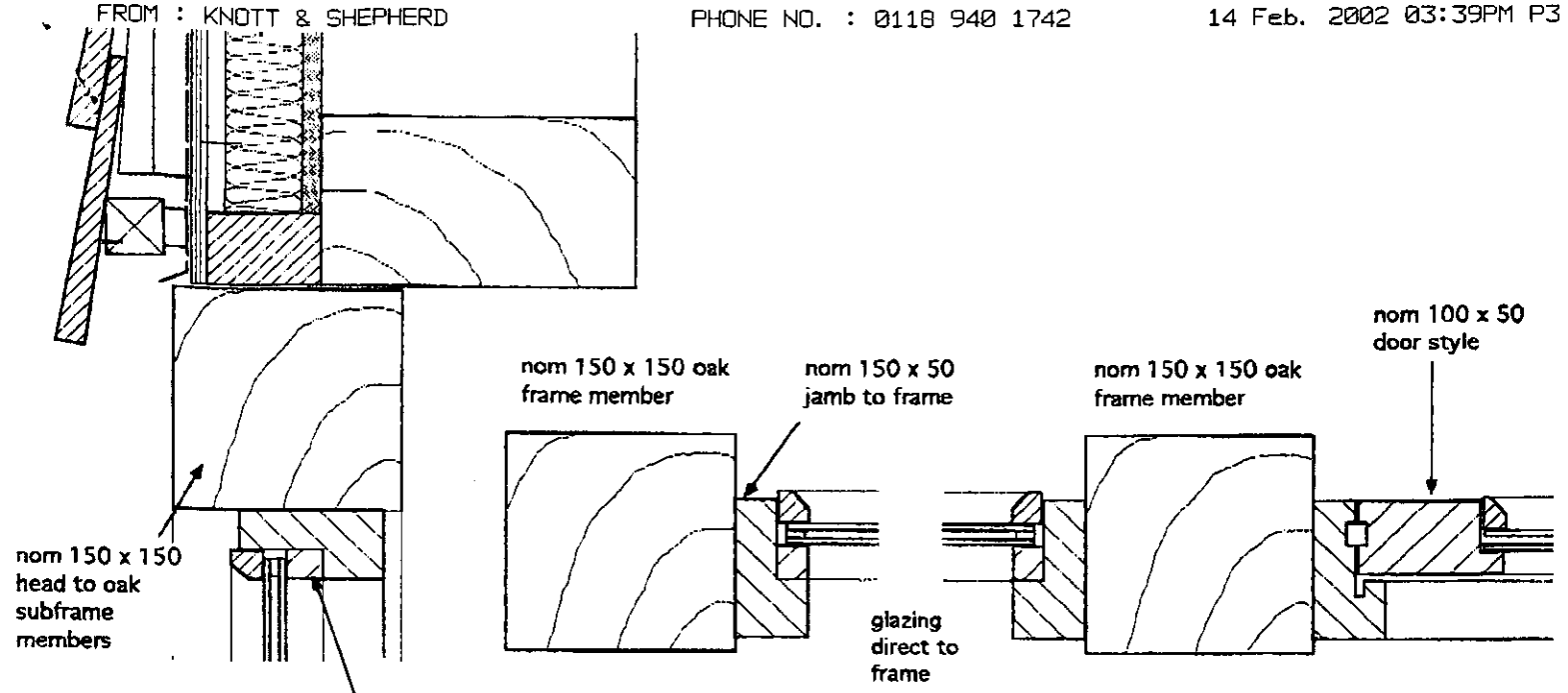

PLAN SECTION THROUGH
GLAZED SCREEN



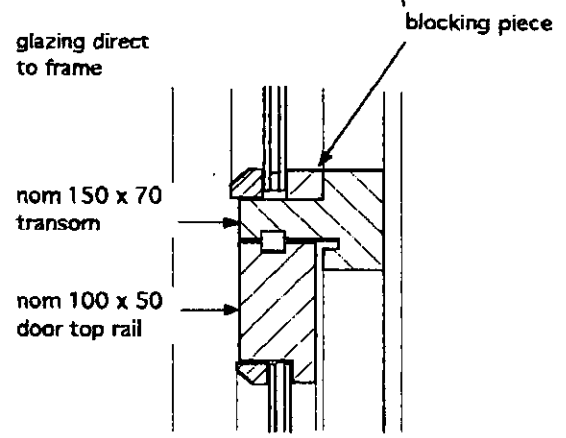

VERTICAL SECTION
THROUGH DOOR

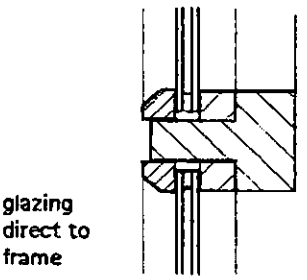
| | | | |
|---|---|---|---|
| Drawing title: REAR SCREEN DETAILS | | | Client: Mr R Bush |
| Scale: 1.5 | Date: 02/02 | Drawn: PK | Project: The Barn, Highfield Farm, Wargrave |
| Drg No.: 9930/W/SK1 | Rev: 01/14.02.02 | | KNOTT & SHEPHERD PARTNERSHIP |

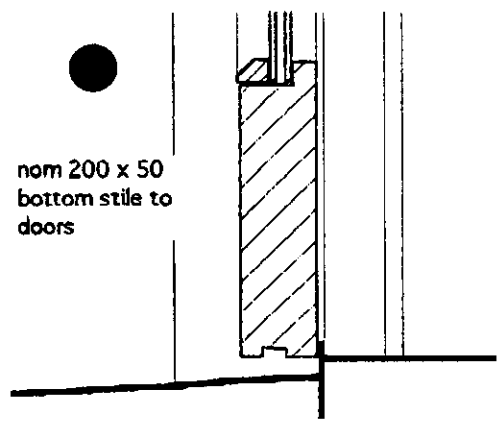
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com



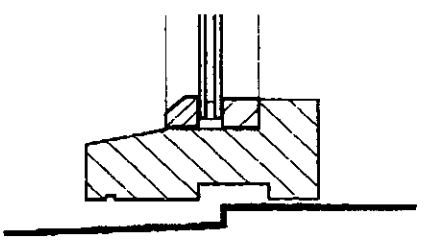

## PLAN SECTION THROUGH GLAZED SCREEN




## VERTICAL SECTION THROUGH DOOR



## ALTERNATIVE SECTION THROUGH GLAZED SCREEN

| | | |
|---|---|---|
| Drawing title: FRONT SCREEN DETAILS | | Client: Mr R Bush |
| Scale: 1.5 | Date: 02/02 | Drawn: PK |
| | | Project: The Barn, Highfield Farm, Wargrave |
| Drg No.: 9930/W/SK2 | Rev: 01/14.02.02 | KNOTT & SHEPHERD PARTNERSHIP |

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshop@aol.com

Tel. 0118 974 6464 (Direct Line)
Fax. 0118 974 6490
Email. Eileen.Davis@wokingham.gov.uk
Date. 14 February 2002
My ref. EMD/HS/53085

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6490
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Mr Peter J. Knott
Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
READING, RG10 8PZ

Dear Mr Knott,

**HIGHFIELD BARN, DOOR DETAILS**

Thank you for your fax dated 14 February, which was received today. The contents have been noted, and the fax has been passed to Harold Sanders.

If you have any queries please contact me on the above number.

Yours sincerely

Eileen Davis
Senior Technical Officer
Landscape & Heritage Section

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre. Highfield Farm, Wargrave, Berks. RG10 8PZ

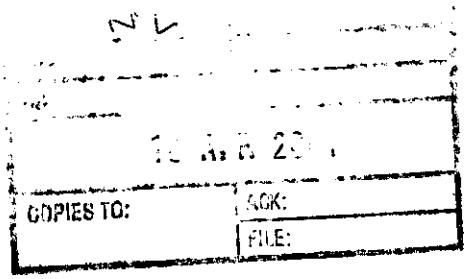
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com


42149

9 April 2001

9930

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




Attention: Nicola Lake

Dear Ms Lake

**PLANNING APPROVAL No. F/2000/0676, LISTED BUILDING CONSENT LB/2000/0677, BOTH DATED 02/11/2000. HIGHFIELD BARN, CRAZIES HILL**

Further to our telephone conversation last week we confirm the following points that we discussed:

1 You agreed that Informative 1, referring to a Section 106 Agreement, is not relevant to this Planning Approval. Please confirm in writing that this is the case.

**PLANNING CONDITIONS**

2 You will visit site to agree proposed materials when they are ready at which time we can also discuss and hopefully agree the landscaping conditions. This should clear up Conditions 2, 9 & 10. We will contact you shortly to arrange a date and time for this.

3 We have received your letter today confirming approval of our proposals for parking and site access satisfying the requirements of Condition 7.

4 Mr Bush to provide details of vehicle cleaning to satisfy Condition 8.

5 The question of any hedgerow removal will be discussed with Mr Etherington to ensure that, together with the Section 278 Agreement which is being progressed, Condition 16 will be fully complied with.

**LISTED BUILDING CONDITIONS**

6 Details of
- new entrance doors, including the frame posts and external ramp (conditions 8 & 12)
- internal studwork walls (condition 9)
- mezzanine construction (condition 10)
- precise locations of windows & doors related to frame members (condition 13)
- new internal floor finishes (the only outstanding requirement in condition 14)

will be submitted and agreed before comencement of the approved works.

We advised you that it is our Client's intention to commence repair works to the structural frame in advance of any work starting relating to these approvals. This work will require removal of the wall cladding and roof tiles. Our Client is aware that such work must comprise repairs only and that no alterations can be carried out until the conditions listed above are satisfied.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

cc Mr R Bush

47370

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

H Sanders

4 September 2001

9930

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

Attention: Nicola Lake

Dear Ms Lake

**Re: PLANNING APPROVAL No. F/2000/0676, LISTED BUILDING CONSENT LB/2000/0677, BOTH DATED 02/11/2000. HIGHFIELD BARN, CRAZIES HILL**

Further to this approval we advise that we are submitting drawings and additional information to clear the conditions on the above approvals. We enclose 3 copies each of the following:

1 Plinth Wall Elevation, 9930/14
2 Entrance Gable Proposals, 9930/15
3 Proposed Internal Wall Elevations, 9930/16
4 Proposed Mezzanine Details, 9930/17
5 Landscaping Proposals, 9930/18

## 1 PLANNING CONDITIONS

1.01 Condition 2
The basic external fabric of the building will be reconstructed using materials reclaimed from the existing.

These repairs and alterations are all detailed within drawings: 9930/14, Plinth Wall Elevation, 9930/15,Entrance Gable Proposals, 9930/16, Proposed Internal Wall Elevations,

This information is subsequent to a site visit with yourself and Harold Sanders on the 11th June 2001 when the following was agreed:

Agreed HS 15/11/01

a) As far as possible the main roof is to be finished with reclaimed and second hand handmade clay tiles. The front gable roof can be made from machine made tiles.

b) Windows and external doors to be stained to match existing timber cladding boards.

c) Wall cladding to be new sawn softwood, stained and as many reclaimed elm boards as possible

X 1.02 Condition 3
Details of any plant machinery will be issued in due course, when this information is known.

1.03 Condition 7
Already cleared – your letter dated 5th April 2001.

.../cont

1.04 Condition 8
The site and all associated material storage areas will be checked and secured every night.

All plant will be running on existing established farm tracks and it is therefore envisaged that there will not be any greater problem from tyre born mud than already exists from farm associated vehicles. In the eventuality that this is not the case then steps will be taken to provide a wheel washing facility on site.

1.05 Conditions 9/ 10/ 11
We enclose drawing 9930/18, Landscaping Proposals, detailing the proposed landscaping on and around the site as agreed at our meeting on site on 11th June 2001.

1.06 Condition 16
From our discussions with the Highways authority we confirm that this is currently being resolved and a Section 278 Agreement is being drawn up with the Council's solicitors and our client's solicitor.

## 2 LISTED BUILDING CONDITIONS

✓ 2.01 Condition 4
We confirm that Mr. Sanders has agreed to the use of cast aluminium finished black, in leiu of cast iron.

✓ 2.02 Condition 5
We agreed at our meeting on the 11th June 2001that all new external doors and windows shall be stained timber to match the boarding and the rest of the business units in the courtyard.

✓ 2.03 Condition 6
Drawing 9930/16, Proposed Internal Wall Elevations includes details of the proposed windows. Doors and frames will be to similar plain profiles in stained softwood.

✓ 2.04 Condition 8/ 12
Drawing 9930/15, Entrance Gable Proposal, details our proposal for alterations to the gable framework to incorporate the new entrance doors.

✓ 2.05 Condition 9
We propose that we meet on site to agree details of this work, which is very limited in extent, before it is carried out.

✓ 2.06 Condition 10
Drawing 9930/17, Proposed Mezzanine Details, detailing the proposed mezzanine structure is enclosed.

✓ 2.07 Condition 13
Precise locations of the windows, details of their construction and their relation to the existing vertical frame members are indicated on drawing 9930/16, Proposed Internal Wall Elevations.

✓ 2.08 Condition 14
This condition was partially answered in our letter dated 12th February 2001. In addition to this we now attach a drawing 9930/14, Plinth Wall Elevation, detailing the construction of the plinth wall.

.../cont

We trust that you find these details acceptable and would appreciate your confirmation that the relevant conditions in both consents are fully complied with. Please contact us if there are any questions.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

cc: Mr H. Sanders (including one set of the listed drawings)
Mr R Bush

encs

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 5 April 2001
My ref: NL/F/2000/0676
Your ref:

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

Mr P J Knott
Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
Wargrave
Berkshire
RG10 8PZ

Dear Mr Knott,

**PROPOSED DETAILS OF CONSTRUCTION VEHICLE PARKING PROVISION FOR CONDITION 04 OF APPLICATION F/2000/0676, FOR THE CHANGE OF USE OF REDUNDANT FARM BUILDING TO OFFICE ACCOMMODATION, AT HIGHFIELD FARM, HIGHFIELD LANE, WARGRAVE.**

Thank you for your letter of the 9 March 2001, regarding the above stated development.

I am able to confirm that the proposed parking provision for site operatives, visitors, vehicle loading and unloading, parking and turning is approved as the details that shall be used throughout the construction period. These details satisfy the requirements of condition 07 of application F/2000/0676, for the change of use of the existing redundant barn to office accommodation, at Highfield Farm, Highfield Lane, Wargrave.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

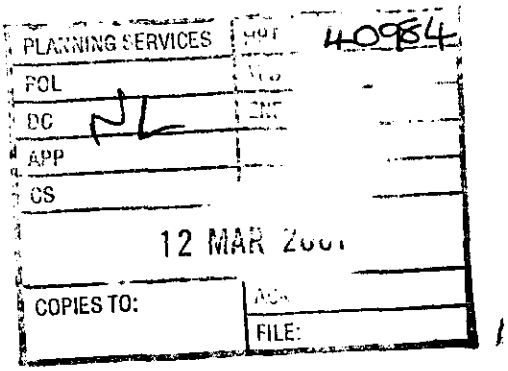
# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742


09 March 2001

9930




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

Attention: Nicola Lake

Dear Ms Lake

**PLANNING APPLICATION No. F/2000/0676**
**HIGHFIELD BARN**

We understand from our Client, Mr R Bush, that you do not have a copy of the drawings showing the passing places agreed with the Highways Department, therefore please find attached copies of these drawings for your records.

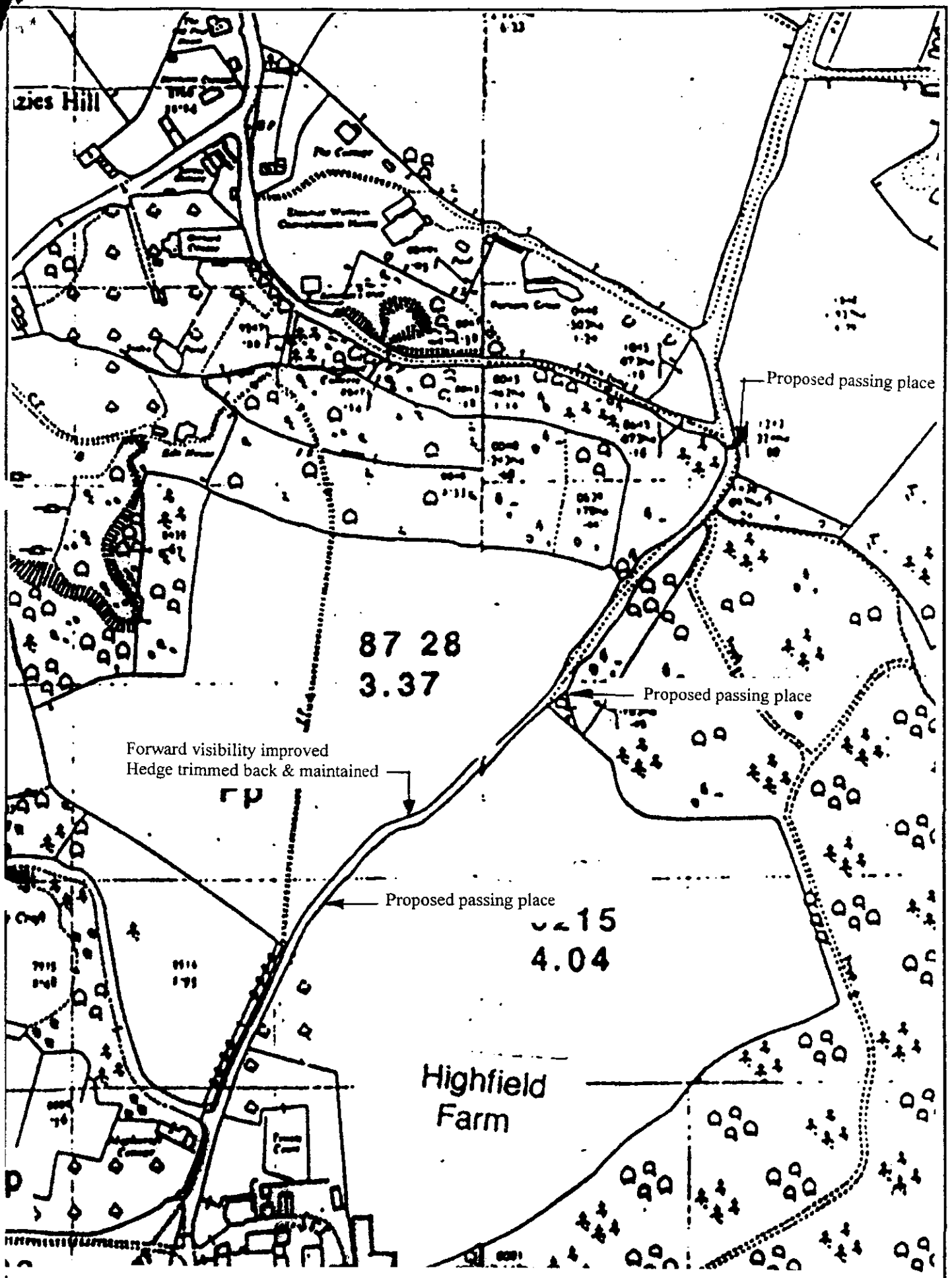
We should also be obliged if you would confirm the situation with regard to the release of conditions as set out in our letter dated 20th February 2001 and the correct procedure for varying a condition, such as whether we need to submit a full application and whether a fee is involved.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

Enc.
cc Mr R Bush


**Peter J Knott** dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist

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|---|---|---|---|
| Scale 1:2500 | Job Title HIGHFIELD BARN, WARGRAVE | Buchanan Consulting Engineers<br>NEWCOMBE HOUSE<br>43-45 NOTTING HILL GATE LONDON W11 3QD<br>Tel. 020 7309 9055 Fax. 020 7309 9056 | |
| Date OCT 00 | Drawing Title PROPOSED ROAD IMPROVEMENT | Job No S701 | Drawing No S701-01 |
| Drawn NL | | | |

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ

telephone 0118 940 1741 fax 0118 940 1742


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Reply Req

20 February 2001

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

Attention: Heather Morgan.

Dear Sirs,

**PLANNING APPLICATION No. F/2000/0676**
**HIGHFIELD BARN**

Further to receipt of the above planning permission dated 6th November 2000 our client intends to commence work in the near future therefore we should like to clarify some points raised by the conditions.

1. Condition 2.
The basic external fabric of the building will be reconstructed using materials reclaimed from the existing structure i.e. the roof tiles will be as existing and any shortfall made up with reclaimed materials to match, the brick plinth will be rebuilt in salvaged and re-claimed materials to match. The timber weather boarding will also have to be removed. Where possible it will be reused, and additional material obtained to match the existing where necessary. All these materials are available on site to view, and therefore it may be worthwhile to make a site visit to agree this condition. The listed building consent refers to details of windows and doors being required 'before the relevant part of the work is begun', and as this is some way off we will provide this information in due course.

2. Condition 3.
Details of plant machinery will be issued in due course.

3. Condition 7.
A plan is attached showing the proposed site layout and working areas.

4. Condition8.
The client is a working farmer who is obliged to ensure that the roads are kept clear of mud and debris during the normal working activities of the farm. This regime will be in force during the course of the works.

5. Condition 9, 10, 11.
There is no landscaping shown on the approved schemes as the work involves the reconstruction of an existing barn with no external site area being affected. Please advise if these conditions are superfluous.

.../cont

6. Condition 16.
We are in discussion with the Highway Authority regarding the specification for the passing places and will forward this to you when it has been finished. You refer to 'additional spaces to be agreed by the Local Authority', but it is our understanding that the number of passing places had been determined and agreed and we a have a copy of a letter from Highways Development Control dated 2nd November confirming this.

We also note Informative 1. which refers to a Section 106 agreement. We are not aware of any S106 agreement related to this permission and would ask that you confirm that this informative is incorrect.

With regard to the Listed Building Consent please find attached a copy of a letter recently sent to the Conservation Officer.

We trust that you find these details acceptable ad look forward to your visit to resolve the external materials.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

Enc.
cc Mr R Bush

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com


12 February 2001

9930

Mr H Sanders,
Conservation Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Mr Sanders,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION NO. LB/2000/0677. APPROVED 02/11/2000**

Further to this approval we advise that we are submitting drawings for Building Regulations Approval with a view to the work starting on site in about two weeks time.

In accordance with the conditions in the Listed Building Consent we enclose 1 copy each of the following drawings and construction notes submitted to Building Control:

9930/W/20 Proposed Floor Plans
9930/W/21 Proposed elevations & sections
9930/W/22 Details
9930/W/23 Ground structure plan & details
Construction notes, issue 1

Details of windows and doors will be developed as the scheme progresses. At this stage we would be grateful for your approval to the underpinning and lowering of the floor level works (Condition 14) which will be the first operations. These are indicated on drawing 9930/W/23. Please note that the groundworks contractor will not be carrying out the re-building of the brick and flint walls, these will be done later and we will advise you accordingly.

Please contact us if there are any problems.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush


**Peter J Knott** dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist

I CONSIDER THIS A VERY ACCEPTABLE SOLUTION AND THE APPROPRIATE CONDITION(S) CAN BE DISCHARGED
Howard Sanders
16.02.01

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742 e-mail knottshep@aol.com

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9930

12 February 2001

Mr H Sanders,
Conservation Officer
Wokingham District Council
Council Offices
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Mr Sanders,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT**
**APPLICATION NO. LB/2000/0677. APPROVED 02/11/2000**

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9930/W/21 Proposed elevations & sections
9930/W/22 Details
9930/W/23 Ground structure plan & details
Construction notes, issue 1

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Please contact us if there are any problems.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush

# CONSTRUCTION NOTES
Issue 1 – 12/02/01

## 1 GENERAL NOTES:

1.1 Construction to be in accordance with the current Building Regulations 1991 and including all current amendments.

1.2 The barn is Grade 2 Listed and therefore it is especially important that all work is carried out in a way that is sympathetic with the structure, fabric and character of the building and to the approval of the Conservation Officer of Wokingham District Council.

## 2 Foundations & plinth walls (See drawing 9930/W/23)

2.1 The sole plate of the existing timber frame is supported on a mixed brick and flint wall which is in generally poor condition.

2.2 The walls on the north, west and east elevations are to be replaced completely.

2.3 On the south elevation the short external wall at the east end and the internal main frame supporting wall at the west end are to be replaced. The length of wall abutting the existing office unit appears to be in reasonable condition and it is therefore proposed that this is underpinned only.

2.4 The replacement of the walls is to be carried out in the manner of underpinning, in 1200mm non-adjacent lengths.

2.5 The wall and any foundation are to be carefully removed from under the sole plate, which is to be propped and supported as required.

2.6 The foundation is to be dug down approximately 600mm wide and to the required depth, nom. 1m, and cast in concrete incorporating L bars as detailed.

2.7 The new walls are to be built up in 215mm dense concrete hollow blocks incorporating stainless steel ties in every other course at 900mm horizontal centres and staggered and with the reinforcement in the holes as detailed. All holes are to be filled with concrete as the work proceeds.

2.8 The sole plate is to be supported on the new walls on a sharp sand & cement dry pack well rammed in.

2.9 All timber supported on the new walls is to be treated underneath whilst it is accessible.

2.10 Where the existing wall is to be retained it is to be supported as necessary whilst the levels are reduced, the new foundations dug and cast and the block wall raised and pinned up to the existing.

2.11 Walls noted as remaining are to be reassessed on site at the appropriate time and replaced if necessary.

## 3 Ground floor construction (see drawing 9930/W/23)

3.1 The ground floor levels are to be reduced in the main barn area as noted on the drawings by between approximately 1050mm and 800mm and all the spoil removed.

3.2 In the reception and toilets/store areas the level is to be reduced by between approximately 300 – 500mm.

3.3 Onto good ground lay nom 150mm hardcore well compacted and sand blinded.

3.4 Lay 1000g polyethylene sheet on the blinded hardcore and cast 150mm thick concrete slab incorporating A192 mesh in middle. Mesh to be tied to L bars at perimeter as noted on drawing. Finish of slab to be wood float suitable for application of Sika 1 waterproofing screed.

3.5 Slab to be thickened to 300mm for 900 x 900 area below each mezzanine stanchion position as noted on the drawing and to incorporate A393 mesh in bottom as noted on detail 3, drawing

## 4 Waterproofing

4.1 The new ground floor slabs in the office and meeting/office areas and all plinth walls are to be waterproofed using Sika 1 waterproofing System, Portland cement-based screed and render applied by specialist contractor.

4.2 The higher slabs in the reception and toilet areas are to have 1000g DPM applied under the screed with lapped and taped joints and lapped with DPC in all new walls.

## 5 Plinth wall internal and floor finishes

5.1 All external plinth walls to be lined internally with 35mm thick insulated plasterboard dry lining on dabs, with taped and filled joints for direct decoration or skimmed.

5.2 Office and meeting area floors to be finished with a raised access floor system to allow the flexible incorporation of all power, computer and communications cabling to all these areas.

**CONSTRUCTION NOTES**
Issue 1 – 12/02/01

5.3 Reception area and toilets/store floors to be finished with 75mm sand and cement screed on DPM as specified in 4.2. Screeds to incorporate a suitable lightweight mesh to prevent cracking.

**6 Plinth wall external finishes**

6.1 New concrete block plinth wall to have external skin of dense blockwork up to min. 150mm below ground level and above brick and/or flintwork to match as closely as possible the appearance as existing. New facing to be tied to inner blockwork with stainless steel ties built into every other block course as specified in 2.7.

**7 Drainage & ventilation**

7.1 New toilets, shower basins and sink to be drained via drain point and SVP into 2 No. 100 dia. UPVC drains into a 450mm dia. chamber with CI cover and frame (for wheel loads). A single drain is to be taken from this point to discharge into the existing cesspit under car park.

7.2 Shower and sink to have 40mm dia wastes and basins to have 32mm dia wastes, all with 75mm deep seal traps. WC connections to be 100mm dia.

7.3 Extract ventilation to be provided to WC at 6 litres/second, shower at 15 litres/second and kitchen/tea area at 30 litres/second. Extract fans to be ceiling-mounted, operated by light switch with at least 15 minute overrun and ducted to flush tile outlets in roof.

**8 Structural frame**

8.1 The existing timber frame, including roof is to be extensively repaired and replaced by a specialist contractor.

8.2 This will involve removal of all timber board cladding to walls, retained if appropriate, and all roof tiles which will be sorted and the tiles in good condition stacked for re-use when the roof is re-clad.

8.3 Structural frame repairs will include all replacement of weak and rotted timber with new timber approved by the Conservation Officer. Vertical stud positions in the walls will be adjusted as necessary to permit the inclusion of new windows and doors as indicated on the drawings.

**9 External cladding of timber frame walls**

NOTE: All new timber used in external cladding to be tanalised and to have cut ends suitably treated

9.1 The outside face of the timber frame is to be clad with plasterboard with the finished face facing inwards for direct decoration.

9.2 10mm WBP ply sheathing to be applied to outside of plasterboard and fixed through plasterboard to frame members.

9.3 Celotex GA2033 33mm thick rigid Polyisocyanurate foam insulating board fixed to ply and Tyvek Housewrap breather membrane applied to outside of insulation which is then clad with reclaimed or new to match existing stained sawn sw weatherboarding on 38 x 25 vertical battens at centres to match structural frame members fixed through insulation, ply and plasterboard to frame members.

**10 Windows & external doors**

10.1 New windows and external doors to be purpose made to detail to be agreed with conservation officer.

10.2 Proposed finish of all windows and doors to be dark stain as existing on the barn and the other business units, subject to Conservation Officer approval.

**11 Roof cladding**

11.1 Principle of roof cladding to be the same as for the walls with plasterboard (no ply), insulation, breather membrane, 38 x 25 battens on the same line as the rafters and 38 x 25 battens with reclaimed roof tiles and replacement second hand tiles to make up to the required amount.

11.2 At eaves rafters to be cut flush and rafter extensions to be added with the tops flush with the underside of the tiling battens. These are to be left exposed from below as existing.

11.3 Fascias to be softwood board painted as existing.

**CONSTRUCTION NOTES**
Issue 1 – 12/02/01

## 12 Mezzanine

12.1 Mezzanine to be designed as a free-standing structure within the barn.
12.2 All dead and imposed loads from the mezzanine to be transferred via the support columns to the ground floor slab, which is strengthened locally to take the load (3.5).
12.3 The sides of the mezzanine are to be kept clear of the barn walls and there will be a floor upstand and guardrail around to protect the opening.
12.4 Mezzanine primary structure and staircase to be in steel with the floor comprising decking on timber joists. All to be designed and installed by specialist.

## 13 Means of escape and fire resistance

13.1 At a meeting with the Mr Badley (Head of Building Control) and Station Officer Nick Oxborough on the 10th February 2000 it was agreed that, although the escape distances slightly exceed those stated in the Building Regulations, because of the open nature and small scale of the conversion the proposed arrangement will be acceptable. The end user of the building is aware that only low level screens are permitted in the barn area.
13.2 The timber frame structure of the barn will be exposed internally and it would not be appropriate to treat this with a fire resistant coating.
13.3 There will a linked mains-wired fire alarm system in the building with detectors located in the office areas under the mezzanines and in the kitchen/store area only. There will be a sounder in the barn adjacent to the main entrance that will be audible throughout the building.
13.4 Because of the measures above and the open nature of the interior it is not proposed that the mezzanine structure will be provided with additional fire resistance over and above the basic that an unprotected steel structure will provide.
13.5 The adjacent existing office building is separated from the barn by an imperforate brick wall that should provide adequate fire resistance.
13.6 The change of use of the barn does not affect the fire intensity of the building and therefore it has been agreed that the timber cladding can be replaced as existing.

## 14 Sanitaryware & internal drainage

14.1 Sanitaryware to be provided and connected as specified and detailed.
14.2 Waste connections to be as follows; to BS 5572/1978.

| | |
|---|---|
| 100mm dia soil pipe: | WC |
| 40mm dia upvc waste: | Kitchen sink & shower. |
| 32mm dia upvc waste | Wash-basin |

14.3 All wastes to have 75mm deep seal traps.
14.4 Soil pipes to terminate at roof tile ventilator or with an access point as indicated on the drawing.
14.5 All waste and soil pipes to be fitted with access points for rodding.
14.6 Where waste runs exceed 1700mm to svp, waste pipe and trap diameter to be increased to 50mm and anti-syphon traps fitted.

## 15 Services

15.1 The building is to have a heating and cooling system with cooling plant located outside the north east corner of the barn as indicated on the plan.
15.2 Internally the heating/cooling pipes to be run in ground floor access zone and within mezzanine floor construction.
15.3 Units to be freestanding or wall-mounted in agreed locations.

## 15 External drainage

15.1 Foul drainage to be run in 100mm UPVC as incicated on the drawing, collected into a 450 dia. UPVC chamber surrounded in concrete and fitted with cast iron cover and frame to take wheel loads.
15.2 From the inspection chamber the drain to be run across the yard and into the existing car park area where it connects into the existing cess pit tank.
15.3 A 150mm channel is to be installed around the building as noted on the drawing and discharged into the existing large gulley located on the south west corner of the barn. New RWPs to discharge into this gulley.
15.4 New gutters and downpipes to be fitted to barn in cast iron or aluminium finished black to Conservation Officer's approval.

**CONSTRUCTION NOTES**
Issue 1 – 12/02/01

## 16 LANDSCAPING

16.1 The existing bank outside the north-east corner of the barn is to be cut away to provide a level area for cooling plant. The front of this area is to be screened with a timber fence so that the plant is not visible.

16.2 A ramp is to be formed up to the external store door on the south west corner of the barn and up to the main entrance doors on the south side of the barn. These are to be formed in brickwork with the ramp finish in concrete.

16.2 All other landscaping comprises repairing and making good areas affected by the work so that the existing farmyard appearance is retained.

16.3 It is proposed that there is no soft landscaping.

**END**

1327

# WOKINGHAM DISTRICT COUNCIL

To CASE OFFICER

Date _____ Time _____

## WHILE YOU WERE OUT

Name Peter Johnston (local resident)

Of _____

Phone No (07947) 262750 Ext. _____

| | | | |
|---|---|---|---|
| Phoned | | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

MESSAGE Concerned that the introduction of the passing places will result in the loss of hedgerow (condition 15). Said we would normally consult on conditions but can take into account the comments raised. Need to ensure

Signed She's

the minimum amount of hedging is lost.

Y 757

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 28 January, 2000
My ref. HPM/Remenham Pre app
Your ref.

Mr P Knott
Knott and Shepherd Partnership
Spring Meadows Business Centre
Highfield farm
Wargrave
Berks
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

**WITHOUT PREJUDICE**

Dear Mr Knott

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO B1 BUSINESS UNIT HIGHFIELD FARM, WARGRAVE**

I refer to your original letter dated 20th October 1999, with enclosures, addressed to Mr Sanders and our subsequent site meeting on 20th January 2000. I have looked at the sketch proposals in more detail, investigated the planning history of the Business Centre and assessed the proposal against PPG7 – The Countryside – Environmental Quality and Economic and Social Development and local plan guidance. My comments are set out below.

Listed Building
I understand Mr Sanders has visited the barn and looked at the original sketch proposals. I passed on details of the revised mezzanine floor for his comments, which are incorporated below.

- The double height reception should be kept visually clear to maintain the sense of openness of the barn. The stairs should be relocated so they do not intrude into this space. These should be amended to provide two single flight stairs back to the mezzanine.
- As part of any application, a structural survey will need to be submitted highlighting the stability of the building and any works needing to be undertaken. Information will also be required on the costing of the works needing to be undertaken. Having visited the site it would appear that the building is essentially structurally sound and no major rebuilding works will need to be undertaken.
- The introduction of a mezzanine floor and the reduction of ground floor level will undoubtedly alter the internal space of the barn. I understand the intention is to retain the wooden structure. In principle, the introduction of a lightweight mezzanine would minimise the impact upon the barn like structure.

- It will need to be established that the mezzanine structure is needed in order to make the conversion of the listed building viable.

From a planning point of view, it is considered the external appearance of the listed barn has been retained as far as possible. I understand the waggon doors are now proposed to be retained, which will represent a material improvement. It would assist greatly if the window element could be designed such that the doors can be closed if necessary. The only element of concern to Mr. Sanders and myself is the gable elevation facing the courtyard. It is considered more appropriate to retain a greater element of weatherboarding in the gable end above eaves level.

Visual Impact

The external appearance of the barn will remain largely unaltered. The lack of fenestration across the building and the roofscape is to be welcomed. The barn forms one side of an existing complex and there is sufficient existing harsdstanding available for parking. The proposal would have no greater visual impact and is considered acceptable in principle.

Local Business

I understand that a number of the original occupants were local businesses and this was part of the reasoned justification for the original grant of consent. From our site meeting, it was evident that the occupants of one of the existing units wish to move the barn, if converted. It is also possible that their unit will be taken by one of the other existing occupiers. This will need to be submitted as part of a detailed justification and considered in the light of guidance set down in PPG7.

Traffic Generation

The barn represents a significant element within the farm complex, especially in floorspace terms. The conversion would result in increased office space, more employees and hence greater traffic generation. This is of particular concern as the existing business centre is accessed via a single track road, and passing places had to be provided as a result of the original proposal. However, this may not be sufficient to satisfy the Highways Department. This will be the most critical issue in the consideration of any subsequent application. I would suggest that details would need to be submitted on the proposed employee numbers in order for the Local Planning Authority to assess any impact. Sustainability will also need to be taken into account. I consider it would be prudent to discuss the matter, even if in broad terms only, with Mr. Callaghan of the Highways Department on (0118) 794 6323.

Parking Provision

Assessment of the level of parking provision has revealed that there is currently a significant overprovision in terms of meeting the Councils car parking standards. No additional parking is likely to be required and any surplus provision will need to be removed. This could assist in providing additional landscaping in order to help the development assimilate with its surroundings.

In summary, a careful assessment will need to be made on a number of issues.

- Whether the listed barn requires conversion in order to ensure its retention.
- Whether the integrity of the listed building can be retained by the proposed works.
- The impact of the additional office floorsapce in respect of traffic generation.
- The impact of the proposal upon sustainability.
- Whether the proposal would meet local plan policy and PPG advice.

Unless the latter issue can be satisfactory resolved it is probable that the conversion may not be justified on the basis of the retention of the barn.

This letter represents an Officer opinion only and cannot be seen as the decision by the Local Planning Authority on any application which may be submitted. Do not hesitate to contact me should you require any additional information.

Yours sincerely

Heather Morgan
Senior Planning Officer

BARN SURVEY: MR R. BUSH.

SPRING MEADOW

BUSINESS CENTRE.

WARGRAVE.

CONTENTS: I DETAIL OF PLINTH WALL.

II " " TIMBERED WALLS

III " " " ROOF

IV SECONDARY IMPROVEMENTS.

AUGUST 1999

TEXT AND ILLUSTRATIONS BY:

CHARLES BELCHER.

4, FOLIEJOHN,

WOODLANDS PARK.

NY MAIDENHEAD.

WALK ROUND:

GENRAL DISCRIPTION OF BUILDING.

BUILT 1790's TIMBER FRAMED FIVE BAY THRASHING BARN. BUILT ON PLINTH WALL (BRICK, RUBBLE FLINT-CHALK.) CLAD ORIGNALLY IN ROUGH SAWN ELM BOARDS. ROOFED WITH 'OLD TILES'

SECONDARY IMPROVEMENTS: ARCADE ON S.W OF BARN

COMMENTS —

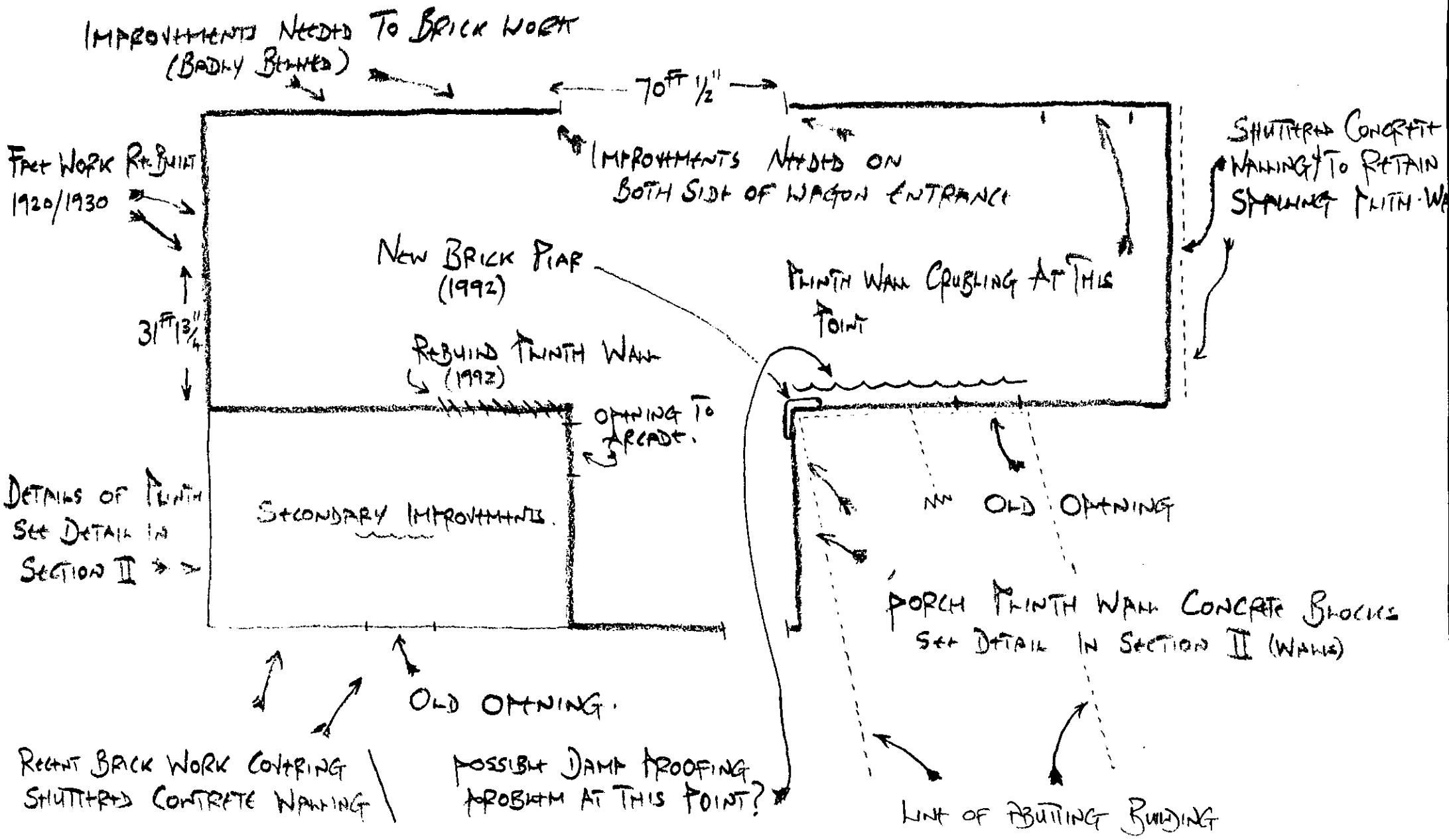
I VERY INTRESTING 'CRUCK TYPE' ROOF TRUSSES.

II VICTORIAN 'MINING LINE' ON S.W WALL. IF POSSIBLE TO BE RETAINED

III DATE \ AND INITIALS ON TIE BEAM FACING BAY 3.

# The Survey I

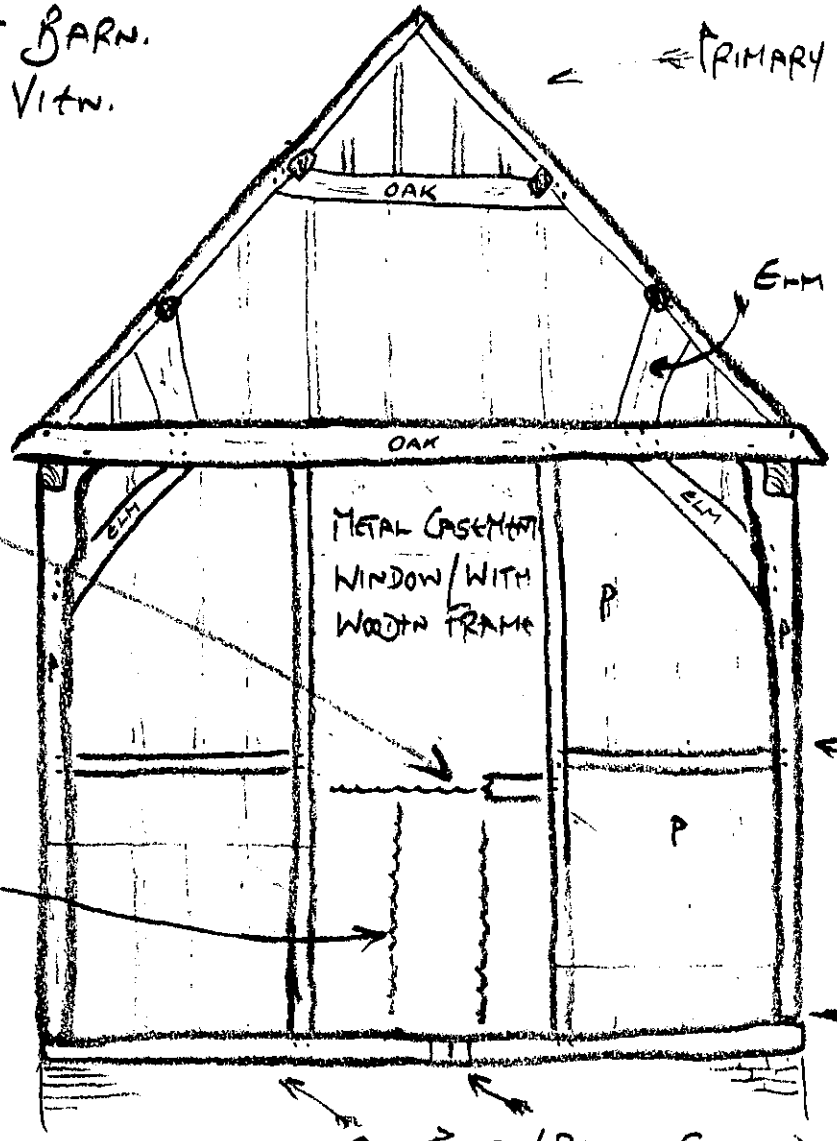
## Detail of Plinth Wall. (Brick Rubble-Flint/Chalk.) No D.P.C



# The Survey II

## Detail of Timbered Walls (Pine, Elm, Oak) Clad With Softwood W/Boar

West End of Barn.
Internal View.

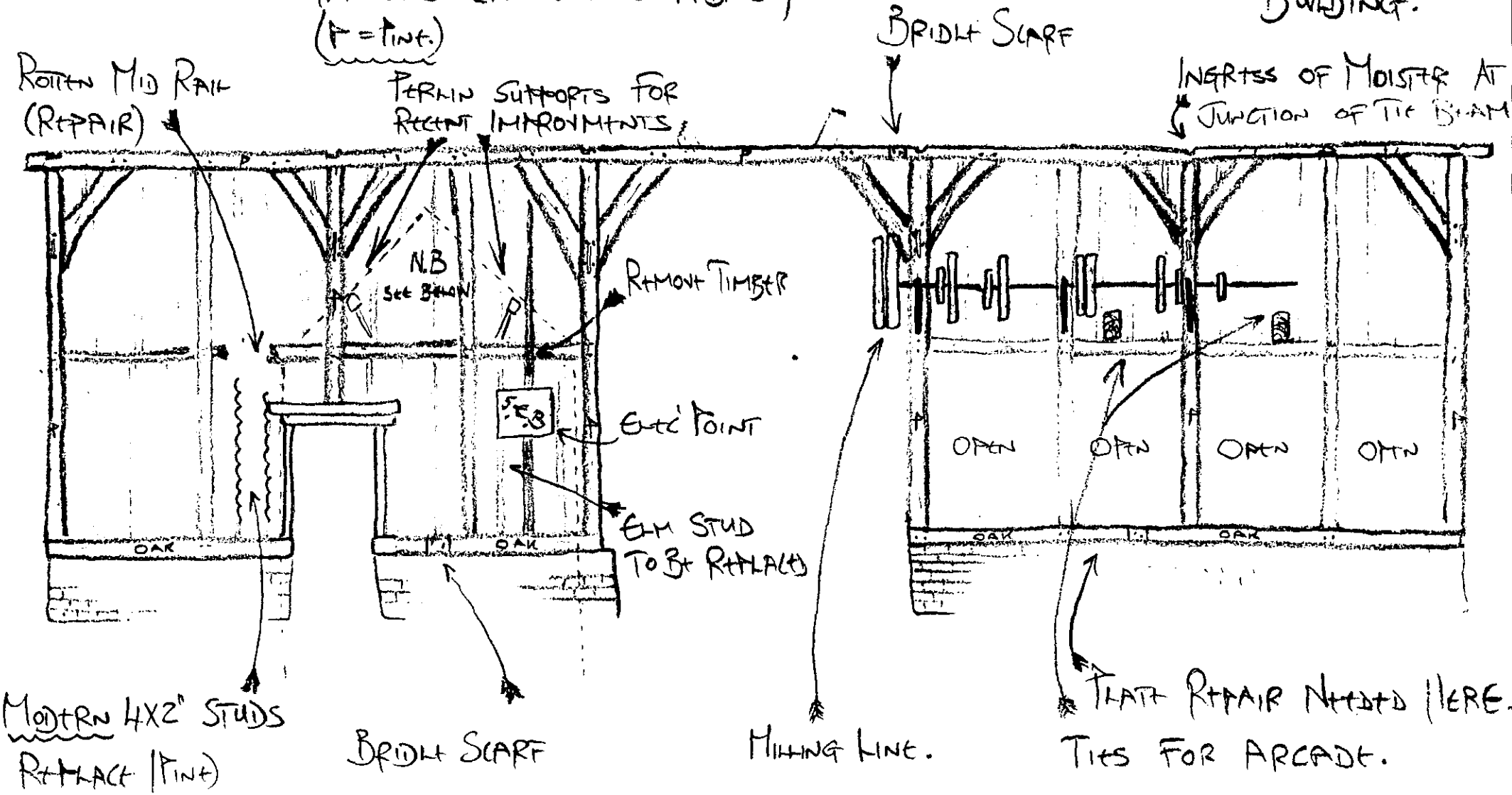


THE SURVEY II

# DETAIL OF TIMBER WALLS (PINE, ELM, OAK) INTERNAL VIEW.

## SOUTH WALL — SHOWING 'VICTORIAN' MILLING LINE (DETAIL OF ABUTTING BUILDING.

(ALL STUDS ELM UNLESS LABELED.)
(P = PINE.)



# The Survey II

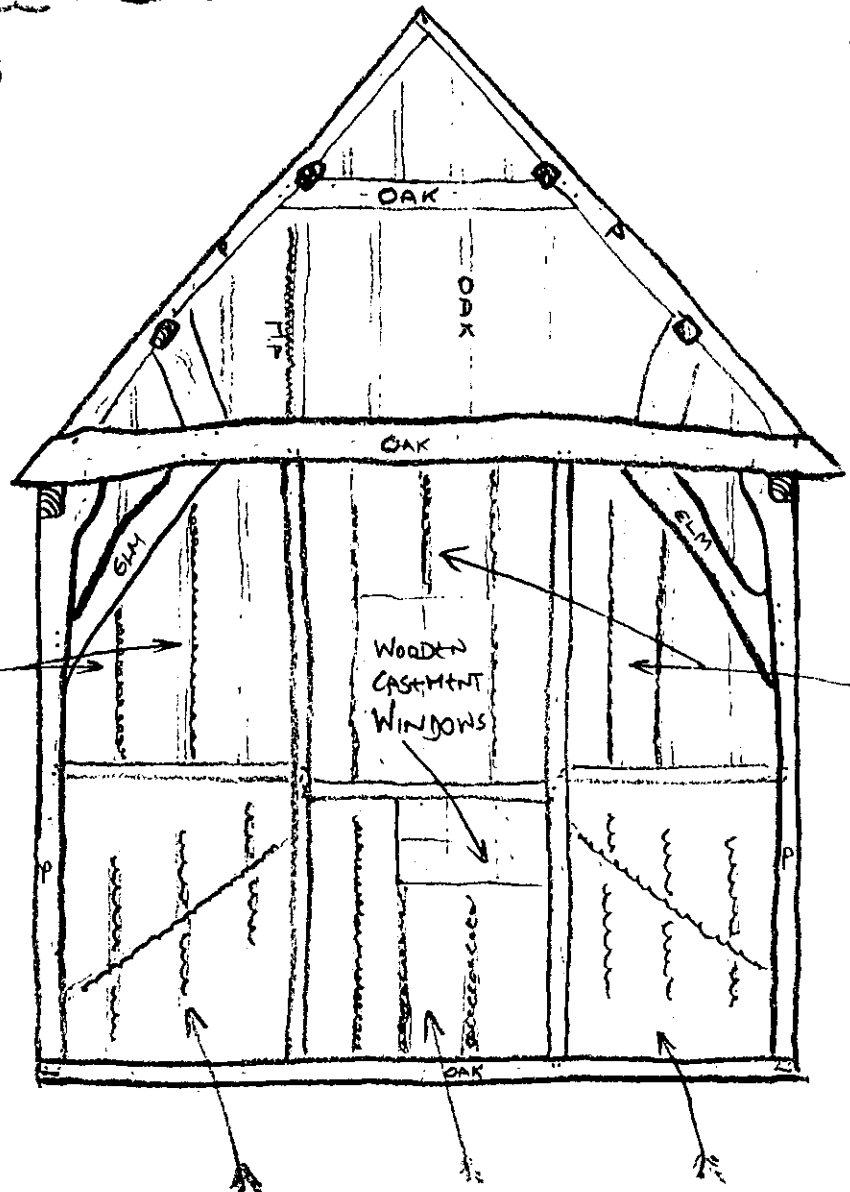
## Detail of Timber Walls

← N

(Pine, Elm, Oak) M.P = Modern Pine

Internal View.

End of Bay 5




(P = Pine)

M.P Removed

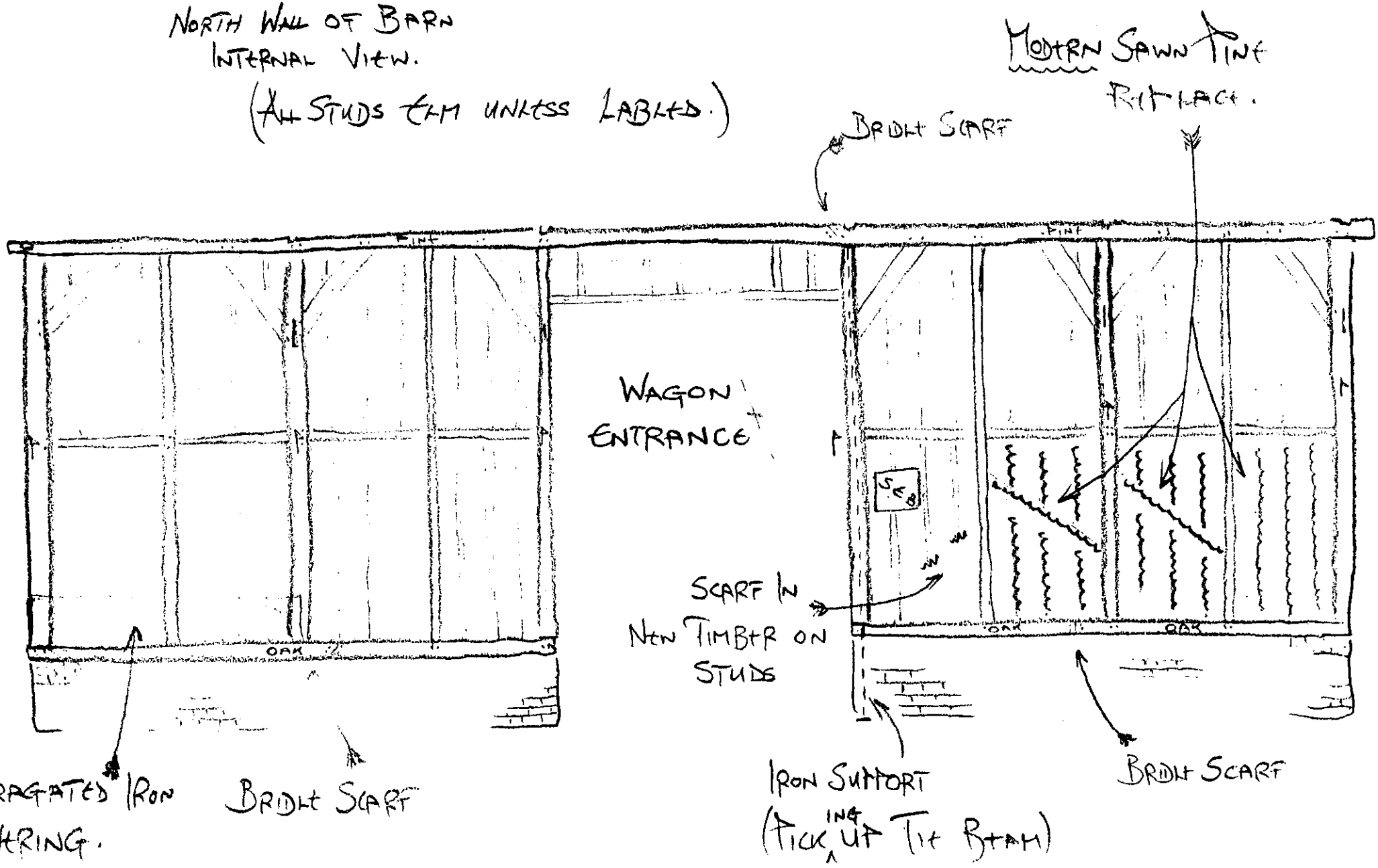
M.P Removed

All Modern Pine Removed And Replaced With Oak/Elm

THE SURVEY II

## DETAIL OF TIMBER WALLS (PINE ELM OAK)

NORTH WALL OF BARN
INTERNAL VIEW.
(ALL STUDS ELM UNLESS LABLED.)

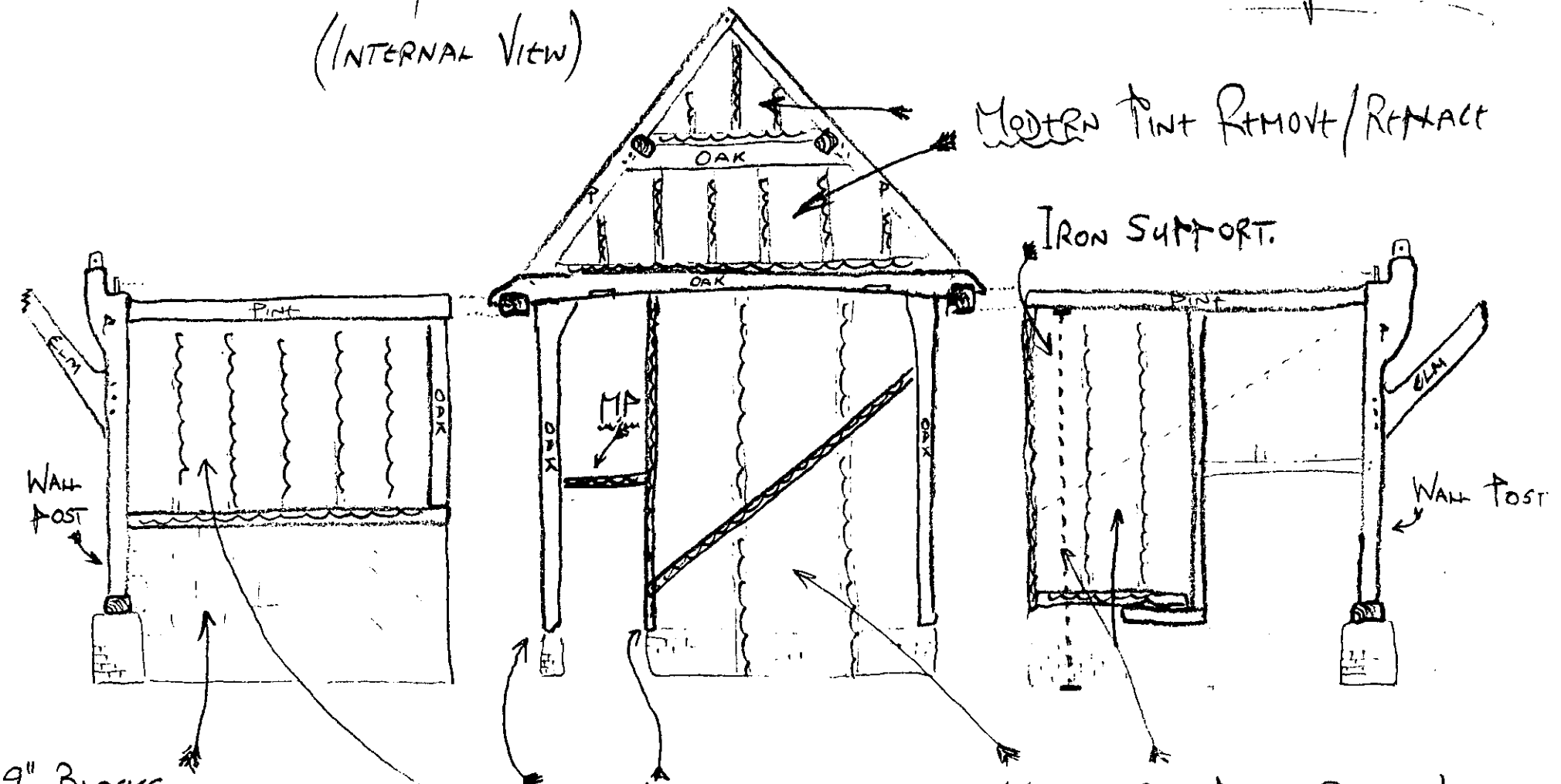


# The Survey II

## Detail of Timber Walls (Pine, Elm, Oak)

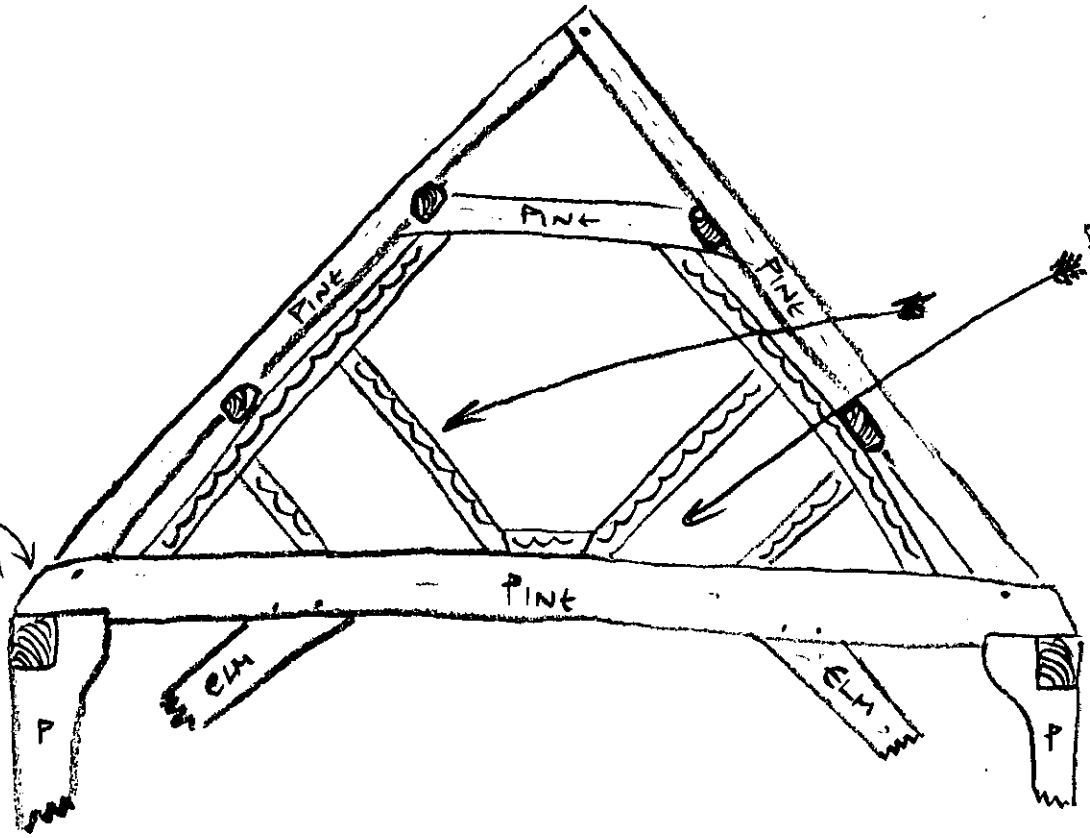
Porch / Wagon Exit (South) opened out. All studs Elm unless labelled

(Internal View)



THE SURVEY II

DETAIL OF TRUSSES BAY I (CRUCK TYPE TRUSSES) CLASPED PURLINS

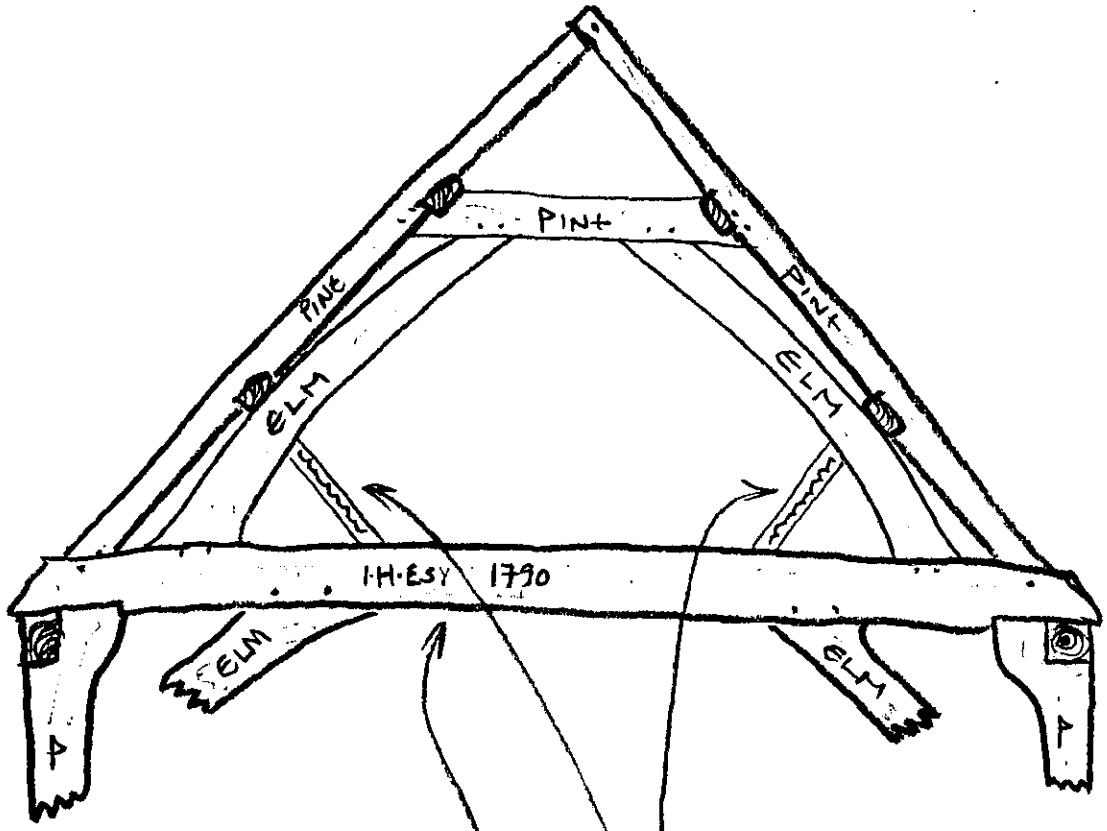



REPLACE AN MODERN TINT

END OF TIE BEAM BADLY ROTTED/- REPAIR

THE SURVEY II ● → N ●

## DETAIL OF TRUSSES BAY II (CRUCK TYPE TRUSSES) CLASPED PURLIN




MAIN TIE BEAM PNT.

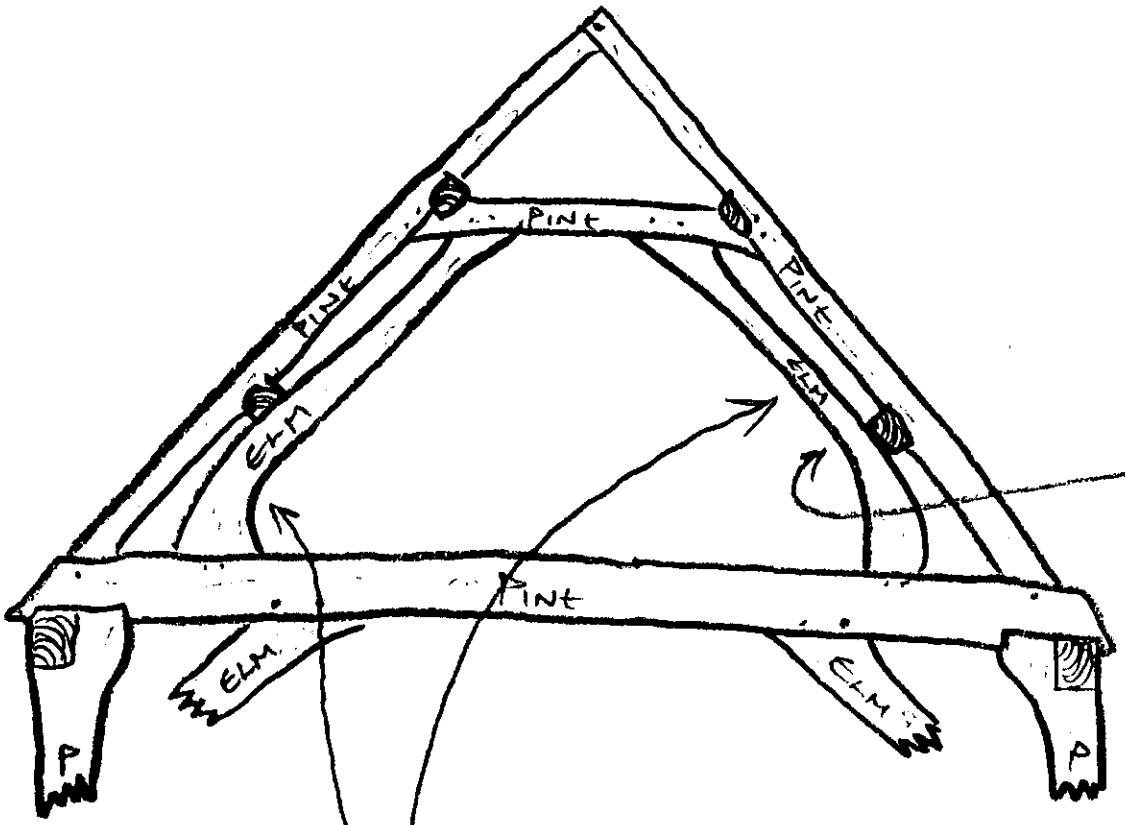
REMOVE MODERN PINE STRUTS: CHECK ELM CRUCKS.

DETAIL OF INITIALS AND DATE

THE SURVEY II

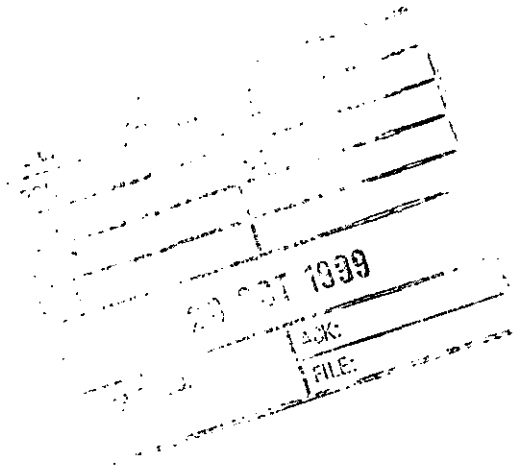
→ N

DETAIL OF TRUSSES BAY III (CRUCK TYPE TRUSSES) CLASPED PURLINS



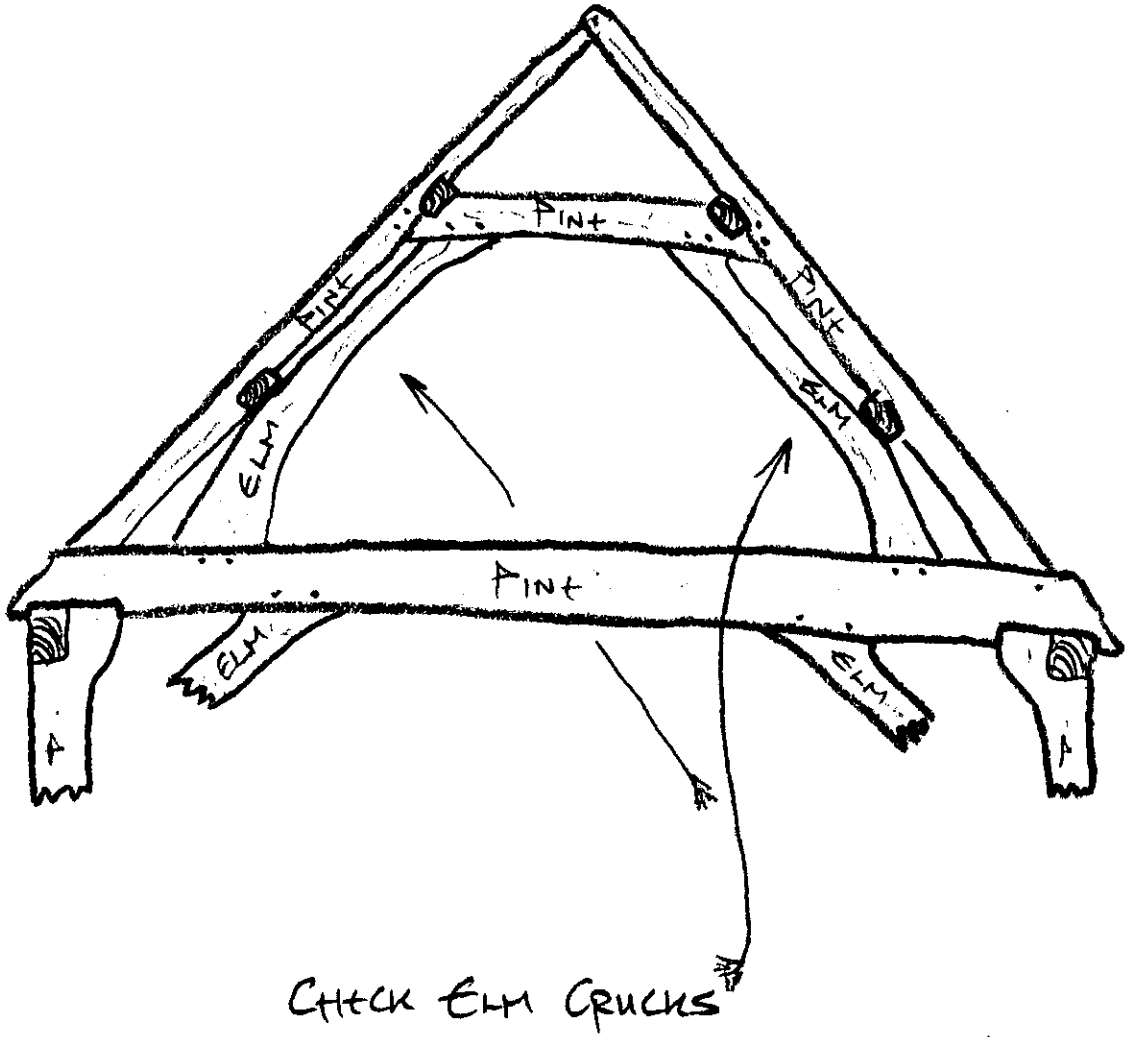

BAD WOOD WORM ATTACK AT THIS POINT

CHECK CRUCKS (ELM)


1999
ASK:
FILE:

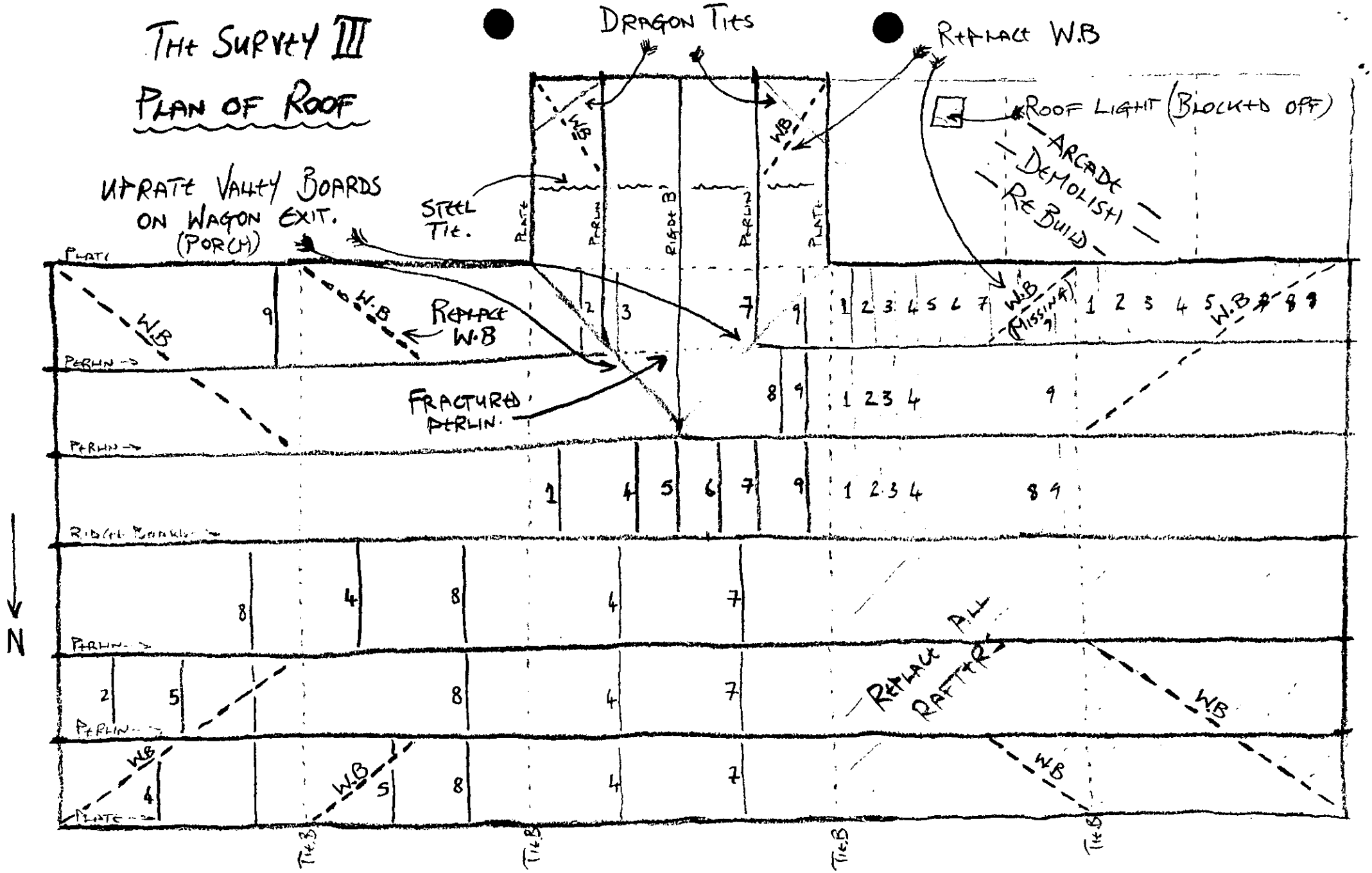
THE SURVEY II

DETAIL OF TRUSSES: BAY IV (CRUCK TYPE TRUSSES) CLASPED PURLINS



# The Survey III

## Plan of Roof



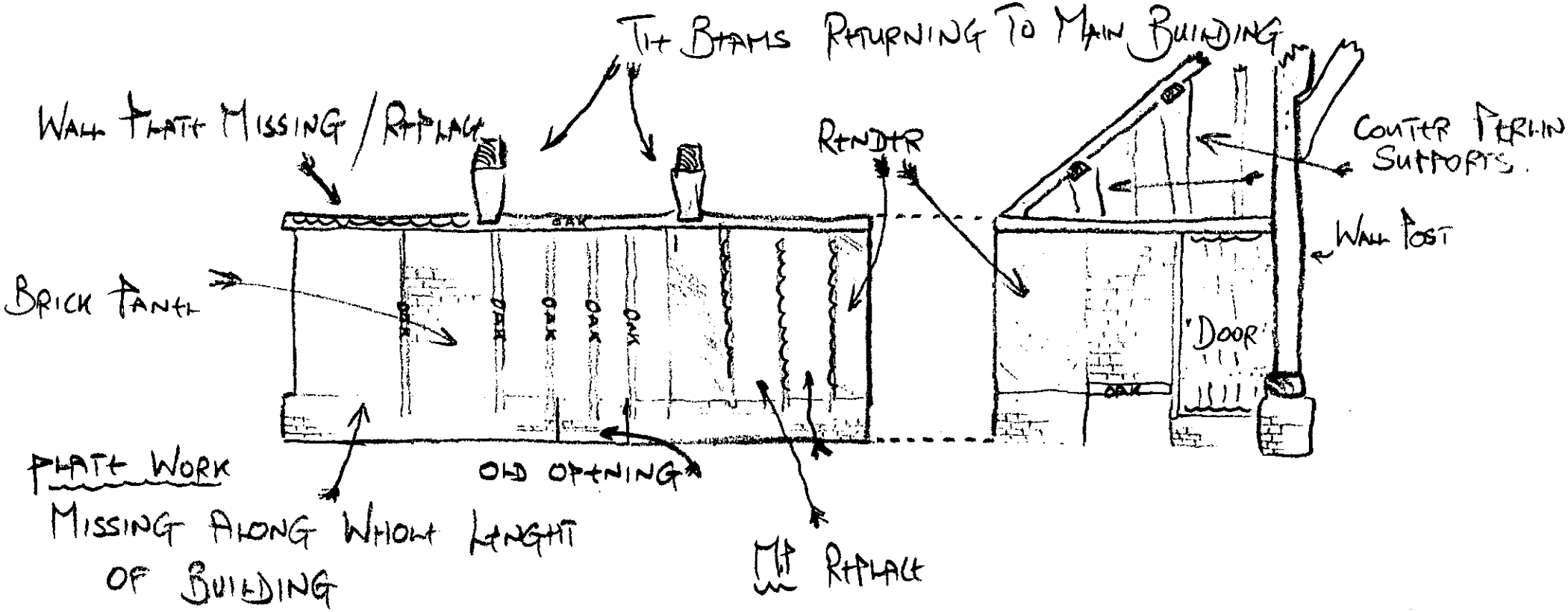

W.B = Wind Brace

All Numbers Denote To Be Replaced

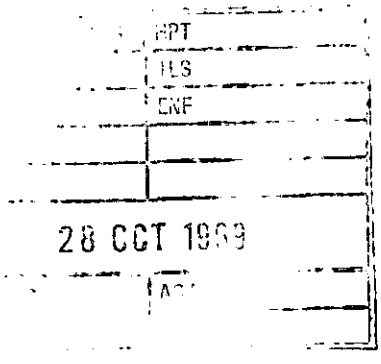
# The Survey IV

## Detail of Walls / Roof In Arcade (Recent Improvements) S.W of Barn

Internal View → Open out.




Comments: Tie Beams In Wrong Position + Plate Missing + Roof Badly Built -


RPT
ILS
CNF
28 OCT 1969

To Clost:

GENRAL COMMENTS:

ON INSPECTION OF PLINTH WALING ROUND BUILDING + NO RECENT MOVEMENT OF FOOTINGS WAS NOTED.

GENRAL CONDITION OF BUILDING - GOOD.

WOOD WORM / DEATH WATCH BEETLE ACTIVE IN ALL ELM TIMBERS - ALTHOUGH BECAUSE ALL TIMBERS ARE 'OVER SPEC' THE STRUCTURAL INTEGRITY OF TIMBERS IS 'SOUND'.

CHARLES BELCHER.

LB/2000/0677
Highfield Barn
Highfield Lane.

Condition Details.

06 - Joinery details - No Details yet.
08 - Door and ramp at entrance - No Details
09 - Stud partitioning - Construction style and Material needed.
10 - Mezzanine floor - Details of construction (not touching existing from) o.k plan No 9930/21. However specific details on appearance and materials not submitted yet.
12 - Repositioning of front posts - no details yet, but this is with conditions 06, 08 + 12.
13 - Details of windows - no details yet.
14 - Materials floor excavation - have agreed with agent that they will contact us

- I explained the no detail was too much. He also wanted to know if they could carry out repairs to the frame. I explained that if the works were truly repairs as agreed by Harold Saunders then they want not be affected by the conditions. However if the works covered anything that has been granted Listed Building consent then they must satisfy the required conditions first.

F/2000/0676.
02 - Materials - will contact us when they are available on site.
03 - Machinery - (Details to be submitted before the machinery is installed.
04 - Vehicle Storage/construction - Details submitted check highways.

08 - Mud off the roads - Explained that we needed to know how they intend stopping any mud from getting on the road to start with.

09 - Landscaping - To be discussed on site when we go out to select the materials.

Condition 16 - Visibility passing places - Check details with Highways. I have also asked for details of any areas of hedging that will be removed relating to Ecology and Archaeology survey.

Notes of meeting of 11 June 2001.

1.) - will attempt to combine the recovered elm boarding into one elevation if possible. The rest will be soft wood to match the stain of the rest of the development.

2- Replacement wall area - Flint with the existing and other old brick used - Pointing

3.) Tiles will be to match the existing handmade rather than the machine made, which if must can be used on the projecting section.

Date: 22 May 2000

To: Case Officer

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We have received Additional Plans for the following planning application:

Application Number: F/2000/0676

Location: R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Proposal: Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.

Applicant: Mr Bush C/O Knott & Shepherd Partnership.

*Case Officer: Heather Morgan*

---

The new plans show the following: Proposed additional passing places and letter of justification. Un-numbered plan entitled 'Existing and Proposed Passing Places.

---

**Comments are required by 01/06/2000.**

***Should you have any queries regarding this application please contact the case officer Heather Morgan on (0118) 974 6446.***

(RING ONE)

1970

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

App No. (Planaps) / F | 2000 | 0696 | (Ludhouse) Date Rec. 12 | 05 | 00

Location: HIGHFIELD FARM, HIGHFIELD LANE, CRAZIES HILL

Parish REMENHAM

Applicant: MR BUSH

Description of attached plans Proposed additional parking places and letter of justification.

Drawing No's: Unnumbered Plan entitled 'Existing and Proposed Parking Places'

## CONSULTEES

**Copies of plans will automatically be sent to Woodley Library, Part 1 Reg., Parish Council, Ward Councillors and the Case Officer unless specified.**

**Please tick which of the following you wish consulted.**

OTHERS: ~~_____~~

Drawing No's

1. NK (Landscape & Trees) _____
2. NK (Env. Design) _____
3. XA (Highways) _____ ✓
4. NF (Building Control) _____
5. BC/DC Liaison _____

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

NEIGHBOURS: ~~_____~~

Date for Responses 10 DAYS

## FURTHER ACTION

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

Redate Application Y / (N) From _____

New Site Notice Y / (N)

New Description _____

CASE OFFICER A.P.M

Consultations Sent by Admin. on 22.05.P5.

Yellow - Part One Copy
Green - Officer's Copy

Tel. (0118) 974 6465 (Direct Line)
E-Mail Harold.Sanders@wokingham.gov.uk
Date. 4 November, 1999
My ref. HS/TAB
Your ref.

Mr Knott
Knott & Shepherd Partnership
Spring Meadows Business Centre
Highfield Farm
WARGRAVE
Berkshire
RG10 8PZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr Knott

**HIGHFIELD BARN : CONVERSION TO BUSINESS UNIT**

Thank you for your letter dated 26 October enclosing the barn survey, existing plans, sections and elevations plus sketches to indicate your initial proposals.

I have passed a copy of this information onto the Development Control Section to comment on the general planning issues resulting from the proposed change of use. I suggest we arrange a meeting when I have received their comments, which I would hope to be within the next two weeks.

Yours sincerely

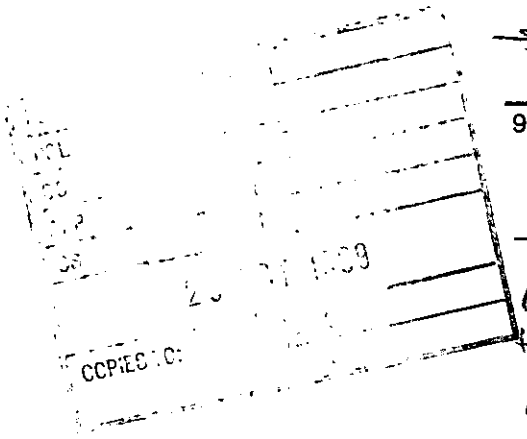
HAROLD SANDERS
Conservation Architect

cc. Senior Planner, Development Control (Wargrave)

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

26 October 1999

Mr H Sanders,
Conservation Officer
Wokingham District Council
*Council Offices*
Shute End
Wokingham
Berkshire
RG11 1BN

Dear Mr Sanders,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT**

Following your visit to site to view the barn, its subsequent listing and our telephone conversation we have had a condition survey carried out of the barn structure, carried out a measured survey and prepared some sketches to indicate the proposals for conversion.

We enclose the following:

1 Barn survey carried out by Mr Charles Belcher.

2 Existing floor plan, drawing 9930/01 and Existing elevations & sections, drawing 9930/02.

3 3 No. A3 sketches indicating Proposal 1, dated 22/10/99.

When you have had a look at these enclosures we would welcome the opportunity to meet with you to discuss the proposals.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc.

cc Mr R Bush

# SITE MEETING 2011

AM – Agreed to check the existing and proposed car parking.
- Single track road → h'ways may have concerns.
- Need to check existing and proposed floorspace.

Need to assess conversion against PPG7.

- Building is capable of conversion etc etc.

Listed Bldg – bulging wall on one elevation. Needs to be attended to.

What other uses for the LB? → Storage only. Agri – no longer a working farm storage → low income – Adequate money for plinths to be re-done and remediation works undertaken to trusses.

- Mr. B – have an end user in mind, one of the existing occupiers. Expansion of their premises.

Not a speculative development.

Office floor space – size of mezzanine has been reduced → less employees and better relationship with the LB.

Original consent – Timber structure of the barn renewed as part of this.

Original consent – H'ways had raised concerns in respect of traffic generation.

Additional passing spaces provided.

Mr. B owns the fields either side → could

| Application No. | Received | Twyford |
|---|---|---|
| 99/70711/F | 29/10/99 | |

**Applicant : R.A.P Developments**
**Location : Builders Yard, Rear of Longfield House, Longfield Road, Twyford**
**Proposal : Proposed erection of 6 two bedroom flats (amendments to consent 96/64118/F)**

1. This application was deferred at the Development Control Sub Committee on 19th January 2000, to allow legal opinion to be sought in respect of the validity of the 1996 consent due to the discrepancies between that site boundary and the boundary on the ground.

2. The original application plans for application 96/64118/F have subsequently proved to be inaccurate. This however does not invalidate the consent but in this case probably makes it unimplementable. What it does mean is that there is a valid consent for what is shown on the application plans. If something is then built which is contrary to those plans it will not have planning consent (provided the difference is material). This is partly why a new application 99/70711/F has been submitted.

3. If the developers attempt to build in accordance with the original consent 96/64118/F it seems they will be unable to comply with the plans to a material degree (unless they were able to purchase additional land).The development would technically not have permission and an enforcement notice could be issued.

4. A ground of appeal available would be that there was no breach of planning control. The Council would need to satisfy the inspector that the degree of difference between the original plans and the development as implemented . is material. On balance this seems likely.

5. An enforcement notice could also be issued if permission is refused for the current application.

6. The important ground of appeal available with either enforcement notice would be that planning permission should be granted. The planning inspector would compare what the Council was prepared to grant in the first place i.e. the original application in accordance with the plans submitted, against the development the subject of the enforcement notice .

7. An examination would be made of the degree of material harm between the two.This would be the determining factor. This would also be the case in an appeal against refusal.

8. The crucial issue is therefore the material harm when comparing the planning consent granted in accordance with the original plans and the current application. Is this sufficient to justify a refusal ?

provide additional spaces if needed
Recent consent for additional parking.
HM – to check if space and requirements.
An additional 18 parking spaces if an additional couple of metres is taken to incorporate into existing concrete yard. (Farm).

I need to assess and get back to them.

Likely to submit an application in the next couple of weeks

- Design – wooden doors likely to be retained as a feature and could be closed if necessary.
  Gable end – all to be glazed
Overall whether or not some of the existing boundary should be kept.

A representative from Woodley Town Council attended the meeting and gave that authority's views on the application..

A local Member attended the meeting and raised concerns regarding over-development of the site.

Members considered details of the Application and it was

**RESOLVED**: That Application No.9970617/F be approved subject to the conditions detailed on pages 1274 and 1275 of the Agenda.

(NOTE: Mr T P Dredge declared an interest and withdrew from the meeting, taking no part in the discussion or the voting thereon).

**165. APPLICATION NO 99/70286//F –PROPOSED FORMATION OF A NEW ACCESS AND STAFF PARKING AREA– 35 BEECHWOOD AVENUE, WOODLEY for NNL BUTCHER ESQUIRE.**

The Sub-Committee considered a report about this application set out on Agenda pages 1279 to 1287.

A local Member attended the meeting and expressed concerns regarding the noise and disturbance which may occur when deliveries were being made.

A representative from Woodley Town Council attended the meeting and gave that authority's views on the application.

Members discussed details of this Application and it was

**RESOLVED**: That Application No.99/70286/F be approved, subject to:

a) the conditions set out on page 1281 of the Agenda;

b) i) the amendment of condition 3 by the insertion of the words "and not by visiting members of the public" after the word "surgery";

ii) the amendment of condition 6 to read "no construction work of any sort shall take place other than between the hours of 8:00am and

Tel. (0118) 974 6465 (Direct Line)
Fax. (0118) 974 6490
Email. Harold.Sanders@wokingham.gov.uk
Date February 18, 2002
My ref. HS/PP

Mr Bush
c/o Knott & Shepherd
Spring Meadows Business Centre
Highfield Farm
Wargrave
Reading RG10 8PZ

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
http://www.wokingham.gov.uk

Dear Mr Bush

**PLANNING APPROVAL NO. F/2000/0676**

Thank you for your letter dated 4 September 2001.

I can only apologise for the long delay in replying and the problems you have experienced in your endeavours to resolve the discharging of the conditions.

To clarify the present position, I have listed each condition and noted what we believe to be the current situation in relation to the planning application no. F/2000/0676. A similar letter for the Listed Building application will be forwarded.

Condition 1 – Time Limit:
No action required other than any new works must commence within 5 years.

Condition 2 – External materials and window and door details:
Roof covering to be reclaimed and second hand clay tiles; Boarding to walls to be as drawing no. 9930/16, to match dimension of original boards; Reclaimed flint and brick plinth as drawing no. 9930/14; Windows – softwood to profiles as drawing no. 9930/16; Doors – softwood to profiles as drawings no. 9930/W/SK1 and SK2.

Condition 3 – Air moving Equipment:
Details as outlined on drawing no. 9930/25A are acceptable; the external ducting and plant should be matt black.

Condition 4 – External Lighting:
Extent and desirability to light external areas still to be determined by client.

Condition 5 – Use:
No action required.

Mr Bush

February 18, 2002

Condition 6 – Time constraint of work:
To be observed.

Condition 7 – Working Facilities:
Previously agreed.

Condition 8 – Mud and Debris:
Previously agreed.

Condition 9 – Landscape Proposals:
Previously agreed, 11 June 2001. Landscape proposals drawing 9930/18.

Condition 10 – Landscape Season of Planting:
To be observed.

Condition 11 – Works to existing trees, hedgerows and shrubs:
To be observed.

Condition 12 – Further Development:
To be observed.

Condition 13 – Direct Sales:
To be observed.

Condition 14 – Barn Doors on North Elevation:
To be retained.

Condition 15 – Parking:
As drawing no. 9930/18.

Condition 16 – Section 278 Agreement:
I understand your client has checked the Agreement and has, or is about to, sign it and return it to us.

I consider that all the above conditions can be discharged. Condition 16 appears to be the only outstanding issue and I understand that we will be able to discharge this shortly.

Yours sincerely

M L THORP
Principal Development Control Officer

finalised

# DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

## CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

| SITE DETAILS | | CASE OFFICER |
|---|---|---|
| PLANNING APPLICATION NUMBER | H/2000/0676 + LB/2000/0677 | HM |
| BUILDING CONTROL NUMBER. | FP 2000/1589 Andy | |
| ~~APPLICANT~~/AGENT | Knott + Shepherd Partnership | |
| ADDRESS OF SITE | The Barn Highfield Farm Cozens Hill. WARGRAVE | |
| DESCRIPTION OF PROPOSED WORK | Conversion + refurbishment of barn including addition of mezzanines to form office building (B1) use | |

| DRAWING NUMBERS | BC | DC |
|---|---|---|
| BLOCK PLAN | location | 9930/13 |
| ELEVATIONS | 9930/21 | 9930/10 C |
| FLOOR PLANS | 9930/W/20 | 9930/10 C |

| CHECKLIST | 1ST CHECK | 2ND CHECK |
|---|---|---|
| PERMITTED DEVELOPMENT | | |
| APPLIC. NECESSARY-NOT RECEIVED | | |
| APPLIC.RECEIVED & APPROVED | 2/11/00. | |
| APPLIC.RECEIVED-NO DECISION | | |
| APPLIC.REFUSED | | |
| DIFFERENCES BETWEEN DC/BC DRAWINGS | None | |
| IF YES, WHAT ARE THE DIFFERENCES ? | | |
| DATE | 28/2/01 | |

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

| | |
|---|---|
| COMMENCED ON SITE | |
| NO PLANNING DECISION | |
| NO PLANNING APPLICATION | |

Additional passing places are considered adequate to ensure highway safety will not be prejudiced.

6. **Recommendation** –

**F/2000/0676**

GRANT planning permission, subject to the following conditions:

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

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

3. Details, including acoustic specifications, of all fixed plant, machinery and equipment associated with air moving equipment, compressors, generators or plant or equipment of ~~like kind~~ shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. No such fixtures shall be installed ~~otherwise~~ than in accordance with the approved details.

a similar nature

4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

5. The premises shall be used for offices and for no other purpose (including any other purpose in Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification).

6. Works related to the construction of the development hereby granted, including works of demolition or preparation prior to building operations, shall not take place other than between the hours of 8 am and 7 pm Monday to Friday and 8 am to 1.30 pm Saturdays and at no time on Sundays or Bank or National Holidays

7. Prior to commencing work on site, provision shall be made to accommodate all site operatives' visitors and construction vehicles loading, off-loading, parking and turning within the site during the construction period, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The provision should be maintained and used at all times.

8. Precautions shall be taken for the duration of the construction period to prevent the deposit of mud and similar debris (including blown litter) on the adjacent public highways, in accordance with details to be submitted to and approved in

writing by the Local Planning Authority prior to the commencement of development.

9. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development; the approved landscaping scheme (with the exception of planting, seeding and turfing) shall be implemented prior to the occupation of any of the building(s) hereby approved and retained.

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

11. No trees, hedgerows or shrubs within the curtilage of the site, except those shown on the approved plan(s) or otherwise clearly indicated in the approved details as being removed, shall be felled, lopped or pruned, nor shall any roots be removed or pruned without the prior consent of the Local Planning Authority during development and for a period of five years after completion of the development hereby approved. The branch structure and trunks of the trees to be retained and their root systems shall be protected from any damage during site works, in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority. Any trees, hedgerows or shrubs removed or which die or become dangerous, damaged or diseased before the end of a period of five years after completion of the development hereby approved shall be replaced with new trees, hedging or shrub species (of such size species and in such number and position as maybe agreed in writing), before the end of the first available planting season (1st November to 31st March) following their loss or removal.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved in writing by the Local Planning Authority.

13. No direct sales shall be carried out from the units the subject of this permission.

14. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in perpetuity.

15. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The

16. Development shall not commence on the conversion works until the parking places shown unnumbered Dwgs received on 12/5/00 and 9/10/00 have been completed to the satisfaction of the LPA and the additional spaces to be agreed by the LPA

delegated

vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. 14.To ensure that the external appearance of the building is satisfactory
3. To ensure that such fixtures do not cause disturbance to neighbouring properties.
4. 9.10. In the interests of visual amenity.
5. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.
8. In the interests of highway safety and convenience
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To help prevent an intensification of development in a rural area and in the interests of visual amenity.
13. In the interests of amenity and to prevent inappropriate use of the site.
15. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

16. See 15

Informatives

Reference should be made to the legal agreement under Section 106 of the Town and Country Planning Act 1990 the contents of which relate to this .

The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

You are advised, in compliance with *The Town & 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 C4, BU1, EN4, T7, EN1.
Deposit Draft Wokingham District Local Plan policies WGB4, WRE2, WRE4, WHE13, WRE2, WT4, WOS3, WBE1.

**LB/2000/0677**

GRANT listed building consent subject to the following conditions:

| Applicationo | Name & Address |
| --- | --- |
| F/2000/0676 | Mr & Mrs G Mealing<br>6 Clifton Rise<br>Wargrave<br>Rg10 8BN |
| F/2000/0676 | Mrs S Turnbull<br>4 Holly Cross<br>Crazies Hill |

App. approved
Letter sent 08/11/00

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 2nd November 2000.

Your ref. DFM/lp5833/S701

My ref. TC/P13/22971

Mr D McCaffery
Buchanan Consulting Engineers
Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Mr McCaffery,

**PLANNING APPLICATION 2000/0676**
**PROPOSED CONVERSION OF HIGHFIELD BARN, WARGRAVE.**

I refer to your letter dated 6th October 2000 and apologise for my delay in replying.

Thankyou for enclosing a plan and detailed drawing of the proposed passing places to the north of Highfield Farm. I can confirm that with the provision of these passing places together with those to the south of Highfield Barn as indicated on your previous plan enclosed with your letter of the 11th August, the Highway Authority will recommend that the application now be approved. Please note that the precise location and construction details of the passing places will need to be agreed with the Highway Authority prior to any works commencing.

If you require any further assistance, please contact me on the above telephone number.

Yours sincerely,

T. Callaghan
Team Leader Highways Development Control.

Cc: Heather Morgan Senior Planning Officer

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk

Directors
Philip Rudd BEng MSc CEng MICE FIHT
Patrick Gurner BSc CEng MICE
Malcolm Buchanan MA MSc MICE MCIT
Nicholas Bursey MSc MIHT MCIT
Samuel Carson BSc DMS CEng MCIWEM MIEI
Andrew Whittingham BSc MSc CEng MICE

Associates
Simon Blinkhorne BSc MCIT MIHT MILT
Simon Purcell BSc MSc CEng MICE MCIWEM
Glenn Charles BEng CEng MICE MIE (Aust)

Mr T Callahan
Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

Our reference: DFM/vli5878/S701

11 August 2000

Your reference:

Dear Mr Callahan,

**Planning application number 2000/0676**
**Proposed conversion of Highfield Barn, Wargrave**

I refer to our telephone conversation yesterday in which we discussed your Authority's response to the above planning application. I also refer to the letter dated 13 March (ref. NT/DF/P1317844) from your colleague Mr Trotter.

The planning application seeks permission to convert the existing Listed barn to use as a B1 business unit. The floor area of the barn is approximately 200 m2 and the planning authority have waived the normal car parking requirement.

You will be aware that the previous consent for the conversion of other farm buildings resulted in the provision of several passing places along the lane leading to Highfield Farm. These passing places appear to be effective and there is no visible evidence of vehicles overrunning the soft verges. The traffic that would be generated by an additional 200 m2 of business use without any additional car parking is likely to be a maximum of 4 two way trips in the peak hours which will result in a negligible affect on the safe operation of the access road and other roads in the vicinity.

Notwithstanding the above, there would appear to be scope for further, better located passing places along the lane leading to the site: these are shown indicatively on the attached location plan. If your Authority considered it beneficial, my client would be willing to implement these additional works as part of this planning application.

I look forward to your comments on the above. Please do not hesitate to contact me if you have any queries.

Yours Sincerely

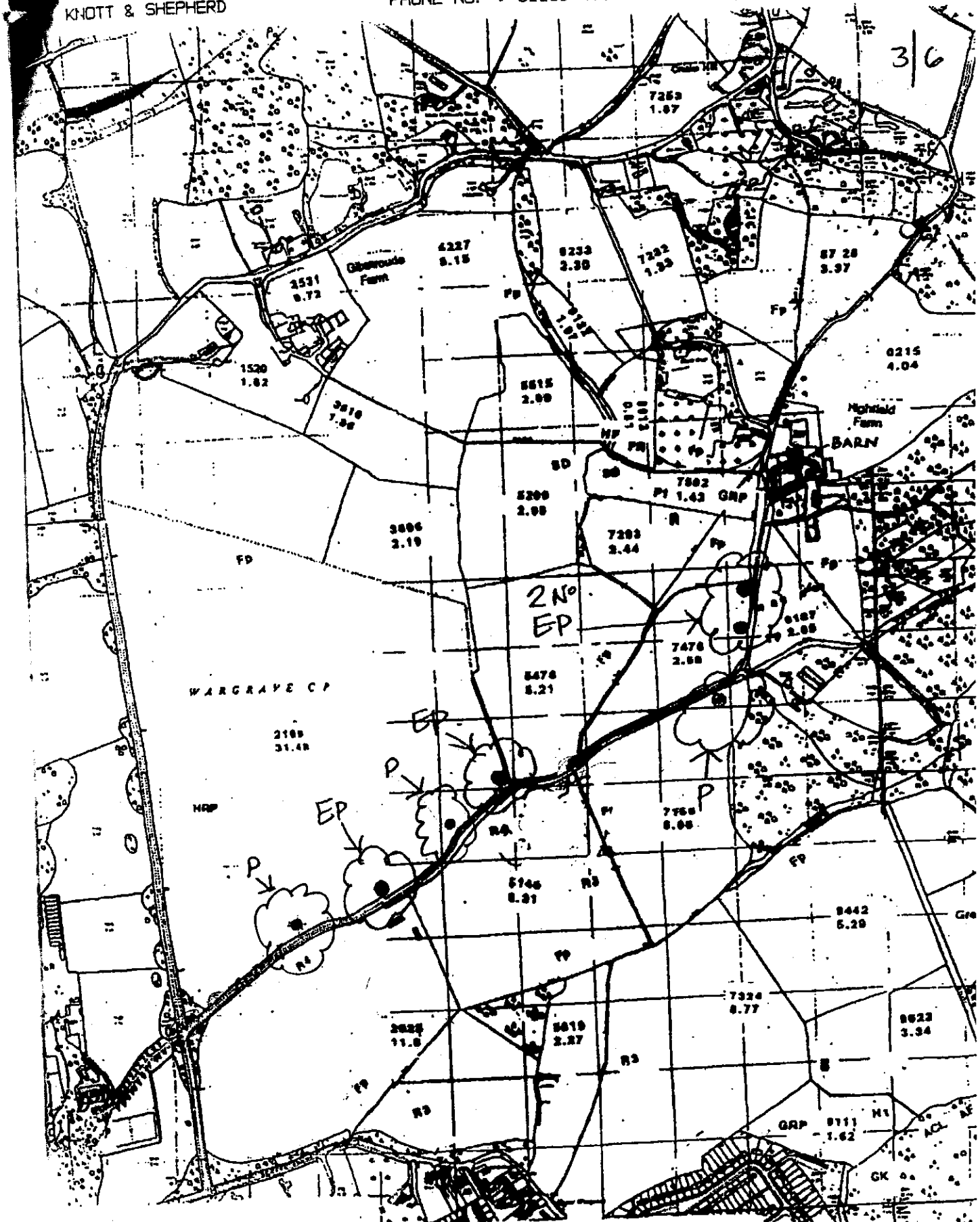
Dermot McCaffery

CC Mr M Shepherd - Knott & Shepherd

| | |
|---|---|
| FILE REF P 13. | Y/N |
| CUSTOMER FIRST REF 21852. | T.L.C.S. T.L.W.S. |
| DATE REC'D 14 AUG 2000 | T.L.H.O. T.L.H.D. |
| ACK | T.L.G.M. |
| ANS'D 3/10/2000 | T.L.A.S. |
| FILED 5/10/00 | T.L.T.S. E.P.O. |

Consultant
Sir Colin Buchanan CBE DSc FRTPI MICE RIBA
Buchanan Consulting Engineers Limited
Registered in London No. 2432841 Registered Office: Newcombe House, 43-45 Notting Hill Gate, London W11 3QD

3/6




● Existing passing place EP.

◉ Proposed new passing place P.

HIGHFIELD FARM.

CRAZIES HILL. WARGRAVE.

PASSING PLACES Scale approx

**Received by Wokingham District Council**

# Application No: F/2000/0676

**Proposal:**
Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.

**Location:**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, 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. closed all day Wednesday). If you intend to view this application at Woodley Library (see details above) please allow 4 days from the date of this letter for delivery of plans.**

***Comments should be sent in writing QUOTING THE APPLICATION NUMBER to* the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 30/03/2000. 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**

**Application Nos.** **Received** **Wargrave**
**F/2000/0676 &** **16.02.00**
**LB/2000/0677**

**Applicant :** **Mr Bush c/o Knott and Shepherd Partnership**
**Location :** **Highfield Farm, Highfield Lane, Crazies Hill**
**Proposal :** **Proposed change of use of redundant farm building to (B1) office use and alterations including mezzanine floor**

1. **Planning History** – The site lies within the Green Belt along a single track road with passing places. It forms one side of a courtyard, the other buildings having been converted to office uses in the past. Parking is provided within the courtyard and to the south, in what was previously a concreted yard. The barn has a brick and flint base with weatherboarding, and was recently listed (Grade II).
   39447 – Change of use of redundant agricultural buildings to B1 use.
   Granted 1/7/92. (Total floor area 298 $m^2$).
   44218 – Change of use of additional redundant farm buildings to B1 use (Units 1A and 8).
   Granted 9/6/95. (Additional floor area 41$m^2$).
   97/65647/T – Proposed change of use of yard to car park.
   Granted 5/9/97. (32 car parking spaces in total. No new floorspace involved).

2. **Proposal** – is for the conversion of a redundant listed barn to additional office accommodation. The barn is used for ad hoc storage unrelated to the agricultural holding. The proposal would provide an additional 285m2 of floorspace with the addition of mezzanine floors on either side of the central area. No additional parking is proposed as adequate provision exists on site. No extensions are proposed to the barn. The application is before committee due to the need for a S106 agreement.

3. **Consultations** -
   - ***Wargrave Parish Council*** – No objection.
   - ***Highways*** – In view of the additional information/correspondence regarding additional passing places, there is no highway objection subject to a legal agreement regarding the provision of passing places, the implementation of the extant planning permission for additional parking spaces and the retention of theses spaces in perpetuity.
   - ***Policy and Plans*** – Principle of development is allowable under WGB1 provided it retains the open and undeveloped character of the Green Belt. As there is a re-use of the building employment use is preferred under WGB4 but there should be no significant intensification at the site. There should be no adverse traffic generation. Need to ensure there is no detrimental impact on the listed building. No objection on employment policy. Unlikely objection in terms of WGB1, seek advice re highways and listed building.
   - ***Trees and Landscape*** – application is not acceptable as it lacks sensitivity to the environment shown in the provision of car parking and at the site entrance. The present car parking and new proposals have a bleak entrance. Need to

submit a landscaping scheme to enhance the site entrance and the small vulnerable copse immediately to the side of the parking area.

- ***Neighbour notifications*** – One letter. Intrusive into the rural countryside, narrow country lane is totally unsuitable, unsustainable location, need an agreement to ensure no new agricultural buildings are erected.
- ***Conservation Officer*** –The general principle of design are acceptable. The barn was listed in July 1999 with the support of the owner. Works would only be carried out to high standards of conservation. The introduction of mezzanine accommodation at the ends retains the 'cathedral like' volume in the centre.

4. **Appraisal** – the main issues are considered to be

   A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policies WGB4 and WRE2 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   B. Rural Employment (Policy BU1 of the Berkshire Structure Plan, Policies WRE2 and WRE4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   C. Impact upon the Listed Barn (Policy EN4 of the Berkshire Structure Plan, Policy WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   D. Impact upon highway safety (Policy T7 of the Berkshire Structure Plan, Policies WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   E. Impact upon residential amenity (Policy EN1 of the Berkshire Structure Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

A. Impact on the Green Belt

The site lies within the Green Belt and the pertinent policies are set out below. Policy WRE2 of the Wokingham District Local Plan (Deposit Draft) as modified applies to issues of rural diversification and policy, WGB4, covers the re-use and adaptation of buildings in the Green Belt.

The listed barn is in good structural condition and is capable of conversion without significant alterations. No additions are proposed to the building and the alterations would have no greater visual impact on the countryside than the existing courtyard complex. The barn forms the fourth side of the courtyard and is a natural progression. The form, bulk and design of the building would not affect the visual amenity of the countryside. The barn is currently used for informal storage (not agricultural) and its conversion would not require the erection of substitute agricultural buildings.

The issues of cumulative impact and levels of activity in terms of traffic generation are dealt with below. The principle of re-use for employment is acceptable in policy terms, it will allow the retention for a listed barn and will not detract from the character of its rural location.

B. Employment

The proposal seeks to provide an additional 285 m² of office floorspace. Policy BU1 of the Berkshire Structure Plan adopts a cautious approach to new employment generating development. Acceptable development should normally be under 300 m². Whilst the development lies outside the identified settlement and does not fully comply with the above policy, it would ensure the retention of a Grade II listed building. The proposal keeps the agricultural character and minimal external alterations are proposed. These benefits outweigh the policy objection in terms of floorspace.

The existing units have allowed rural diversification to take place and provide a mix of small units for local businesses. The applicants have indicated that one of the existing occupiers wishes to take the barn conversion, and it is proposed for another business in the complex to take the unit which would then become vacant. This complies with the aims of WRE2 to encourage re-use for employment purposes.

C. Impact upon the Listed building

The barn which is to be converted is Grade II listed. Whilst it is structurally sound, the plinth round the structure needs replacing. The agents have indicated that the use of the building for informal storage provides inadequate revenue for the works needed. The scheme proposes to retain the barn in full, and few alterations are proposed externally. Small windows are proposed at ground and first floor on the northern elevation and glazed double height windows in the southern elevation. Minor windows are also proposed on the eastern and western elevations. Notwithstanding the insertion of the above windows, it is considered that the character of the barn like structure is maintained. The weatherboarding and tile roofing is to be kept.

The scheme will result in the installation of a mezzanine level, and the applicants have stated this is needed in order to make the scheme financially viable. The mezzanine is split into two sections which enables the central space defined by the main entrance to be retained. It is considered that even with the mezzanine floors the open feel of the barn will be retained and will allow clear views of the whole building. In order to achieve 2 levels of office accommodation, the floor levels will need to be lowered. This will not affect the structure of the building as long as the works are carried out with care.

The conversion will ensure the retention of the listed building with minimal intervention. It would preserve the character of the listed building and allow works to be undertaken to ensure the permanent retention of the barn.

D. Traffic generation and parking provision

The existing floor area of the business units is 339 m². The proposal would result in an additional 285 m². The applicants have indicated that the number of

staff would increase from 12 up to 22. The application site lies on Crazies Hill Road which links from north of Wargrave through to Cockpole Green. The vast majority of the road from Wargrave to north of the site is single track with several passing places. The road serves a number of residential dwellings, plus Spring Meadows Business Centre. It is considered reasonable to assume the majority of traffic along the road is likely to be generated by the existing office uses. The applicants have offered to provide additional passing places both to the north and south of the site.

Notwithstanding the increase in traffic levels associated with the development, the provision of passing places on land within the applicants ownership are considered adequate to ensure the safety of highway users is not prejudiced. Subject to a legal agreement to ensure this, no objection is raised.

The scheme proposes the provision of 25 parking spaces in total. The total floorspace proposed is 624m2. If the Council's parkign standards are applied at a rate of 1 space per 25m2, then the development overall requires 25 spaces. If the conversion is considered in isolation then an extra 12 spaces would be reuired in excess of the 23 spaces provided on site under the existing consents. The resultant 37 spaces would exceed policy guidelines. On this basis, the provision of 25 spaces altogether is deemed to be acceptable.

As such, the proposal would comply with policies WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.

Higways have advsied that the passing places which are on highway land can be dealt with separately under a S 278 asgreemtn and do not need to be included in a S 106 agreement. The S278 does not need to go to committee.

E. Impact upon residential amenity

Four small first floor windows are proposed facing the farmhouse. The garden of the farm is concentrated to the front and to the north, and will not be affected by the introduction of the windows. Whilst there is a possibility for some loss of privacy to bedrooms the applicants own the adjacent dwelling and have no objection to these windows. The dwelling will be unaffected by noise from cars as the parking spaces are located to the southern side of the courtyard complex.

5. **Conclusion** – Policy WGB4 of the Wokingham District Local Plan (Deposit Draft) states the re-use and adaptation of rural buildings is acceptable in principle subject to meeting a number of criteria. The conversion of the barn will represent a natural conclusion to the development which already exists. There will be no greater impact upon the Green Belt and the proposal would allow for diversification within the rural economy. The alterations to the grade II listed building proposed are minor and the large open central vaulting will be retained to its fullest possible extent. Whilst the development represents a considerable increase in floorspace, it is not considered the additional traffic would be sufficient to refuse an application upon the grounds of highway safety or impact upon the character of the Green Belt by reason of intensification of use.

Additional passing places are considered adequate to ensure highway safety will not be prejudiced.

6. **Recommendation** –

**F/2000/0676**

GRANT planning permission, subject to the following conditions:

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

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4. No external lighting shall be installed on the site or affixed to any buildings on the site unless the Local Planning Authority has first approved in writing details of the position, height, design and intensity.

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writing by the Local Planning Authority prior to the commencement of development.

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

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Development shall not commence upon delegated
the conversion works until the parking
places shown on Dwg no
to the satisfaction of the LPA have been completed and the additional space
vehicle parking and turning space shall be permanently maintained and used for to be agreed
no other purposes. by LPA

18.

Reasons

1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.
2. 14.To ensure that the external appearance of the building is satisfactory
3. To ensure that such fixtures do not cause disturbance to neighbouring properties.
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5. In granting this permission the Local Planning Authority has had regard to the special circumstances of this case and wishes to have the opportunity of exercising control over any subsequent alternative use.
6. To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.
7. To prevent queuing and parking off site, in the interests of highway safety and convenience.
8. In the interests of highway safety and convenience
11. The existing trees/hedgerows/shrubs represent an important public visual amenity in the area.
12. To help prevent an intensification of development in a rural area and in the interests of visual amenity.
13. In the interests of amenity and to prevent inappropriate use of the site.
15. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

16. See 15

Informatives

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The applicant is reminded that this relates to planning permission only and does not constitute approval under any other legislation including Building Regulations. To obtain advice on current Building Regulations the applicant should contact the Building Control Section of the District Council's Planning Department.

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Deposit Draft Wokingham District Local Plan policies WGB4, WRE2, WRE4, WHE13, WRE2, WT4, WOS3, WBE1.

**LB/2000/0677**

GRANT listed building consent subject to the following conditions:

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

2. Seven days notice of the commencement of the work and development hereby approved shall be given in writing to the Conservation Officer at Wokingham District Council.

3. No demolitions, stripping out, removal of structural elements, replacement of original joinery or fittings and finishes shall be carried out except where shown and noted on the approved drawings.

4. All rainwater goods and external pipework shall be of cast iron and be of a matt black finish.

5. All new external doors and windows shall be painted timber.

6. Detailed drawings and/or samples of materials, as appropriate, in respect of the new joinery, including full sized moulding profiles, shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun and the work shall not be carried out other than in accordance with the approved drawings and samples.

7. All new works and works of making good to the retained fabric, whether internal or external, shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.

8. Full details, including construction, of the new door and the external ramp in the western elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

9. Details of all the new internal studwork, including how it is to be attached to existing plinth walls and infilling of door openings shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

10. Full details of the construction of the mezzanine areas including how the columns are to relate to the walls and floors (including foundations) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

11. The existing full height barn doors on the northern elevation shown on the approved plans shall be retained in situ.

12. Details of the repositioning of the existing posts comprising the main existing entrance on the southern elevation shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the

work shall not be carried out other than in accordance with the approved drawings and samples.

13. Details of the precise location of windows and doors, including their relationship to existing vertical frame members shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

14. Detailed drawings of the method of excavation of the internal floor of the building and the construction of the new brick and flint plinth, including material samples) shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of development and the work shall not be carried out other than in accordance with the approved drawings and samples.

Reasons

1. In pursuance of Section 18 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
2. To help ensure the satisfactory control of the work to the listed building.
3. To preserve the architectural integrity of the listed building.
4. 5.6.7.8.9.10.11.12.13.14. In order to safeguard the special architectural or historic interest of the building.

Informative

The works hereby approved are only those specifically indicated on the approved drawings. Any additional works may require a further listed building consent.

Heather Morgan

## Anna Cronin

**To:** Gibstroude@aol.com
**Cc:** Karen Satterford; John R Mitchell; frank_browne@perpetual.co.uk; setherid@lhr-sys.dhl.com; Heather Morgan; Tom Callaghan
**Subject:** To Dick Bush re Planning Application at Highfield Farm

Dear Mr Bush

Your email to Cllrs Browne & Etheridge has been passed to me for reply. John Mitchell is on leave this week. I hope the following comments are helpful.

As I understand it, agreement has been reached between you, the planning case officer Heather Morgan, and Tom Callaghan in Highways regarding suitable passing places. One of them is on land which is not in your control, and therefore its installation cannot be controlled through a planning condition. However, I have spoken to Highways and it can be dealt with through a Section 278 agreement under the Highways Act, which does not have to be approved by the Development Control Committee.

As the application itself is delegated, and would only have to go to Committee if **either** members "listed" it, **or** it involved a Section 106 agreement including money, the way is now clear to deal with the application under delegated powers. Officers will do this unless they hear to the contrary from Councillors before 1st November.

I understand that there are two existing areas of car parking at the site: spaces by the originally converted units, and nine spaces on a concrete hardstanding approved in 1997. As no additional spaces are proposed with the barn conversion it will be important for the acceptability of the scheme that the two areas, which total 32 spaces, are retained for parking. This can be controlled through a planning condition on the current application, as all the land involved is in your ownership.

I hope this helps; if you have any further queries please contact either Heather Morgan, or John Mitchell as I shall be out of the office on Monday.

Anna Cronin, Head of Planning & Transportation

26/10/00

① Spoke to Anna C re the S106 proposed for this site. ① Passing places ② Implem. of '97 consent ③ retention spaces

① Spoke to TC - agreed as the passing places are all within the applicants ownership and it all falls on highway land then it is possible to do the works under a S278 agreement which does not need to go to committee.

② + 624 m² proposed floorspace in total.

③ 259 m² new - 12 spaces.

340 m² existing consents - 23 spaces (14 spaces policy)

Proposed development shows 23 spaces, including the area which has consent for implementation.

Email from applicant states the '97 consent has been implemented (although its difficult to establish this as the area is a concrete yard).

If the car parking proposed is in the red line of the application site then the parking proposed can supersede the '97 consent (if implemented)

If in the blue line, then we need to establish if the parking can be conditioned and ensure that its retained in perpetuity as there's no condition on the '97 consent.

AC thinks there must be some way of doing this.

**Buchanan Consulting Engineers**

**An Associated Company of Colin Buchanan and Partners**

**Newcombe House**
**43-45 Notting Hill Gate**
**London W11 3QD**
**Telephone 020-7309 9055**
**Fax 020-7309 9056**
**E-mail london@buchanan-cc.co.uk**

PLANNING SERVICES RPT 35831
DC CHP ENF
CS
27 OCT 2000
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**Fax Message**

To : WOKINGHAM DISTRICT COUNCIL – PLANNING
Fax Number : 0118 974 6484
Attention of : ~~HEATHER~~ MORGAN
From : Dermot McCaffery.
Date : 26.10.00
Subject : Highfield Farm Wargrave

Number of pages including this one : 2 Job No : 8701.

Heather,

I am informed that Tom Callahan has requested a S106 agreement relating to the provision of parking spaces approved under a previous planning application.

I would appreciate the opportunity to discuss this with you.

Dermot.

Agreed a condition re parking and S278 agreement for passing places.
DCPM 27/10/00

cc Peter Knott – Knott & Shepherd. 0118 940 1742

**Original:** to file ☐ to originator ☐ destroy ☐

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-cc.co.uk

Directors
Philip Rudd BEng MSc CEng MICE FIHT
Patrick Gurner BSc CEng MICE
Malcolm Buchanan MA MSc MICE MCIT
Nicholas Bursey MSc MIHT MCIT
Samuel Carson BSc DMS CEng MCIWEM MIEI
Andrew Whittingham BSc MSc CEng MICE

Associates
Simon Blinkhorne BSc MCIT MIHT MILT
Simon Purcell BSc MSc CEng MICE MCIWEM
Glenn Charles BEng CEng MICE MIE (Aust)

Mr T Callahan
Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

Our reference: DFM/lp5911/S701

Your reference:

26 October 2000

**By Fax 0118 974 6313**

Dear Mr Callahan

**Highfield Farm, Wargrave**

I understand from my client that you have made a positive recommendation to the Planning Officer on the application for the conversion of Highfield Barn following our recent site meeting.

Apparently your recommendation requires a S106 agreement to secure the proposed passing places. This would seem to be excessive as all of the land required for the works is within the highway and can therefore be properly secured by the imposition of a Grampian condition. You will be aware that paragraph 12 of Circular 11/95 "The use of Planning Conditions" advises local planning authorities to use conditions rather than S106 agreements. We also discussed the appropriate wording of a Grampian condition during our site meeting.

I would be grateful if you could confirm to Heather Morgan that after considering the above, a S106 agreement will not be required.

Yours sincerely

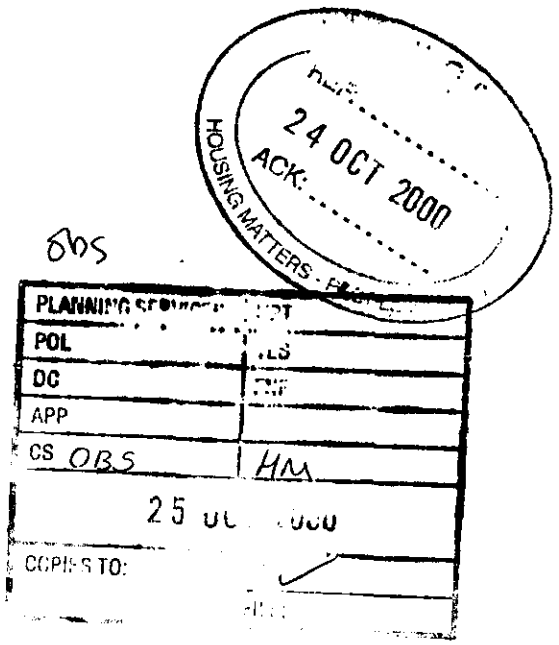
**Dermot McCaffery**

cc: Peter Knott - Knott & Shepherd
Heather Morgan - Wokingham DC

Consultant
Sir Colin Buchanan CBE DSc FRTPI MICE RIBA
Buchanan Consulting Engineers Limited
Registered in London No. 2432841 Registered Office: Newcombe House, 43-45 Notting Hill Gate, London W11 3QD

PLANNING
DEVELOPMENT
CONTROL

**4 Holly Cross**
**Crazies Hill**
**Reading**




20 October 2000

ST/ls

Wokingham Housing Department
Wokingham District Council
Shute End
Wokingham
Berks

Dear Sirs,

**Planning Application No.** 2000/00676.

I would like to voice my concern on the proposed plans for Highfield Farm, Crazies Hill, Wargrave, which involve expanding the Business Park. There has already been a large increase in the volume of traffic in Highfield Lane. As you are aware, this is extremely narrow and twisting road. For quite some distance there is only room for one car to pass, and it is a road frequented by horse riders, cyclists and walkers. The Business Park also has deliveries, and many of the cars are driving far too fast for such narrow country roads. I really feel any extra units will cause even greater traffic problems on a road certainly not designed for heavy traffic.

I hope you will take this into consideration when viewing the planning application.

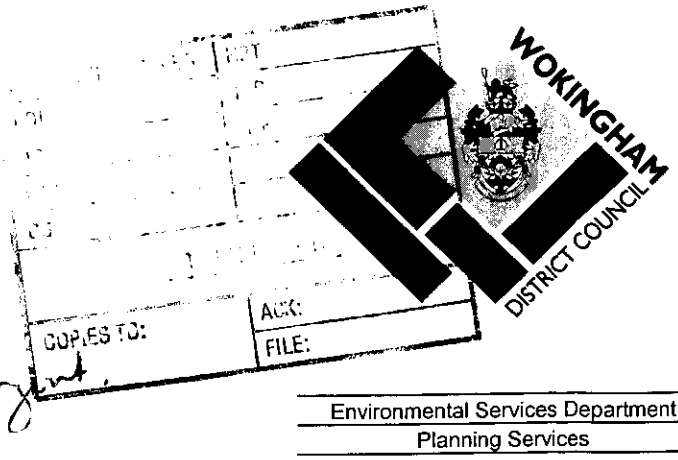
Yours faithfully,

Mrs S TURNBULL

Tel: (0118) 974 6446

Date: 18/7/00

My ref: F/2000/0676




**CONFIDENTIAL**

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN

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/2000/0676**
**R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.**
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

I write to let you know that the above mentioned application has been recommended for [redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 28/7/00

Yours faithfully

John Mitchell pp

Head of Planning and Transportation

---

**LISTING FORM**
Case officer: **Heather Morgan** Application Number: **F/2000/0676**
**R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.**
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

Transfer: Yes ☑ No ☐
Reason for Transfer:

Signed: Frank Browne Date: 27-7-2000.

Councillor F Browne

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

All details please – as a matter of urgency.

Frank

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 10 August, 2000
My ref. HPM/F/2000/0676
Your ref.

Cllr. S. Etheridge,
7 Chackfield Drive,
Wokingham,
Berks.
RG41 5PH.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Cllr Etheridge,

**THE BULL, HIGH STREET, WARGRAVE AND HIGHFIELD BARN, CRAZIES HILL**

I refer to our telephone conversation of 1 August regarding the above. I can confirm that the former will be considered at Development Control Committee on 6 September 2000. The latter is also to be considered on that date, having been listed by Cllr Browne on the basis that it does not assist in the development of the rural economy. The application has been recommended for refusal at officer level. I enclose for your information a DRAFT copy of my committee report, which may be amended slightly at Agenda Planning.

I have also enclosed for your information a copy of the application forms and supporting statement plus a set of plans. Please do not hesitate to contact me should you have any additional queries.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer
Enclosure: draft report and application details

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 8 August, 2000
My ref. HPM/F/2000/0676
Your ref.

Cllr F. Browne,
Rose Cottage,
Bird Place,
Remenham,
Berks. RG9 2LN.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Cllr Browne,

**HIGHFIELD BARN, HIGHFIELD ROAD, CRAZIES HILL, REMENHAM**

I refer to your note on the listing letter received in connection with the above, and apologise for the delay in responding. The application will be considered at Development Control Committee on 6 September 2000. I enclose for your information a DRAFT copy of my committee report, which may be amended slightly at Agenda Planning.

I have also enclosed for your information a copy of the application forms and supporting statement plus a set of plans. Please do not hesitate to contact me should you have any additional queries.

Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer
Enclosure: report and details

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

35940

Newcombe House
45-45 Notting Hill Gate
London W11 3QD
Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk

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Heather Morgan
Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

With Compliments

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
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Directors
Philip Rudd BEng MSc CEng MICE FIHT
Malcolm Buchanan MA MSc MICE MCIT
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Associates
Simon Blinkhorne BSc MCIT MIHT MILT
Simon Purcell BSc MSc CEng MICE MCIWEM
Glenn Charles BEng CEng MICE MIE (Aust)


Mr T Callahan
Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

Our reference: DFM/lp5911/S701

26 October 2000

Your reference:

**By Fax 0118 974 6313**

Dear Mr Callahan

**Highfield Farm, Wargrave**

I understand from my client that you have made a positive recommendation to the Planning Officer on the application for the conversion of Highfield Barn following our recent site meeting.

Apparently your recommendation requires a S106 agreement to secure the proposed passing places. This would seem to be excessive as all of the land required for the works is within the highway and can therefore be properly secured by the imposition of a Grampian condition. You will be aware that paragraph 12 of Circular 11/95 "The use of Planning Conditions" advises local planning authorities to use conditions rather than S106 agreements. We also discussed the appropriate wording of a Grampian condition during our site meeting.

I would be grateful if you could confirm to Heather Morgan that after considering the above, a S106 agreement will not be required.

Yours sincerely

**Dermot McCaffery**

cc: Peter Knott - Knott & Shepherd
Heather Morgan - Wokingham DC

DRAFT PRIOR TO RECONSIDERATION BY HIGHWAYS.



| Application Nos. | Received | Wargrave | Listed by Cllr |
|---|---|---|---|
| F/2000/0676 & LB/2000/0677 | 16.02.00 | | Browne |

**Applicant :** **Mr Bush c/o Knott and Shepherd Partnership**
**Location :** **Highfield Farm, Highfield Lane, Crazies Hill**
**Proposal :** **Proposed change of use of redundant farm building to (B1) office use and alterations including mezzanine floor**

1. **Planning History** –
   39447 – Change of use of redundant agricultural buildings to B1 use.
   Granted 1/7/92. (Total floor area 298 m²).
   44218 – Change of use of additional redundant farm buildings to B1 use (Units 1A and 8).
   Granted 9/6/95. (Additional floor area 41m²).
   97/65647/T – Proposed change of use of yard to car park.
   Granted 5/9/97. (32 car parking spaces in total. No new floorspace involved).

2. **Proposal** – is for the conversion of a redundant listed barn to additional office accommodation. The barn is used for ad hoc storage unrelated to the agricultural holding. The proposal would provide an additional 285m2 of floorspace with the addition of mezzanine floors on either side of the central area. No additional parking is proposed as adequate provision exists on site. No extensions are proposed to the barn.

3. **Consultations** -
   - ***Wargrave Parish Council*** – No objection.
   - ***Highways*** – The surrounding highway network is substandard in width to adequately cater for the additional level of traffic that would adversely affect highway safety and impede free flow of traffic. Recommend refusal.
   - ***Policy and Plans*** – Principle of development is allowable under WGB1 provided it retains the open and undeveloped character of the Green Belt. As there is a re-use of the building employment use is preferred under WGB4 but there should be no significant intensification at the site. There should be no adverse traffic generation. Need to ensure there is no detrimental impact on the listed building. No objection on employment policy. Unlikely objection in terms of WGB1, seek advice re highways and listed building.
   - ***Trees and Landscape*** – application is not acceptable as it lacks sensitivity to the environment shown in the provision of car parking and at the site entrance. The present car parking and new proposals have a bleak entrance. Need to submit a landscaping scheme to enhance the site entrance and the small vulnerable copse immediately to the side of the parking area.
   - ***Neighbour notifications*** – One letter. Intrusive into the rural countryside, narrow country lane is totally unsuitable, unsustainable location, need an agreement to ensure no new agricultural buildings are erected.
   - ***Conservation Officer*** –The general principle of design are acceptable. The barn was listed in July 1999 with the support of the owner. Works would only

be carried out to high standards of conservation. The introduction of mezzanine accommodation at the ends retains the 'cathedral like' volume in the centre.

4. **Appraisal** – the main issues are considered to be

   A. Impact upon the Green Belt (Policy C4 of the Berkshire Structure Plan, Policies WGB4 and WRE2 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   B. Rural Employment (Policy BU1 of the Berkshire Structure Plan, Policies WRE2 and WRE4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   C. Impact upon the Listed Barn (Policy EN4 of the Berkshire Structure Plan, Policy WHE13 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   D. Impact upon highway safety (Policy T7 of the Berkshire Structure Plan, Policies WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.)
   E. Impact upon residential amenity (Policy EN1 of the Berkshire Structure Plan, Policies WOS3 and WBE1 of the Wokingham District Local Plan (Deposit Draft) as Modified.)

A. Impact on the Green Belt

The site lies within the Green Belt and the pertinent policies are set out below. Policy WRE2 of the Wokingham District Local Plan (Deposit Draft) as modified applies to issues of rural diversification and policy, WGB4, covers the re-use and adaptation of buildings in the Green Belt.

The listed barn is in good structural condition and is capable of conversion without significant alterations. No additions are proposed to the building and the alterations would have no greater visual impact on the countryside than the existing courtyard complex. The barn forms the fourth side of the courtyard and is a natural progression. The form, bulk and design of the building would not affect the visual amenity of the countryside. The barn is currently used for informal storage (not agricultural) and its conversion would not require the erection of substitute agricultural buildings.

The issues of cumulative impact and levels of activity in terms of traffic generation are dealt with below. The principle of re-use for employment is acceptable in policy terms, it will allow the retention for a listed barn and will not detract from the character of its rural location.

B. Employment

The proposal seeks to provide an additional 285 m². Policy BU1 of the Berkshire Structure Plan adopts a cautious approach to new employment generating development. Acceptable development should normally be under 300 m². Whilst the development lies outside the identified settlement and does

not fully comply with the above policy, it would ensure the retention of a Grade II listed building. The proposal keeps the agricultural character and minimal external alterations are proposed. These benefits outweigh the policy objection in terms of floorspace.

The existing units have allowed rural diversification to take place and provide a mix of small units for local businesses. The applicants have indicated that one of the existing occupiers wishes to take the barn conversion, and it is proposed for another business in the complex to take the unit which would then become vacant. This complies with the aims of WRE2 to encourage re-use for employment purposes.

C. Impact upon the Listed building

The barn which is to be converted is Grade II listed. Whilst it is structurally sound, the plinth round the structure needs replacing. The agents have indicated that the use of the building for informal storage provides inadequate revenue for the works needed. The scheme proposes to retain the barn in full, and few alterations are proposed externally. Small windows are proposed at ground and first floor on the northern elevation and glazed double height windows in the southern elevation. Minor windows are also proposed on the eastern and western elevations. Notwithstanding the insertion of the above windows, it is considered that the character of the barn like structure is maintained. The weatherboarding and tile roofing is to be kept.

The scheme will result in the installation of a mezzanine level. The applicants have stated this is needed in order to make the scheme financially viable. The mezzanine is split into two sections which enables the central space defined by the main entrance to be retained. It is considered that even with the mezzanine floors the open feel of the barn will be retained and will allow clear views of the whole building. In order to achieve 2 levels of office accommodation, the floor levels will need to be lowered. This will not affect the structure of the building as long as the works are carried out with care.

The conversion will ensure the retention of the listed building with minimal intervention. It would preserve the character of the listed building and allow works to be undertaken to ensure the permanent retention of the barn.

D. Traffic generation and parking provision

The existing floor area of the business units is 339 $m^2$. The proposal would result in an additional 285 $m^2$. The applicants have indicated that the number of staff would increase from 12 up to 22. The additional traffic generated by the proposal would therefore be substantial compared to the existing traffic flows. The application site lies on Crazies Hill Road which links from north of Wargrave through to Cockpole Green. The vast majority of the road from Wargrave to north of the site is single track with several passing places. The road does not act as a 'rat run' and serves less than 10 dwellings, plus Spring Meadows Business Centre. It is considered reasonable to assume the majority of traffic

along the road is likely to be generated by the existing office uses. The applicants have offered to provide additional passing places both to the north and south of the site. However, a stretch immediately to the north of the application site is very narrow with high banks, which restricts visibility. Lack of opportunities for passing here are deemed to have an adverse impact upon highway safety.

The applicants have made reference to an appeal decision for the development of a golf course at Hemmerton Farm, Wargrave (Appeal Ref. APP/H0330/A/89/129881 and 149444). This was refused on highway traffic grounds but allowed on appeal. The applicants point to the Inspectors conclusion which stated that whilst the road was of low standard and carried small amounts of traffic, the levels of traffic would not cause dangers or hazards sufficient to warrant dismissal of the appeals. Whilst there are some parallels, the existing levels of traffic on the relevant roads was greater in comparison to the proposed. The road upon which Spring Meadows Business Centre is located is used much less extensively. In addition due to its single track nature, it is well used by walkers and horse riders.

The increase in traffic levels and the limited width of road and visibility would be detrimental to highway safety. The proposal would be contrary to policy WRE2 and WT4 of the Wokingham District Local Plan (Deposit Draft) as Modified.

E. Impact upon residential amenity

Four small first floor windows are proposed facing the farmhouse. The garden of the farm is concentrated to the front and to the north, and will not be affected by the introduction of the windows. Whilst there is a possibility for some loss of privacy to bedrooms the applicants own the adjacent dwelling and have no objection to these windows. The dwelling will be unaffected by noise from cars as the parking spaces are located to the southern side of the courtyard complex.

5. **Conclusion** – Policy WGB4 of the Wokingham District Local Plan (Deposit Draft) states the re-use and adaptation of rural buildings is acceptable in principle subject to meeting a number of criteria. All of these are deemed to have been met, bar that of the adverse impact upon highway safety.

The issue is therefore whether the adverse impact upon traffic generation and road safety overrides the benefits of the re-use of a Grade II listed barn. The applicants have indicated that the viability of the conversion rests upon the provision of the ground and mezzanine floors. This has not been backed up with a financial breakdown. Policy WHE12 states changes of use of listed buildings will be permitted where it can be demonstrated that the character of the building is more likely to be safeguarded in the proposed rather than existing use. Office use is more *likely* to safeguard the barn than any other use, although this has not been proven conclusively (my italic).

The issue is clearly a finely balanced one. However, on the basis of the level of traffic generated and the implications for highway safety, it is not considered the re-use of the barn is sufficient to outweigh highway matters.

6. **Recommendation** – REFUSAL, for the following reasons:

**Reasons**

1. The proposed development, by reason of the increased floorspace, would generate additional traffic sufficient to impede free flow of traffic and thereby detrimental to highway safety. As such, the proposal is contrary to Policy 1 of the Green Belt Local Plan for Berkshire; Policy T7 of the Berkshire Structure Plan; and criterion f) of Policy WGB4, criterion e) of Policy WRE2 and Policy WT4 of the Wokingham District Local Plan (Deposit Draft) as modified.

2. There is insufficient evidence to show that the character of the building is more likely to be safeguarded in the proposed use than the existing use. As such, the proposal is contrary to Policy WHE12 of the Wokingham District Local Plan (Deposit Draft) as modified.

Heather Morgan

**WOKINGHAM DISTRICT COUNCIL**

**ENVIRONMENTAL SERVICES DEPARTMENT**
**(Engineering Services)**

**MEMORANDUM**

| | |
|---|---|
| PLANNING SERVICES | 31427 |
| POL | |
| DEV | ENF |
| APP | |
| CS | |
| 05 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

**FROM:** **Steve Auton**
**Senior Assistant Engineer**

[redacted]

**MY REF: SNA/KMJ/P13**
**Extension: 6322**

**YOUR REF:**

**DATE: 03 July 2000**

---

**P.A. NO F/2000/0676**
**CHANGE OF USE – HIGHFIELD FARM, WARGRAVE**

After my site visit to the above I still have concerns over highway safety on the network serving Highfield Farm.

The proposal would generate additional levels of traffic on a sub-standard road and the comments made on the original response recommending refusal will still stand.

Steve Auton

**STEVE AUTON**

IN VIEW OF THE ADDITIONAL INFO/CORRESPONDENCE RECEIVED BY THE H.A. PROPOSING ADDITIONAL PASSING PLACES, THERE IS NO LONGER A HIGHWAY OBJECTION SUBJECT TO A LEGAL AGREEMENT SECURING THE PROVISION OF 4 SEVERN PASSING PLACES (DETAILS/LOCATION TO BE AGREED) & IMPLEMENTATION OF PLANNING PERMISSION FOR EXTENSION TO CARPARK PRIOR TO GRANTED PERMISSION FOR USE BY OCCUPIERS OF PROPOSED DEV.

R 19/8/00

# Spring Meadows Business Centre

Heather

Richard Bush
Gibstroude Farm
Crazies Hill
Wargrave
Reading
RG108PU

Telephone: Office/fax 0118 940 1205

31/7/00

Cllr. Simon Etheridge
c/o Wokingham District Council
PO Box 150
Council Offices
Shute End
WOKINGHAM
RG40 1WQ

Barn Conversion F/2000/0676
Highfield Farm

Dear Simon,

Following our telephone conversation please find enclosed various copies of letters etc, the most important being the letter from my architect with map showing the extra passing places I have offered as a real planning gain.

Other letters refer to:

I. The passing places I provided for my original development which was commended in the national CLA buildings Award Scheme 1996, which reflected well on WDC because of their help, co-operation and vision in making it possible to rejuvenate these buildings.

II. Planning Appeal decision to Hennerton Golf Club which is relevant- highlighted sections re. traffic and roads.

My new application is a natural extension of the original and would provide an income to ensure that this fine building is brought back to a standard of repair that will see it stand for many more years.

The building was listed at WDC request when I enquired about planning permission.
I have co-operated with Harold Sanders and Heather Morgan to come

Highways who at a late stage insist that the road is sub- standard and say that I will be doubling the traffic. This is not so as we are calculating a nett increase of 10 office spaces over and above the existing approx 20 spaces. Although the new floor area is about equal to existing, the conversion will be one big office, not several smaller as we have already. Accepted criteria acknowledges that larger floor areas are staffed at a lower density than the small starter unit types. Also I am not doubling the traffic on the road itself as they claim.
I have clients on site who are amalgamating and expanding and are ready to take the barn if it is converted, they are very crowded in their present offices, and I fear losing a very good clients if this does not proceed.

I would also point out that :-

- I agreed to keep the passing places on the southern section in good order, which I have and will continue to do.
- I use my own machines to trim the wide verges where possible to maintain a good site line for our benefit and for all traffic using the road.

If permission is refused, I am then left with a building which is 'Listed' at WDC request because of my planning application, but with no prospects of any income to carry out the remedial work necessary to ensure its long term future. Can you suggest a way forward?

Hope this is of use, please ring me if you need further briefing.

Yours sincerely,

Dick

Richard Bush

# R.J.BUSH and SON

HIGHFIELD FARM
WARGRAVE
READING
BERKS
RG10 8PU

TELEPHONE: WARGRAVE [0118] 9401205


COPY

22/6/00

Mr Steve Orton
Highways Officer
Wokingham District Council
Council Offices Shute End
WOKINGHAM
RG40 1WR

Listed AgriculturalBarn at Highfield Farm
Change of use to B1 office- Application no. F/2000/0676

Dear Mr Orton,

Thank you for your site visit of Friday 9th June, when we discussed the highway implications of the above.

I confirm that I would agree to enhance the passing places in the northern section as expressed but keeping with the character of the road and subject to any necessary approvals.

I would also point out the complete lack of any other vehicular or pedestrian traffic during our drive along the whole length of the road, which in the late afternoon could be equated to 'rush hour'.

I enclose for your information, a copy of the WDC letter agreeing to the passing places in accordance with the conditions of the planning permission for phase one of the Business Centre granted in 1993, as well as a copy of my architects recent letter to Heather Morgan (which you may already have).

Yours sincerely,

*Richard Bush.*

Tel (0734) 778875 (Direct Line)

Date 17 December 1993

Your ref.

My ref. RFW/NLM/TAM/39447

Mr R Bush
Gibstroude Farm
Crazies Hill
Wargrave
READING
Berkshire
RG10 8LT

WOKINGHAM DISTRICT COUNCIL

Planning Department
P.O. Box 157
Shute End, Wokingham
Berkshire, RG11 1WR
Tel: (0734 786833
Fax: (0734) 778735

Dear Sir

**CONVERSION OF REDUNDANT FARM BUILDINGS**
**HIGHFIELD FARM, WARGRAVE**

I refer to the above development granted under application no. 39447 on 12 August 1992.

I confirm that the 4 ~~parking~~ PASSING bays that have been provided on your land along Crazies Hill are considered acceptable in accordance with the requirement of Condition 07 / 011 of the above permission.

I would advise that you will be liable for the maintenance of the lay-bys which should be kept in good repair.

Yours faithfully

R.F. Wilson

R F WILSON
The District Planning Officer

EXISTING BUSINESS CENTRE.
This applies to the 1992 approval - lay-bys agreed with Planning - fully operational - working well.

Printed on Recycled Paper

PERMISSION PHASE 1

F
NL

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: R.J.BUSH & SON
GIBSTROUBE FARM
CRAZIES HILL
WARGRAVE
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.39447 (F )

Proposal:
CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO B1
HIGHFIELD FARM, CRAZIES HILL, WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 Bricks and tiles to be used in refurbishing the buildings shall be of the same type, colour and texture as the bricks and tiles used for the external walls and roof of the existing buildings unless otherwise agreed in writing by the District Planning Authority.

02 REASON To ensure that the development will be of satisfactory appearance.(9R)

03 Details of the window frames and external doors to be used in the refurbishment of the buildings shall be submitted to and agreed in writing by the District Planning Authority prior to the commencement of development.

03 REASON To ensure that the development will be of satisfactory appearance.(9R)

04 The development hereby permitted shall be landscaped and planted. Further details of the landscaping, in respect of the road frontage shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(200)

continued/-

04 REASON In the interests of visual amenity.(13R)

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(202)

05 REASON In the interests of visual amenity.(13R)

06 The units hereby approved shall be retained as small units to be occupied by separate users and no two units or more shall be occupied by the same user unless otherwise agreed in writing by the District Planning Authority.

06 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988( or any order revoking and re-enacting that Order),no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(238f)

07 REASON To help prevent an intensification of development in a rural area and in the interests of visual amenity.(174R)

08 No external lighting of any type shall be provided without the prior written permission of the District Planning Authority.(310)

08 REASON In the interests of amenity.(90R)

09 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

09 REASON In the interests of amenity.(90R)

10 No direct sales shall be carried out from the units the subject of this permission.

10 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

11 No development shall be commenced until the applicant has constructed two passing bays along Crazies Hill, in accordance with a detailed scheme to be submitted to and approved by the District Planning Authority in consultation with the Highway Authority.

continued/-

11 REASON In the interests of road safety.(550R)

12 No part of the development shall be occupied until the vehicle parking spaces have been marked out in accordance with a detailed layout to be submitted to and approved in writing by the District Planning Authority.

12 REASON To ensure that the development is provided with adequate parking facilities so as to minimise the incidence of roadside parking which would be a danger to other road users.(574R)

13 No development shall be commenced until the visibility splays shown on the approved drawing have been provided. These splays shall thereafter be kept free of all obstruction to visibility over a height of 0.8 metres.

13 REASON In the interests of road safety.(550R)

14 The building hereby permitted shall not be used for any purpose other than for B1 Use without the prior written approval of the District Planning Authority.(364F)

14 REASON For the sake of clarity and to ensure an appropriate development for this site.(273R)

INFORMATIVES:-

The applicant is advised that a Legal Agreement with the Director of Highways and Planning, Berkshire County Council, Shire Hall, Shinfield Park, Reading, Berks RG2 9XG will be required prior to the passing bays being constructed on the public highway.(239F)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

continued/-

Application 39447 continued

Date 12 AUG 1992

R.F. Wilson

District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

HENNERTON GOLF CLUB
APPEAL DECISION
— RELEVANT TO HIGHFIELD LANE

Planning Inspectorate
Department of the Environment
Room 1404 Tollgate House Houlton Street Bristol BS2 9DJ
Telex 449321
Direct Line 0272-218927
Switchboard 0272-218811
GTN 2074

SEE 9 & 19

COPY

Messrs Mercers
Solicitors
37 Minster Street
Reading
Berkshire RG1 2JB

Your reference MJB/TS

Our reference
T/APP/H0330/A/89/129881
149444/P5

Date 24 MAY 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9 AS AMENDED BY THE HOUSING AND PLANNING ACT 1986
LOCAL GOVERNMENT ACT 1972, SECTION 250(5)
APPEALS AND APPLICATION FOR COSTS BY MR P J HEARN
APPLICATIONS NOS: 32509 AND 35041

1. I have been appointed by the Secretary of State for the Environment to determine these appeals. They are against the failure of the Wokingham District Council to give notice of their decisions within the appropriate periods on applications for planning permission for a change of use from farm to golf course on land at Hennerton Farm, Wargrave. I conducted an inquiry into these appeals on 27 and 28 March and 9 and 10 April 1990, and I carried out visits to the site and the surrounding road network on 7 April and, accompanied, on 10 April.

2. In each case the council had resolved to refuse permission and had issued a notice of their decision but, in each case, after the appeal had been lodged and jurisdiction had passed to the Secretary of State. The first application (32509) referred to the erection of a clubhouse, the retention of certain farm buildings and the demolition of the remainder. It also referred to fitness activities (gym etc) as a use included within the proposal. Drawings 1 to 7 and a farm buildings layout were specified of which no 6 showed the golf course layout and no 7 the proposed clubhouse. There was a related application (32510) in respect of the conversion of existing farm buildings to a residence, to which drawings 1 to 5 refer. This was also the subject of an appeal (APP/H0330/A/89/129880) but that appeal was withdrawn.

3. The second application (35041) was accompanied by plans SCE 0 (location plan) SCE 1 (golf course layout) and no 7 (the club house), the latter repeated from the first application. Subsequently plan SCE 0 was replaced by SCE 0(a) which excluded the northern part of the original site, adjoining Penny Lane, from the application. Both applications had attached to them a copy of an ADAS appraisal dated 21 June 1988 on the financial aspects of the farming activities of Hennerton Farm.

4. It seems to me that the principal issue to be determined in this case is the effect that the traffic generated by the proposed golf course use is likely to have on the adjoining road network. In particular this relates to the effect on Crazies Hill to the north and Wargrave to the south, in terms of

highway safety and the environment. I have noted the deep concern expressed by the Crazies Hill Residents' Association about the traffic aspects and that they have not raised any other objections. However there are other matters, to an extent subsidiary, that I need to consider including certain policy aspects and any potential impact on the countryside.

Existing traffic flows

5. There was sufficient agreement between the parties for me to accept traffic flows in the order of those given to me by the Highway Authority. Mrs Rippon provided details of an automatic traffic count (ATC) taken at the entrance to Hennerton Farm over the weeks of Monday 15 to Monday 29 January 1990. Excluding the storm related traffic, when the A321 was blocked, the average flows were expressed as 435 vehicles per 12 hour day for weekdays and 324 vehicles per 12 hour day for weekends. For comparison with the generated traffic flows it may be more helpful to use hourly figures which can be derived from her appendix D. Mr Robinson has also summarized them in his table 1.

6. Relevant figures are:

1. northbound peak flow (08.00 to 09.00) 61 vehicles;
2. southbound traffic showed four periods (08.00 to 09.00, 15.00 to 16.00, 16.00 to 17.00 and 17.00 to 18.00) with flows of about 30 vehicles;
3. for the morning peak hour the two way flow was about 90 vehicles, for the other three noted periods it was about 55 vehicles but otherwise it would be typically about 40, 20 in each direction;
4. weekend flows were more variable with 30 vehicles each way, total 60 two way movements, at several periods on both days.

7. All agreed that with a road of this character there would not be any significant seasonal variation with the single variable factor being that of school related traffic. Relevant traffic counts were taken during school term time. Additionally there could be noticeable increases during fine summer weekends when the numbers of walkers, joggers, cyclists and horseriders could also show a material increase.

8. In addition I received information for Wargrave Hill, at just below 2,000 vehicles per 16 hour day, and for the A321, at about 7,000 vehicles per day. I did not receive figures for any other roads or any other part of the network in the area. The junction that appears to give the most concern is that of Wargrave Hill with the A321.

Traffic generation

9. The amount of traffic likely to be generated by the proposed golf course was calculated by the three witnesses in their different ways but all agreed with an estimated 300 vehicle movements per day at weekends, with acceptance of Mr Robinson's 210 vehicle movements per day for weekdays. In his estimates Mr Atkinson included a peak hour figure of 40 to 50 movements probably during a summer weekend. Mrs Rippon assumed a fairly even flow of 32 movements for each hour between 10.00 am and 17.00 pm, based on 16 ariving at the club for each hour from 08.00 until 17.00 and 16 leaving from 10.00 until 19.00.

OUR TRAFFIC FLOW NOTHING LIKE THIS.

AS this is one big office

WE ESTIMATE ~10 extra office spaces — EXISTING approx 25. - road copes well.

10. My own feeling is that movements would be less consistent than this assumption but that high levels of arrivals and departures could be around 20 each during typically busy periods and that these levels would be reasonable for assessments of traffic generation. On my first visit, on a Saturday midday, I saw remarkably little traffic through Crazies Hill but I do not regard that as typical. On my accompanied visit I saw fairly typical mid week flows but little non vehicular traffic.

Distribution of traffic

11. The dispute centred on the likely distribution of traffic to and from the proposed golf course. Mr Robinson had constructed a gravity model using both time and distance. For the links between selected points, distances were measured for the shortest route on the 1:50,000 OS sheet and off peak travel times were assessed using estimated link speeds based on the COBA 9 manual. The travel times are illustrated by 5, 10 and 15 minute isochrones shown on his plan 1. Population figures were taken for settlements within about 8 to 10 miles of the site. Actual journey times from the site and two points (P1 at the A321/ A423 junction and P2 at the A404/ A423 roundabout) were measured and these, he felt, showed a good correlation with the isochrones. The stages of the calculations are shown on his tables 4, 5 and 6 resulting in his assumption of a split of 13% northbound and 87% southbound from the site entrance.

12. This approach was challenged on behalf of the Crazies Hill Residents Association. They criticised the construction and use of the model on several points:

1. population sources were weighted in favour of a southerly bias, excluding various small settlements to the north and keeping the catchment area too small (less than the 25 minute drive time radius suggested by the CLA study "New Golf Courses");
2. the lack of any input in respect of socio economic factors;
3. the use of raw population figures rather than of the golfing populace;
4. no account of the supply and location of existing and proposed golf courses in the catchment area;
5. the use of COBA 9 both in principle and in detail, particularly the use of unrestricted flow times; and
6. the lack of validation of the computer modelling in that 3 runs each way over 2 selected routes was inadequate.

13. Mr Atkinson used as his starting point the total population within a 10 mile circle (as the crow flies) as shown on his plan 2. Without showing any details of the approach, his assumption, based on the factors that I have set out above which he regards as relevant, was of a 50/50 split north and southbound. He also referred to actual data from Aspect Park and a course at Sandford Springs to substantiate his views. There was no explanation of his methodology.

14. Mrs Rippon did not offer any specific assessment of distribution. She did not accept that the majority of members would come from the major centres of population south of Wargrave. Maidenhead, Marlow and Henley lie to the north and east of Hennerton Farm and are likely to produce potential golf players as much as Reading and Wokingham. The smaller settlements in the area are also likely to produce potential members: nearby parishes and their

population figures are shown on her appendix J. Bearing all this in mind, and the fact that golf clubs tend to draw from their immediate hinterlands to a distance of, say, 20 minutes drive time, her assessment is of 30% to and from the north and 70% south.

15. Whilst I appreciate the effort involved in producing the gravity model I have to say that I cannot see that this process, using the COBA 9 Manual, has been particularly helpful in dealing with flows as small as these. The best estimates, and I cannot see that variations in the factors which were criticised would make any substantial differences, would only give average figures. On a "bad day" when most of the players could come from a particular direction the projected figures could effectively double in that direction but even that might not necessarily be significant. It seems to me that to test the effect it is better that I assume probable generated flows and the impact of those in terms of current flows on the affected roads.

16. Weekends are likely to be when the course is most used. Existing flows are shown in the order of 30 movements in each direction, 60 total movements, an hour over significant periods, although the total 12 hour flow at weekends was only 324 vehicles. Using a high generation flow of 20 arrivals and departures each hour (a high range figure) and a mid point guess of distribution of 30% from the north, this would suggest 6 extra movements each way, or 12 total, added to the existing 60 through Crazies Hill.

Effect on Crazies Hill Road through Crazies Hill

17. Crazies Hill Road to the north of the site entrance is a single track road with various dimensions indicated to me, for example by Mr Atkinson, which passes through Crazies Hill. The condition of the road was described and as I walked and drove through the village I did note various points where two vehicles could not pass, where verges show clear signs of vehicles driving onto them, and the closeness of banks and lack of verges. The condition of the road surface was mentioned but this did not appear unusual or of any particular significance. I was also given details of non personal injury accidents some of which it has to be said suggested vehicles being driven at speeds which were excessive for existing conditions.

18. Obviously there is concern that levels of traffic are already excessive, particularly bearing in mind the use of the roads by other road users and here I was told of the considerable volume of horse riding. Against this background any increase is seen as being unacceptable. But I cannot see evidence of a situation where road safety is affected or to suggest that roads are being used to their capacity. The concept of "environmental capacity" was introduced but it did not seem to me that this was of assistance to me. The studies, methods of assessments and conclusions mentioned do not have any direct bearing on the situation which I am considering.

19. This section of highway is of low standard - it is signposted as single track - and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications.

This is the Crazies Hill Road which can be compared to Highfield Lane but C.H. is much busier with through traffic

20. To the south the road is relatively straight and of a different character from the northern section. It has adequate width and capacity to accept the current flows and I cannot see that the additional traffic (even to the appellants' 90% distribution estimate) will create any significantly adverse effect.

21. For the County Council concern was expressed about Wargrave Hill. Here I noted the narrowness at certain points, the limited visibility through bends and at the junction with the A321, particularly to the north. Wargrave Hill, I was told, carries some 2,000 vehicles per 12 hour day. In his KR P2 Mr Robinson suggested some 50% of the generated traffic using this arm of the network. Again I find no evidence to suggest that the addition of this small amount of traffic to the quite limited existing flows will cause any significant or unacceptable impact in terms of road safety.

22. The Crazies Hill Residents Association were concerned that I look at highway conditions in Wargrave. I was driven, or I drove myself, along all relevant roads and I looked at the junctions. In addition I looked at conditions on roads and at the junctions on the A4, the road through Warren Row, continuing through Cockpole Green and past Aspect Park, on the A423 and the A321. Again I saw nothing nor received evidence, that indicated to me any potentially serious traffic or highway impact as a result of the proposed golf course use.

23. In coming to my conclusions on this aspect I have taken into the recreational uses of the roads in this vicinity, and of the footpaths and bridleways, and the existence of stables and other horse riding establishments. In passing I would note that the existing weekend flows with the generated traffic added would not exceed current weekday flows. In this consideration I have also had regard to the existing traffic from the farm and, to a lesser extent, to the potential for traffic that could be associated with any other farming or leisure use.

**Demand or need for golf courses**

24. The Sports Council, in quoted correspondence, say that the demand for golf facilities remains high and a copy of their booklet "Providing for Golf in the Southern Region" was submitted. In particular this highlights the problems facing beginners and the conclusion appears to be that not enough facilities are being provided to meet the general growing demand and the demand in the beginner and casual class of players. Mr Eve's survey of local facilities of private clubs and 'pay as you play' courses supported this view, with most having substantial waiting lists for membership.

25. It is not clear to me what the relationship is between 18 and 9 hole courses when trying to assess demand but I do note that there are indications that 9 hole courses, which are already quite common, do have a similar market to 18 hole courses. In the context of 9 hole courses the situation at Aspect Park is of help. There the course which was opened in November 1988 has its full quotient of 450 members and a waiting list which continues to grow. However, from all the information put to me it is reasonable to assume that there is a firm demand for additional facilities, which is unlikely to diminish in the near future, and that a 9 hole course will help to meet this demand.

26. That is not to say that a need for further facilities follows automatically. A study entitled "New Golf Courses: economics and marketing opportunities" prepared for The Country Landowners' Association included measures of deficiency in golf course provision. Their "gross course deficiency" measures the number of 18 hole units that are required to bring a county up to the UK average supply level. For Berkshire this deficiency is recorded as 2 units. I do note from an adjoining table in that document that Berkshire performs quite well in terms of population per 18 hole unit both against the average for England and adjoining counties, not that I take much guidance from that.

27. I was offered a subjective assessment of the situation as shown from the location of existing and proposed courses of various types in relation to the relevant population centres. Mr Eve's plan E1062 shows the 18 and 9 hole courses and Mr Atkinson's plan 2 adds the proposed courses. I find it difficult to make such a judgement in a meaningful way but it does not lead me away from my assumption of demand nor to a conclusion that there is such a need for additional facilities sufficient to outweigh objections or override policy considerations should that situation arise.

Other matters

28. There are the subsidiary matters that I need to consider. The proposed use does not conflict with its Green Belt location. Under the adopted Green Belt Local Plan, as a category D use within policy 1, it is acceptable and appropriate. Accepting that the use may be appropriate under policy EN3 of the approved Replacement Structure Plan the council reminded me that this does not create a presumption in favour of the development. They referred to policy R5, recreation in the countryside, and the requirements in respect of major traffic generators. I do not accept that this proposal, involving some 300 movements a day, can be regarded as a major traffic generator, even on the suggested comparative basis, and I do not accept the constraint under this policy as being relevant.

29. The first application which was a full application, was for the change of use from agricultural to leisure uses in the form of a golf course and for the erection of a clubhouse, together with a change of use of certain retained farm buildings. The use for the latter was indicated as fitness activities (gym etc). The layout indicated the access to the clubhouse on the line of the existing access, cutting between fairways and there was one fairway cutting across a footpath, suggesting potential conflict. It also proposed space for parking about 100 cars. The second application, the same in principle, deletes any reference to the fitness activities, shows the access closer to the eastern boundary - better in its impact and avoiding any fairways - the layout adjusted to avoid any conflict with the footpath, spaces for 60 cars to be parked, more comprehensive landscaping proposals, and the exclusion of the northern land, in the valley, adjoining Penny Lane.

30. The last point eliminates any possible suggestion of access to Penny Lane which is quite unsuitable to accept any vehicular traffic. The second application shows substantial improvements over the first in respect of layout and potential impact on the countryside. You suggested that the same sort of improvements could have been achieved by imposing conditions on any consent on the first application. That may be so in principle but it seems to me that

it would involve so many conditions as to suggest that such a consent would be unsatisfactory. In my view the first application has sufficient defects as to be regarded as being unacceptable and sufficient to warrant dismissing that appeal and not granting planning permission.

31. I need to come to a balance between the competing factors. I have accepted that there is a demand for more golf facilities, particularly for beginners and casual players. Whilst I do not see this as amounting to a special need, I accept that it is appropriate, and indeed desirable, to make provision for leisure facilities and that golf falls readily into this category. I have not set out any details of the ADAS appraisal which I note had not been previously challenged but, whilst it may not be entirely conclusive that no form of agricultural activity could be pursued, it is persuasive that some alternative use should be sought. Use as a golf course could certainly qualify as an appropriate alternative use: a golf course can be an acceptable and appropriate use in an approved Green Belt. Finally, within this general summary, with adequate care, landscaping and tree screening, there need be no unacceptable visual or environmental impact.

32. I have noted the earlier recommendation for approval of the proposal, and that officers and members came to different views having balanced the advantages against the disadvantages as they saw them. This is entirely proper and there can be no criticism of members for not accepting officers' recommendations. However, I make my own balance, based on all the evidence available to me. It was suggested that it is important to have regard to the wishes of the local residents although any assessment of "environmental capacity" of the roads could be difficult. I have certainly taken their views into account although it is not clear to me that these were necessarily based on a full understanding of the likely traffic flows and probable impact.

33. Having considered all the submissions and evidence I conclude that the highway and traffic impact does not outweigh the benefits of permitting this proposed use and providing for additional leisure facilities in this location.

34. I have noted the suggested conditions and find them generally satisfactory. However condition 2, in respect of access, is now redundant. I can sympathise with the intention of condition 8 but I do not consider it to be appropriate. It is for the operators of the golf course to make proper provision for their staff when required. Whilst it is no for me to prejudge any possible proposal, on the facts before me I can see no justification for any further residential unit in the green belt.

35. I have considered all other matters raised in the representations but I find nothing that I have not already referred to above or which would lead me to alter my decision.

36. For the above reasons, and in the exercise of the powers transferred to me, I hereby dismiss the appeal T/APP/H0330/A/89/129881 (application number 32509) and refuse to grant planning permission, but allow the appeal T/APP/H0330/A/89/149444 and grant planning permission for a change of use from farm to golf course on land at Hennerton Farm, Wargrave, in accordance with the application (number 35041) dated 19 December 1989 and the plans submitted therewith, specifically SCE 0(a) - excluding the northern part of the site as originally submitted - SCE 1 and no 7, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. Before the development is started details of the conversion of the retained farm buildings, any surfacing required in connection with the access and car parking and the layout of the parking area shall be submitted and approved by the Local Planning Authority, and the use as a golf course shall not commence until those works have been carried out in accordance with the agreed scheme.

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

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

5. None of the buildings to be used in connection with the golf course shall be used until works for the disposal of sewage have been provided in accordance with a scheme to be agreed with the Local Planning Authority.

6. Development shall not be started until a scheme for drainage works has been submitted to and approved by the Local Planning Authority and the use shall not start until those works have been carried in accordance with the agreed scheme.

37. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval, consent or agreement is refused or granted conditionally or if the authority fail to give notice of their consent within the prescribed period.

38. The developer's attention is drawn to the enclosed note relating to the requirements of The Buildings (Disabled People) Regulations 1987.

39. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

APPLICATION FOR COSTS

Submissions on behalf of the applicant

40. Both applications had been the subject of recommendations for approval. In the two separate reports to committee the Chief Planning Officer had made his balance between the benefits to be achieved by approving the proposals for the golf course and any disadvantages from a highway and traffic point of view. The highway authority had considered the proposals from this aspect only and did not bring any benefits into their consideration.

41. The fact that a committee does not accept its officers' recommendations is not questioned but these decisions appear to have been misconceived. The extent of local feeling had been made known, by a petition and by individual letters to all members. These representations included the proposition that traffic on Crazies Hill Road would be doubled. This was a critical misconception, totally incorrect and seriously misleading. Thus insofar as local opinion did have any bearing on the decision it was not soundly based or properly considered.

42. Opposition to the proposed use was based on a number of unreasonable points. The suggestion that the ADAS appraisal did not show that agricultural use of the land was not viable was not made until the proof of evidence was prepared for the inquiry. If there were queries they should have been raised earlier. There was no evidence brought forward to support the contention and the point was a bad one. The point about any lack of need or demand for the proposed facility was not made until the pre inquiry statement. In any event it is not for the appellant to prove any need. The precedent argument, thrown in as a last minute make weight, is wholly without merit.

43. Any differences between the two applications could have been resolved by imposing conditions rather than refusing the first application. The second application was made, incorporating the improvements to overcome the earlier objections to details, to allow the council to reconsider their position. It was accompanied by evidence of wide local support and this inquiry could have been avoided.

44. The position of the highway authority has been inconsistent. In the consultation responses the concern was expressed about the road through Crazies Hill but for the inquiry the emphasis has been moved to Wargrave Hill and the junction with the A321.

54. In these respects the council have acted unreasonably and the appellants seek their costs of the inquiry.

Submissions on behalf of the Local Planning Authority

46. The highway authority have been consistent in their advice to the council and have maintained an objection on highway and traffic grounds. Although Crazies Hill Road was specifically mentioned there was sufficient reference to the local network to indicate concern about Wargrave Hill and other points. The council have been reasonable and consistent in their consideration of this advice. Notwithstanding the balance taken by the Chief Planning Officer and his recommendations, there is nothing unreasonable in the committee taking their own view of the balance between benefit and disbenefit and coming to their own decision. Equally it was quite proper for the committee to have regard to views expressed by local residents who were likely to be affected.

47. The ADAS appraisal was a document supporting the applications and it was reasonable for the council to consider it in detail to see the extent to which this consideration might affect the balance of judgement. Similarly need for these facilities was put forward and it was appropriate for this evidence to be tested. No submissions were made about the precedent point but it is not unreasonable for a witness to put forward views on the topic. The elements in the first application which were altered or overcome in the second are still relevant and do amount to points where substantial objection is still taken.

48. The council have not acted unreasonably and there is no justification for an award of costs against them.

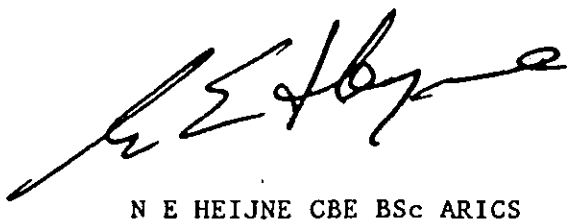
CONCLUSIONS

49. In determining this application for costs, I have borne in mind that in planning appeals the parties are normally expected to meet their own expenses, irrespective of the outcome of the appeals, and that costs are awarded only on grounds of unreasonable behaviour. Accordingly I have considered the applications for costs in the light of circular 2/87, the appeal papers, the arguments put forward by the parties, and all the relevant circumstances in these appeals.

50. I do not see the inconsistency argued by the applicant. The highway authority gave similar advice on both applications and although, in hindsight, it might have been set out more clearly their concern about the immediate network, in addition to the specific reference the Crazies Hill Road, can be discerned. Whatever view might be taken about the judgement actually made, the members clearly took into account those matters which were relevant. To question the correctness of a judgement that has been made does not establish that the judgement was made unreasonably. In that items were, it is claimed, challenged at a late stage in proceedings this does not necessarily amount to unreasonable behaviour. It seems to me that in these instances the basis of the appeal was being questioned and not that further grounds of refusal were being set up.

51. I do not see unreasonable behaviour on the part of the council sufficient to warrant an award of costs. For the reasons set out above and in exercise of the powers transferred to me I hereby refuse this application for an award of costs.

I am Gentlemen
Your obedient Servant



N E HEIJNE CBE BSc ARICS
Inspector

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742


10 May 2000 9930

COPY

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

Dear Ms Morgan,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION No. F/2000/0676**

Thank you for your letter dated 5th May. We confirm that we have had communication with the Highways Department at Wokingham and they have expressed the view that, whilst they accept that the roads are adequate for the existing level of traffic, they do not believe that the surrounding highway network is capable of coping with the volume of traffic that would be generated by this proposal.

Mr Bush owns all the land on each side of the road to the south and west of the site as far as the junction with the Crazies Hill Road, opposite the rear entrance to Wargrave Manor, and this is the section of road used by the majority of traffic to and from the business centre. There are at present four passing places along this stretch of road and provision could be made for two new passing places and the upgrading of an existing lay-by that is used for parking which could provide a third extra passing place.

The section of road most poorly served with passing places is north and east of the site and Mr Bush is happy to improve the situation on this stretch of road as far as his ownership allows. There are two existing field gates where the splays could be carefully widened and improved to provide passing places on the most critical section of this road. The road further north and east of Mr Bush's ownership is already reasonably well served with drives and accesses that provide passing places. Mr Bush is prepared to provide the additional passing places as described above and indicated on the attached plan and in doing so will take great care to ensure that the rural character of the lane is not spoilt. An additional measure that is proposed is for a "No right turn" sign to be placed on Mr Bush's verge opposite the Business Centre entrance, or inside the entrance, which will discourage delivery vehicles and other casual users from using the road to the north of the site.

We stress the importance to the rural environment that important farm buildings, such as this Listed barn, can be adapted to be economically viable and thus generate sufficient income to safeguard their future existence. This barn is redundant to the farming practice that now exists and with the current pressures on farm finances it is unrealistic to expect substantial money to be spent on its repair unless it can be allowed to generate income.

Chapter 2 paragraph 36 in the Wokingham District Plan Deposit Draft (November 1999) refers to PPG7 and the need for farms to diversify. The fact that many (Listed) buildings on farms, that qualify as redundant, are by definition in rural areas, served by sub-standard roads, should not preclude them from being included in diversification schemes, thus saving them from dereliction and so enhancing the countryside.

.../cont

**Peter J Knott** dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist

The Wargrave Parish Council Design Statement (Spring 1999) further picks up on the point that diversification can bring employment and enterprise into the parish and assist in the retention of existing farms. The New Millennium Document prepared by the Wargrave Parish Council expands on this further citing developments including Spring Meadows Business Centre as prime illustrations of how outside businesses can be properly and fully integrated into the rural scene without harming the visual amenity, yet offer local employment and bring people with spending power into the area... This document further goes on to point out the importance of looking favourably at buildings that may otherwise fall into disrepair.

The original application for conversion of the units currently operating at Highfield Farm (Spring Meadows Business Centre) was resisted by the then Highways Department and their recommendation was overruled by the Planning Authority. The letter that we have received from the Highways Department accepts that the passing places appear to provide an acceptable solution to this problem for the existing level of traffic.

We would suggest that the additional measures set out above will more than compensate for the small amount of additional traffic that will be generated by this proposal.

Highways objections have been overruled previously at appeal on another local application, for Hennerton Golf Club. The Inspector's report referred generally to the surrounding road system and specifically to Crazies Hill Road, which, although it is a road with a higher traffic volume, it is largely single track between the golf club and Crazies Hill village and is therefore comparable to the road serving Highfield Farm. The Inspector's conclusion in this instance would seem to be directly relevant to this application and to quote paragraph 18 of the Appeal decision dated 4 May 90 for application Nos. 32509 and 35041:

> *"This section of highway is of low standard – it is signposted as single track – and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications."*

The golf club is operating successfully without appearing to be causing undue problems on the roads. We would assume that the traffic generated by this business centre is less than by the golf club and the additional traffic generated by conversion of the barn will be relatively insignificant.

In summary, therefore, we believe that the benefits of allowing this scheme outweigh the problems raised by the Highways Department and that concerns expressed by this Department can be addressed satisfactorily by our Client and should be conditioned on an approval.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

enc. – 4 copies of location plan dated May 2000 showing existing and proposed passing places.

cc Mr R Bush

Tel. No. 0118 974 6323 (Direct Line) Fax. 0118 974 6313

Date: 3rd October 2000.

Your ref. DFM/stm6461/S701

My ref. TC/P13

Mr D McCaffery
Buchanan Consulting Engineers
Newcombe House
43-45 Notting Hill Gate
London W11 3QD


Environmental Services Department
Engineering Services
P.O. Box 153
Shute End, Wokingham
Berkshire RG40 1WL
Main Switchboard (0118) 974 6000
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Mr McCaffery,

**PLANNING APPLICATION 2000/0676**
**PROPOSED CONVERSION OF HIGHFIELD BARN, WARGRAVE.**

I refer to your previous correspondence and our telephone conversation today and apologise for my delay in replying.

As discussed, the Highway Authority's main concern relates to the possible increase in traffic travelling to and from the site from the north, as a result of the conversion of Highfield Barn. As you know, the carriageway widths to the north of the site are very narrow, with sections where visibility is poor. It may be possible to overcome these concerns with the provision of passing places, subject to appropriate design and location. Therefore, as agreed, I am happy to meet with you on site at 1.00 pm Thursday 5th October.

If you require any further assistance, please contact me on the above telephone number.

Yours sincerely,

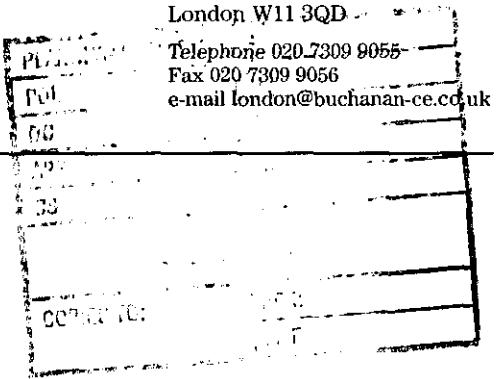
T. Callaghan
Team Leader Highways Development Control.

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk



Ms H Morgan
Wokingham District Council
Planning Services
Shute End
PO Box 157
WOKINGHAM
Berks.
RG40 1WR

With Compliments

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An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk



Directors
Philip Rudd BEng MSc CEng MICE FIHT
Patrick Gurner BSc CEng MICE
Malcolm Buchanan MA MSc MICE MCIT
Nicholas Bursey MSc MIHT MCIT
Samuel Carson BSc DMS CEng MCIWEM MIEI
Andrew Whittingham BSc MSc CEng MICE

Associates
Simon Blinkhorne BSc MCIT MIHT MILT
Simon Purcell BSc MSc CEng MICE MCIWEM
Glenn Charles BEng CEng MICE MIE (Aust)


Mr T Callahan
Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

Our reference: DFM/lp5689/S701

05 September 2000

Your reference:

Dear Mr Callahan

**Highfield Barn Wargrave**
**Planning application No 00/0676**

I refer to my letter dated 11 August to which I have not yet received a response.

I have tried to reach you on the telephone on numerous occasions but without success. Can you please contact me a your earliest convenience.

Yours sincerely

**Dermot McCaffery**

cc: Ms H Morgan - WDC Planning
M Shepherd - Knott & Shepherd

# FILE NOTE 30/8/00

Advised Mr. Knott that the application would not go to Cttee on 6/9 in order that negotiations could continue on the highways aspect. Agreed to this.
If it could not be resolved then it would go to the following Cttee.

Left message for Cllr Browne to advise him of the situation.

JCPM

1327

# WOKINGHAM DISTRICT COUNCIL

To Heather

Date 17/8 Time 9.00.

## WHILE YOU WERE OUT

Name Mr O'Farrel

Of

Phone No. 9212282 Ext.

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

MESSAGE Would like to reschedual tuesdays Cancelled meeting about Headley Rd East.

Signed Helen

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk

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Ms H Morgan
Wokingham District Council
Environmental Services (PLANNING)
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

With Compliments

# Buchanan Consulting Engineers

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43-45 Notting Hill Gate
London W11 3QD

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Glenn Charles BEng CEng MICE MIE (Aust)


Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

For the Attention of Mr T Callahan

Our reference: DFM/lp5671/S701

25 August 2000

Your reference:

Dear Sirs

**Planning application No. 2000/0676**
**Proposed conversion of Highfield Barn, Wargrave**

I refer to my letter dated 11 August.

My clients are concerned that any delay in receiving your comments on the highway aspects of their proposal will result in the planning application missing the next planning committee.

I would be grateful for the opportunity to discuss this with you.

Yours sincerely

D McCaffery.

**Dermot McCaffery**

cc: M Shepherd - Knott & Shepherd
Ms H Morgan - Wokingham District Council

**Buchanan Consulting Engineers**

**An Associated Company of Colin Buchanan and Partners**

**Newcombe House**
**43-45 Notting Hill Gate**
**London W11 3QD**
**Telephone 020-7309 9055**
**Fax 020-7309 9056**
**E-mail london@buchanan-ce.co.uk**

COPIES TO: ACK: FILE:

**Fax Message**

To : Wokingham District Council — Planning
Fax Number : 0118 974 6484
Attention of : HEATHER MORGAN
From : Dermot McCaldon.
Date : 25.8.2000
Subject : HIGHFIELD FARM WARGRAVE

Number of pages including this one : 2 Job No : 5701.

cc. Marc Shepherd 0118 940 1742

**Original:** to file ☐ to originator ☐ destroy ☐

# Buchanan Consulting Engineers

An Associated Company of Colin Buchanan and Partners

Newcombe House
43-45 Notting Hill Gate
London W11 3QD

Telephone 020 7309 9055
Fax 020 7309 9056
e-mail london@buchanan-ce.co.uk



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Wokingham District Council
Environmental Services
PO Box 153
Shute End
WOKINGHAM
Berks, RG40 1WL

For the Attention of Mr T Callahan

Our reference: DFM/lp5671/S701

Your reference:

25 August 2000

Dear Sirs

**Planning application No. 2000/0676**
**Proposed conversion of Highfield Barn, Wargrave**

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I would be grateful for the opportunity to discuss this with you.

Yours sincerely

**Dermot McCaffery**

cc: M Shepherd - Knott & Shepherd
Ms H Morgan - Wokingham District Council


Consultant
Sir Colin Buchanan CBE DSc FRTPI MICE RIBA
Buchanan Consulting Engineers Limited
Registered in London No. 2432841 Registered Office: Newcombe House, 43-45 Notting Hill Gate, London W11 3QD

Tel: (0118) 974 6446

Date: 18/7/00

My ref: F/2000/0676


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


**CONFIDENTIAL**

Councillor S Etheridge
7 Chackfield Drive
Wokingham
RG41 5PH

Dear Councillor

**Application Number: F/2000/0676**
**R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.**
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor..**

I write to let you know that the above mentioned application has been recommended for [redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. If you then feel the application needs to be transferred to the next available Development Control Sub-Committee for decision please contact the Councillor for your area responsible for planning matters as soon as possible

Yours faithfully

John Murray

Head of Planning and Transportation

Tel: (0118) 974 6446

Date: 18 | 2 | 00

My ref: F/2000/0676

**CONFIDENTIAL**

Councillor F Browne
Rose Cottage
Bird Place
Remenham
RG9 2LN


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/2000/0676**
**R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.**
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

I write to let you know that the above mentioned application has been recommended for [redacted]: ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Heather Morgan** on **(0118) 974 6446**. 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 28 | 2 | 00

Yours faithfully

John Rutter pp

Head of Planning and Transportation

---

**LISTING FORM**

Case officer: **Heather Morgan** Application Number: **F/2000/0676**
**R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.**
**Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.**

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor F Browne

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

**To:**
**Conservation Officer**

**From:** Heather Morgan

7 MAR 2000

**Date:** 06 March 2000

**Application Number:** F/2000/0676

**Proposal:** Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor..

**Site Address:**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

Wargrave

**Applicant:**
Mr Bush C/O Knott & Shepherd Partnership.

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

---

No TPO

1. HIGHFIELD FARM BARN HAS RECENTLY BEEN 'LISTED' (27 JULY. 1999 - GRADE II) WITH THE SUPPORT OF THE OWNER.

2. IF A CHANGE OF USE IS TO BE AGREED THEN THE OWNER HAS SUGGESTED ANY WORKS WOULD ONLY BE CARRIED OUT TO HIGH STANDARDS OF CONSERVATION.

3. THE INTRODUCTION OF MEZZANINE ACCOMMODATION AT THE ENDS ONLY RETAINS THE 'CATHEDRAL-LIKE' VOLUMN IN THE CENTRE WITH CLEAR VISUAL LINKS THROUGH-OUT THE STRUCTURE.

4 I CONSIDER THE ADDITIONAL WINDOWS ARE MODEST IN SCALE AND PROPORTIONS APPROPRIATE TO THIS C18/C19. BARN.

5. FURTHER DETAILS OF THE LIGHTWEIGHT STEEL STRUCTURE, STAIRCASE, BALUSTRADE, SHOULD BE PROVIDE NOW AND WINDOW + DOOR DETAILS BEING A CONDITION OF ANY APPROVAL

6. BLOCKWORK SHOULD NOT BE USED AS PART OF THIS STRUCTURE. (BRICK + FLINT ONLY).

7. INSULATION TO ROOF (?) + WALLS ALSO TO BE AGREED

8. THE GENERAL PRINCIPLES OF DESIGN ARE ACCEPTABLE TO ME.

Harold Sanders 04.04.00

Switchboard 0272-218811
GTN 2074

DISTRICT SECRETARY

Messrs Mercers
Solicitors
37 Minster Street
Reading
Berkshire RG1 2JB

Your reference MJB/TS

Our reference
T/APP/H0330/A/89/129881
149444/P5

Date -4 MAY 90

Gentlemen

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9 AS AMENDED BY THE HOUSING AND PLANNING ACT 1986
LOCAL GOVERNMENT ACT 1972, SECTION 250(5)
APPEALS AND APPLICATION FOR COSTS BY MR P J HEARN
APPLICATIONS NOS: 32509 AND 35041

1. I have been appointed by the Secretary of State for the Environment to determine these appeals. They are against the failure of the Wokingham District Council to give notice of their decisions within the appropriate periods on applications for planning permission for a change of use from farm to golf course on land at Hennerton Farm, Wargrave. I conducted an inquiry into these appeals on 27 and 28 March and 9 and 10 April 1990, and I carried out visits to the site and the surrounding road network on 7 April and, accompanied, on 10 April.

2. In each case the council had resolved to refuse permission and had issued a notice of their decision but, in each case, after the appeal had been lodged and jurisdiction had passed to the Secretary of State. The first application (32509) referred to the erection of a clubhouse, the retention of certain farm buildings and the demolition of the remainder. It also referred to fitness activities (gym etc) as a use included within the proposal. Drawings 1 to 7 and a farm buildings layout were specified of which no 6 showed the golf course layout and no 7 the proposed clubhouse. There was a related application (32510) in respect of the conversion of existing farm buildings to a residence, to which drawings 1 to 5 refer. This was also the subject of an appeal (APP/H0330/A/89/129880) but that appeal was withdrawn.

3. The second application (35041) was accompanied by plans SCE 0 (location plan) SCE 1 (golf course layout) and no 7 (the club house), the latter repeated from the first application. Subsequently plan SCE 0 was replaced by SCE 0(a) which excluded the northern part of the original site, adjoining Penny Lane, from the application. Both applications had attached to them a copy of an ADAS appraisal dated 21 June 1988 on the financial aspects of the farming activities of Hennerton Farm.

4. It seems to me that the principal issue to be determined in this case is the effect that the traffic generated by the proposed golf course use is likely to have on the adjoining road network. In particular this relates to the effect on Crazies Hill to the north and Wargrave to the south, in terms of

highway safety and the environment. I have noted the deep concern expre by the Crazies Hill Residents' Association about the traffic aspects and they have not raised any other objections. However there are other matt to an extent subsidiary, that I need to consider including certain polic aspects and any potential impact on the countryside.

Existing traffic flows

5. There was sufficient agreement between the parties for me to accept traffic flows in the order of those given to me by the Highway Authority. Rippon provided details of an automatic traffic count (ATC) taken at the entrance to Hennerton Farm over the weeks of Monday 15 to Monday 29 Janua 1990. Excluding the storm related traffic, when the A321 was blocked, th average flows were expressed as 435 vehicles per 12 hour day for weekdays 324 vehicles per 12 hour day for weekends. For comparison with the genera traffic flows it may be more helpful to use hourly figures which can be derived from her appendix D. Mr Robinson has also summarized them in his table 1.

6. Relevant figures are:

1. northbound peak flow (08.00 to 09.00) 61 vehicles;
2. southbound traffic showed four periods (08.00 to 09.00, 15.00 to 16.00, 16.00 to 17.00 and 17.00 to 18.00) with flows of about 30 vehicles;
3. for the morning peak hour the two way flow was about 90 vehicles, the other three noted periods it was about 55 vehicles but otherwise would be typically about 40, 20 in each direction;
4. weekend flows were more variable with 30 vehicles each way, total two way movements, at several periods on both days.

7. All agreed that with a road of this character there would not be any significant seasonal variation with the single variable factor being that school related traffic. Relevant traffic counts were taken during school time. Additionally there could be noticeable increases during fine summer weekends when the numbers of walkers, joggers, cyclists and horseriders cou also show a material increase.

8. In addition I received information for Wargrave Hill, at just below 2, vehicles per 16 hour day, and for the A321, at about 7,000 vehicles per day I did not receive figures for any other roads or any other part of the netw in the area. The junction that appears to give the most concern is that of Wargrave Hill with the A321.

Traffic generation

9. The amount of traffic likely to be generated by the proposed golf cour was calculated by the three witnesses in their different ways but all agree with an estimated 300 vehicle movements per day at weekends, with acceptanc of Mr Robinson's 210 vehicle movements per day for weekdays. In his estima Mr Atkinson included a peak hour figure of 40 to 50 movements probably duri a summer weekend. Mrs Rippon assumed a fairly even flow of 32 movements fo each hour between 10.00 am and 17.00 pm, based on 16 ariving at the club fo each hour from 08.00 until 17.00 and 16 leaving from 10.00 until 19.00.

10. My own feeling is that movements would be less consistent than this assumption but that high levels of arrivals and departures could be around 20 each during typically busy periods and that these levels would be reasonable for assessments of traffic generation. On my first visit, on a Saturday midday, I saw remarkably little traffic through Crazies Hill but I do not regard that as typical. On my accompanied visit I saw fairly typical mid week flows but little non vehicular traffic.

Distribution of traffic

11. The dispute centred on the likely distribution of traffic to and from the proposed golf course. Mr Robinson had constructed a gravity model using both time and distance. For the links between selected points, distances were measured for the shortest route on the 1:50,000 OS sheet and off peak travel times were assessed using estimated link speeds based on the COBA 9 manual. The travel times are illustrated by 5, 10 and 15 minute isochrones shown on his plan 1. Population figures were taken for settlements within about 8 to 10 miles of the site. Actual journey times from the site and two points (P1 at the A321/ A423 junction and P2 at the A404/ A423 roundabout) were measured and these, he felt, showed a good correlation with the isochrones. The stages of the calculations are shown on his tables 4, 5 and 6 resulting in his assumption of a split of 13% northbound and 87% southbound from the site entrance.

12. This approach was challenged on behalf of the Crazies Hill Residents Association. They criticised the construction and use of the model on several points:

1. population sources were weighted in favour of a southerly bias, excluding various small settlements to the north and keeping the catchment area too small (less than the 25 minute drive time radius suggested by the CLA study "New Golf Courses");
2. the lack of any input in respect of socio economic factors;
3. the use of raw population figures rather than of the golfing populace;
4. no account of the supply and location of existing and proposed golf courses in the catchment area;
5. the use of COBA 9 both in principle and in detail, particularly the use of unrestricted flow times; and
6. the lack of validation of the computer modelling in that 3 runs each way over 2 selected routes was inadequate.

13. Mr Atkinson used as his starting point the total population within a 10 mile circle (as the crow flies) as shown on his plan 2. Without showing any details of the approach, his assumption, based on the factors that I have set out above which he regards as relevant, was of a 50/50 split north and southbound. He also referred to actual data from Aspect Park and a course at Sandford Springs to substantiate his views. There was no explanation of his methodology.

14. Mrs Rippon did not offer any specific assessment of distribution. She did not accept that the majority of members would come from the major centres of population south of Wargrave. Maidenhead, Marlow and Henley lie to the north and east of Hennerton Farm and are likely to produce potential golf players as much as Reading and Wokingham. The smaller settlements in the area are also likely to produce potential members: nearby parishes and their

population figures are shown on her appendix J. Bearing all this in mind, and the fact that golf clubs tend to draw from their immediate hinterlands to a distance of, say, 20 minutes drive time, her assessment is of 30% to and from the north and 70% south.

15. Whilst I appreciate the effort involved in producing the gravity model I have to say that I cannot see that this process, using the COBA 9 Manual, has been particularly helpful in dealing with flows as small as these. The best estimates, and I cannot see that variations in the factors which were criticised would make any substantial differences, would only give average figures. On a "bad day" when most of the players could come from a particular direction the projected figures could effectively double in that direction but even that might not necessarily be significant. It seems to me that to test the effect it is better that I assume probable generated flows and the impact of those in terms of current flows on the affected roads.

16. Weekends are likely to be when the course is most used. Existing flows are shown in the order of 30 movements in each direction, 60 total movements, an hour over significant periods, although the total 12 hour flow at weekends was only 324 vehicles. Using a high generation flow of 20 arrivals and departures each hour (a high range figure) and a mid point guess of distribution of 30% from the north, this would suggest 6 extra movements each way, or 12 total, added to the existing 60 through Crazies Hill.

Effect on Crazies Hill Road through Crazies Hill

17. Crazies Hill Road to the north of the site entrance is a single track road with various dimensions indicated to me, for example by Mr Atkinson, which passes through Crazies Hill. The condition of the road was described and as I walked and drove through the village I did note various points where two vehicles could not pass, where verges show clear signs of vehicles driving onto them, and the closeness of banks and lack of verges. The condition of the road surface was mentioned but this did not appear unusual or of any particular significance. I was also given details of non personal injury accidents some of which it has to be said suggested vehicles being driven at speeds which were excessive for existing conditions.

18. Obviously there is concern that levels of traffic are already excessive, particularly bearing in mind the use of the roads by other road users and here I was told of the considerable volume of horse riding. Against this background any increase is seen as being unacceptable. But I cannot see evidence of a situation where road safety is affected or to suggest that roads are being used to their capacity. The concept of "environmental capacity" was introduced but it did not seem to me that this was of assistance to me. The studies, methods of assessments and conclusions mentioned do not have any direct bearing on the situation which I am considering.

19. This section of highway is of low standard - it is signposted as single track - and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications.

20. To the south the road is relatively straight and of a different character from the northern section. It has adequate width and capacity to accept the current flows and I cannot see that the additional traffic (even to the appellants' 90% distribution estimate) will create any significantly adverse effect.

21. For the County Council concern was expressed about Wargrave Hill. Here I noted the narrowness at certain points, the limited visibility through bends and at the junction with the A321, particularly to the north. Wargrave Hill, I was told, carries some 2,000 vehicles per 12 hour day. In his KR P2 Mr Robinson suggested some 50% of the generated traffic using this arm of the network. Again I find no evidence to suggest that the addition of this small amount of traffic to the quite limited existing flows will cause any significant or unacceptable impact in terms of road safety.

22. The Crazies Hill Residents Association were concerned that I look at highway conditions in Wargrave. I was driven, or I drove myself, along all relevant roads and I looked at the junctions. In addition I looked at conditions on roads and at the junctions on the A4, the road through Warren Row, continuing through Cockpole Green and past Aspect Park, on the A423 and the A321. Again I saw nothing nor received evidence, that indicated to me any potentially serious traffic or highway impact as a result of the proposed golf course use.

23. In coming to my conclusions on this aspect I have taken into the recreational uses of the roads in this vicinity, and of the footpaths and bridleways, and the existence of stables and other horse riding establishments. In passing I would note that the existing weekend flows with the generated traffic added would not exceed current weekday flows. In this consideration I have also had regard to the existing traffic from the farm and, to a lesser extent, to the potential for traffic that could be associated with any other farming or leisure use.

Demand or need for golf courses

24. The Sports Council, in quoted correspondence, say that the demand for golf facilities remains high and a copy of their booklet "Providing for Golf in the Southern Region" was submitted. In particular this highlights the problems facing beginners and the conclusion appears to be that not enough facilities are being provided to meet the general growing demand and the demand in the beginner and casual class of players. Mr Eve's survey of local facilities of private clubs and 'pay as you play' courses supported this view, with most having substantial waiting lists for membership.

25. It is not clear to me what the relationship is between 18 and 9 hole courses when trying to assess demand but I do note that there are indications that 9 hole courses, which are already quite common, do have a similar market to 18 hole courses. In the context of 9 hole courses the situation at Aspect Park is of help. There the course which was opened in November 1988 has its full quotient of 450 members and a waiting list which continues to grow. However, from all the information put to me it is reasonable to assume that there is a firm demand for additional facilities, which is unlikely to diminish in the near future, and that a 9 hole course will help to meet this demand.

26. That is not to say that a need for further facilities follows automatically. A study entitled "New Golf Courses: economics and marketing opportunities" prepared for The Country Landowners' Association included measures of deficiency in golf course provision. Their "gross course deficiency" measures the number of 18 hole units that are required to bring a county up to the UK average supply level. For Berkshire this deficiency is recorded as 2 units. I do note from an adjoining table in that document that Berkshire performs quite well in terms of population per 18 hole unit both against the average for England and adjoining counties, not that I take much guidance from that.

27. I was offered a subjective assessment of the situation as shown from the location of existing and proposed courses of various types in relation to the relevant population centres. Mr Eve's plan E1062 shows the 18 and 9 hole courses and Mr Atkinson's plan 2 adds the proposed courses. I find it difficult to make such a judgement in a meaningful way but it does not lead me away from my assumption of demand nor to a conclusion that there is such a need for additional facilities sufficient to outweigh objections or override policy considerations should that situation arise.

Other matters

28. There are the subsidiary matters that I need to consider. The proposed use does not conflict with its Green Belt location. Under the adopted Green Belt Local Plan, as a category D use within policy 1, it is acceptable and appropriate. Accepting that the use may be appropriate under policy EN3 of the approved Replacement Structure Plan the council reminded me that this does not create a presumption in favour of the development. They referred to policy R5, recreation in the countryside, and the requirements in respect of major traffic generators. I do not accept that this proposal, involving some 300 movements a day, can be regarded as a major traffic generator, even on the suggested comparative basis, and I do not accept the constraint under this policy as being relevant.

29. The first application which was a full application, was for the change of use from agricultural to leisure uses in the form of a golf course and for the erection of a clubhouse, together with a change of use of certain retained farm buildings. The use for the latter was indicated as fitness activities (gym etc). The layout indicated the access to the clubhouse on the line of the existing access, cutting between fairways and there was one fairway cutting across a footpath, suggesting potential conflict. It also proposed space for parking about 100 cars. The second application, the same in principle, deletes any reference to the fitness activities, shows the access closer to the eastern boundary - better in its impact and avoiding any fairways - the layout adjusted to avoid any conflict with the footpath, spaces for 60 cars to be parked, more comprehensive landscaping proposals, and the exclusion of the northern land, in the valley, adjoining Penny Lane.

30. The last point eliminates any possible suggestion of access to Penny Lane which is quite unsuitable to accept any vehicular traffic. The second application shows substantial improvements over the first in respect of layout and potential impact on the countryside. You suggested that the same sort of improvements could have been achieved by imposing conditions on any consent on the first application. That may be so in principle but it seems to me that

it would involve so many conditions as to suggest that such a consent would be unsatisfactory. In my view the first application has sufficient defects as to be regarded as being unacceptable and sufficient to warrant dismissing that appeal and not granting planning permission.

31. I need to come to a balance between the competing factors. I have accepted that there is a demand for more golf facilities, particularly for beginners and casual players. Whilst I do not see this as amounting to a special need, I accept that it is appropriate, and indeed desirable, to make provision for leisure facilities and that golf falls readily into this category. I have not set out any details of the ADAS appraisal which I note had not been previously challenged but, whilst it may not be entirely conclusive that no form of agricultural activity could be pursued, it is persuasive that some alternative use should be sought. Use as a golf course could certainly qualify as an appropriate alternative use: a golf course can be an acceptable and appropriate use in an approved Green Belt. Finally, within this general summary, with adequate care, landscaping and tree screening, there need be no unacceptable visual or environmental impact.

32. I have noted the earlier recommendation for approval of the proposal, and that officers and members came to different views having balanced the advantages against the disadvantages as they saw them. This is entirely proper and there can be no criticism of members for not accepting officers' recommendations. However, I make my own balance, based on all the evidence available to me. It was suggested that it is important to have regard to the wishes of the local residents although any assessment of "environmental capacity" of the roads could be difficult. I have certainly taken their views into account although it is not clear to me that these were necessarily based on a full understanding of the likely traffic flows and probable impact.

33. Having considered all the submissions and evidence I conclude that the highway and traffic impact does not outweigh the benefits of permitting this proposed use and providing for additional leisure facilities in this location.

34. I have noted the suggested conditions and find them generally satisfactory. However condition 2, in respect of access, is now redundant. I can sympathise with the intention of condition 8 but I do not consider it to be appropriate. It is for the operators of the golf course to make proper provision for their staff when required. Whilst it is no for me to prejudge any possible proposal, on the facts before me I can see no justification for any further residential unit in the green belt.

35. I have considered all other matters raised in the representations but I find nothing that I have not already referred to above or which would lead me to alter my decision.

36. For the above reasons, and in the exercise of the powers transferred to me, I hereby dismiss the appeal T/APP/H0330/A/89/129881 (application number 32509) and refuse to grant planning permission, but allow the appeal T/APP/H0330/A/89/149644 and grant planning permission for a change of use from farm to golf course on land at Hennerton Farm, Wargrave, in accordance with the application (number 35041) dated 19 December 1989 and the plans submitted therewith, specifically SCE 0(a) - excluding the northern part of the site as originally submitted - SCE 1 and no 7, subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this letter;

2. Before the development is started details of the conversion of the retained farm buildings, any surfacing required in connection with the access and car parking and the layout of the parking area shall be submitted and approved by the Local Planning Authority, and the use as a golf course shall not commence until those works have been carried out in accordance with the agreed scheme.

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

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

5. None of the buildings to be used in connection with the golf course shall be used until works for the disposal of sewage have been provided in accordance with a scheme to be agreed with the Local Planning Authority.

6. Development shall not be started until a scheme for drainage works has been submitted to and approved by the Local Planning Authority and the use shall not start until those works have been carried in accordance with the agreed scheme.

37. An applicant for any consent, agreement or approval required by a condition of this permission has a statutory right of appeal to the Secretary of State if approval, consent or agreement is refused or granted conditionally or if the authority fail to give notice of their consent within the prescribed period.

38. The developer's attention is drawn to the enclosed note relating to the requirements of The Buildings (Disabled People) Regulations 1987.

39. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971.

REFUSAL OF PLANNING
PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT, 1972

TOWN AND COUNTRY PLANNING ACT, 1971

To: MR P J HEARN
C/O MRS J BONE
KEEPERS COTTAGE
WARGRAVE
BERKSHIRE

WOKINGHAM DISTRICT CO
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG

Application No. 32509 (F )

Proposal:
CHANGE OF USE FROM AGRICULTURAL TO A GOLF COURSE;
DEMOLITION OF SOME EXISTING FARM BUILDINGS AND ERECTION
OF A CLUBHOUSE
HENNERTON FARM CRAZIES HILL WARGRAVE

The Wokingham District Council in pursuance of their powers under the above
hereby REFUSE to grant planning permission in respect of the above developm
as described in the application and the accompanying plans submitted by you
the Council, for the following reasons:

01 The proposed development is contrary to the following policies contained
in the Berkshire Structure Plan.(R235)

01 Policy EN2 AND EN3 (General policies limiting the spread of
development-Metropolitan Green belt)(RV19)

01 Policy EN9 (Landscape requiring special protection- Other areas of
special landscape importance)(RV24)

01 Policy R5 (Organised recreation in the countryside)(RV44)

02 The proposed development is contrary to policies of the Green Belt Local
Plan for Berkshire which state that:(R232)

02 "Within the area of the Metropolitan Green Belt in Berkshire, approval
will not be given, save in very special circumstances, for new building
or for the change of use of land or of existing buildings for any
purpose other than the following:

A Residential development in the form of infilling within settlements
B Development essential to the use of land for agriculture or
forestry
C Mineral extraction
D Appropriate kinds of recreation

continued/

E Public utilities which cannot be located elsewhere
F Any other purpose wholly appropriate to a rural area.

Stringent environmental criteria will be applied in judging whether the appearance and siting of such proposals are acceptable.

Detailed interpretation of this policy will be by means of Policies 2 to 23 of this local plan."(Policy 1)

02 "A proposal for recreational development will be acceptable in the green belt so long as:

A The recreational use proposed is of a type normally associated with a countryside rather than an urban setting; and

B The design, siting and materials of any existing buildings to be re-used, or of any new buildings to be erected, are in sympathy with the rural character or appearance of the area; and

C Any new buildings proposed accommodate only activities or facilities which are subsidiary to and related to the principal recreational use of the site as a whole, and do not contain a significant residential component; and

D The development proposed would not reduce the rural, open or countryside appearance of the landscape; and

E The development would not cause permanent, or temporary but material, harm to living conditions in the green belt.

02 "There will be a very strong presumption against allowing proposals for any development in the Green Belt other than that indicated as acceptable in earlier Policies of this Local Plan.(ie: Policy 1 as amplified by Policies 2 to 20). Only in highly exceptional cases in which the planning authorities are satisfied that the advantages in planning terms to be achieved by allowing the proposal outweigh this very strong presumption may they be prepared to consider granting permission for development of any other type".(Policy 21)

03 The District Planning Authority is of the opinion that, having regard to the above policies, the proposed development would materially conflict with certain of the principles guiding appropriate forms of recreational development as set out particularly within Policy R5 of the Structure Plan and Policy 15 of the Green Belt Local Plan relating to the unacceptability of access onto minor roads by uses generating major traffic flows and the resulting damage to the environment together with the material harm likely to arise therefrom to established living conditions in the Green Belt.

04 The proposed development would generate additional traffic onto a substandard road network especially the road to and through Grazies Hill which lacks adequate width alignment, forward visibility, footways and street lighting.

continued/-

Application 32509 continued

Date.....11 JUL 1989.....

.....
District Planning Officer

N.B. A statement of the applicant's rights is attached

**WOKINGHAM DISTRICT COUNCIL**

31421

**ENVIRONMENTAL SERVICES DEPARTMENT**
**(Engineering Services)**

**MEMORANDUM**

| | |
|---|---|
| APP | |
| CC | |
| 03 JUL 2000 | |
| COPIES TO: | ACK: |
| | FILE: |

**FROM:** **Steve Auton**
**Senior Assistant Engineer**

**MY REF: SNA/KMJ/P13**
**Extension: 6322**

**TO:** **Heather Morgan**
**Planning**

**YOUR REF:**

**DATE: 03 July 2000**

---

**P.A. NO F/2000/0676**
**CHANGE OF USE – HIGHFIELD FARM, WARGRAVE**

After my site visit to the above I still have concerns over highway safety on the network serving Highfield Farm.

The proposal would generate additional levels of traffic on a sub-standard road and the comments made on the original response recommending refusal will still stand.

**STEVE AUTON**

IN VIEW OF THE ADDITIONAL INFO/CORRESPONDENCE RECEIVED BY THE H.A. PROPOSING ADDITIONAL PASSING PLACES, THERE IS NO LONGER A HIGHWAY OBJECTION SUBJECT TO A LEGAL AGREEMENT SECURING THE PROVISION OF 6 SEVERN PASSING PLACES (DETAILS/LOCATION TO BE AGREED) & IMPLEMENTATION OF PLANNING PERMISSION FOR EXTENSION TO CARPARK PREVIOUSLY GRANTED PERMISSION FOR USE BY OCCUPIERS OF PROPOSED DEV.

R 19/8/00

TOM STEVE -

Neil was dealing with this application although I think he discussed it with you.

Attached is a letter and plans showing where additional parking places could be provided.

Would this change your new?

I will be consulted formally.

Other than highways and some minor landscape changes the schemes acceptable to me

T a Heath

floor area. Existing permissions

1327

# WOKINGHAM DISTRICT COUNCIL

To Heather

Date _____ Time _____

## WHILE YOU WERE OUT

Debby

Name [redacted] Debby Sapsed

Of _____

Phone No. 01628 782 706 Ext. _____

| | | | |
|---|---|---|---|
| Phoned | | Please call back | |
| Called to see you | | Will call back | |
| Wants to see you | | Urgent | |

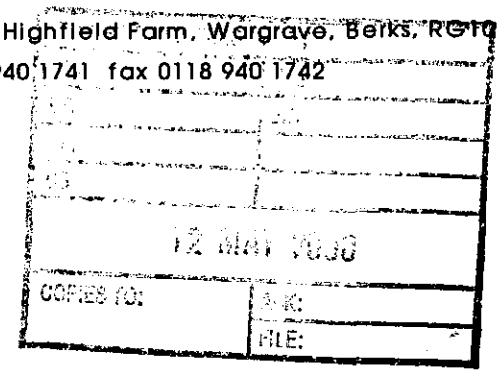
MESSAGE Appraisal skills training 2nd June 2000

Signed _____

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742




10 May 2000

9930

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

Dear Ms Morgan,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT**
**APPLICATION No. F/2000/0676**

Thank you for your letter dated 5th May. We confirm that we have had communication with the Highways Department at Wokingham and they have expressed the view that, whilst they accept that the roads are adequate for the existing level of traffic, they do not believe that the surrounding highway network is capable of coping with the volume of traffic that would be generated by this proposal.

Mr Bush owns all the land on each side of the road to the south and west of the site as far as the junction with the Crazies Hill Road, opposite the rear entrance to Wargrave Manor, and this is the section of road used by the majority of traffic to and from the business centre. There are at present four passing places along this stretch of road and provision could be made for two new passing places and the upgrading of an existing lay-by that is used for parking which could provide a third extra passing place.

The section of road most poorly served with passing places is north and east of the site and Mr Bush is happy to improve the situation on this stretch of road as far as his ownership allows. There are two existing field gates where the splays could be carefully widened and improved to provide passing places on the most critical section of this road. The road further north and east of Mr Bush's ownership is already reasonably well served with drives and accesses that provide passing places. Mr Bush is prepared to provide the additional passing places as described above and indicated on the attached plan and in doing so will take great care to ensure that the rural character of the lane is not spoilt. An additional measure that is proposed is for a "No right turn" sign to be placed on Mr Bush's verge opposite the Business Centre entrance, or inside the entrance, which will discourage delivery vehicles and other casual users from using the road to the north of the site.

We stress the importance to the rural environment that important farm buildings, such as this Listed barn, can be adapted to be economically viable and thus generate sufficient income to safeguard their future existence. This barn is redundant to the farming practice that now exists and with the current pressures on farm finances it is unrealistic to expect substantial money to be spent on its repair unless it can be allowed to generate income.

Chapter 2 paragraph 36 in the Wokingham District Plan Deposit Draft (November 1999) refers to PPG7 and the need for farms to diversify. The fact that many (Listed) buildings on farms, that qualify as redundant, are by definition in rural areas, served by sub-standard roads, should not preclude them from being included in diversification schemes, thus saving them from dereliction and so enhancing the countryside.

.../cont

The Wargrave Parish Council Design Statement (Spring 1999) further picks up on the point that diversification can bring employment and enterprise into the parish and assist in the retention of existing farms. The New Millennium Document prepared by the Wargrave Parish Council expands on this further citing developments including Spring Meadows Business Centre as prime illustrations of how outside businesses can be properly and fully integrated into the rural scene without harming the visual amenity, yet offer local employment and bring people with spending power into the area... This document further goes on to point out the importance of looking favourably at buildings that may otherwise fall into disrepair.

The original application for conversion of the units currently operating at Highfield Farm (Spring Meadows Business Centre) was resisted by the then Highways Department and their recommendation was overruled by the Planning Authority. The letter that we have received from the Highways Department accepts that the passing places appear to provide an acceptable solution to this problem for the existing level of traffic.

We would suggest that the additional measures set out above will more than compensate for the small amount of additional traffic that will be generated by this proposal.

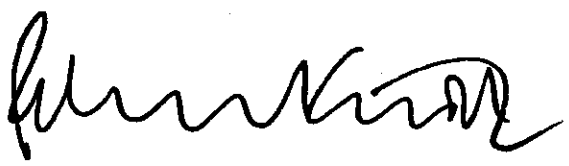
Highways objections have been overruled previously at appeal on another local application, for Hennerton Golf Club. The Inspector's report referred generally to the surrounding road system and specifically to Crazies Hill Road, which, although it is a road with a higher traffic volume, it is largely single track between the golf club and Crazies Hill village and is therefore comparable to the road serving Highfield Farm. The Inspector's conclusion in this instance would seem to be directly relevant to this application and to quote paragraph 18 of the Appeal decision dated 4 May 90 for application Nos. 32509 and 35041:

> *"This section of highway is of low standard – it is signposted as single track – and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications."*

The golf club is operating successfully without appearing to be causing undue problems on the roads. We would assume that the traffic generated by this business centre is less than by the golf club and the additional traffic generated by conversion of the barn will be relatively insignificant.

In summary, therefore, we believe that the benefits of allowing this scheme outweigh the problems raised by the Highways Department and that concerns expressed by this Department can be addressed satisfactorily by our Client and should be conditioned on an approval.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

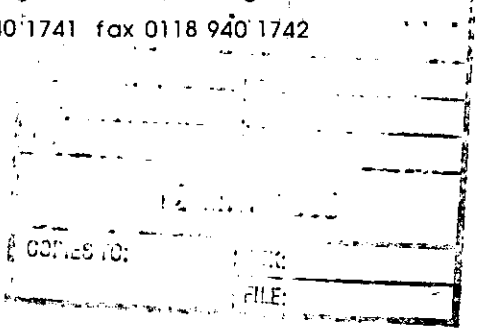
enc. – 4 copies of location plan dated May 2000 showing existing and proposed passing places.

cc Mr R Bush

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742




10 May 2000

9930

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

0676

**ADDITIONAL PLAN**

Dear Ms Morgan,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT**
***APPLICATION No. F/2000/0676***

Thank you for your letter dated 5th May. We confirm that we have had communication with the Highways Department at Wokingham and they have expressed the view that, whilst they accept that the roads are adequate for the existing level of traffic, they do not believe that the surrounding highway network is capable of coping with the volume of traffic that would be generated by this proposal.

Mr Bush owns all the land on each side of the road to the south and west of the site as far as the junction with the Crazies Hill Road, opposite the rear entrance to Wargrave Manor, and this is the section of road used by the majority of traffic to and from the business centre. There are at present four passing places along this stretch of road and provision could be made for two new passing places and the upgrading of an existing lay-by that is used for parking which could provide a third extra passing place.

The section of road most poorly served with passing places is north and east of the site and Mr Bush is happy to improve the situation on this stretch of road as far as his ownership allows. There are two existing field gates where the splays could be carefully widened and improved to provide passing places on the most critical section of this road. The road further north and east of Mr Bush's ownership is already reasonably well served with drives and accesses that provide passing places. Mr Bush is prepared to provide the additional passing places as described above and indicated on the attached plan and in doing so will take great care to ensure that the rural character of the lane is not spoilt. An additional measure that is proposed is for a "No right turn" sign to be placed on Mr Bush's verge opposite the Business Centre entrance, or inside the entrance, which will discourage delivery vehicles and other casual users from using the road to the north of the site.

We stress the importance to the rural environment that important farm buildings, such as this Listed barn, can be adapted to be economically viable and thus generate sufficient income to safeguard their future existence. This barn is redundant to the farming practice that now exists and with the current pressures on farm finances it is unrealistic to expect substantial money to be spent on its repair unless it can be allowed to generate income.

Chapter 2 paragraph 36 in the Wokingham District Plan Deposit Draft (November 1999) refers to PPG7 and the need for farms to diversify. The fact that many (Listed) buildings on farms, that qualify as redundant, are by definition in rural areas, served by sub-standard roads, should not preclude them from being included in diversification schemes, thus saving them from dereliction and so enhancing the countryside.

.../cont

The Wargrave Parish Council Design Statement (Spring 1999) further picks up on the point that diversification can bring employment and enterprise into the parish and assist in the retention of existing farms. The New Millennium Document prepared by the Wargrave Parish Council expands on this further citing developments including Spring Meadows Business Centre as prime illustrations of how outside businesses can be properly and fully integrated into the rural scene without harming the visual amenity, yet offer local employment and bring people with spending power into the area... This document further goes on to point out the importance of looking favourably at buildings that may otherwise fall into disrepair.

The original application for conversion of the units currently operating at Highfield Farm (Spring Meadows Business Centre) was resisted by the then Highways Department and their recommendation was overruled by the Planning Authority. The letter that we have received from the Highways Department accepts that the passing places appear to provide an acceptable solution to this problem for the existing level of traffic.

We would suggest that the additional measures set out above will more than compensate for the small amount of additional traffic that will be generated by this proposal.

Highways objections have been overruled previously at appeal on another local application, for Hennerton Golf Club. The Inspector's report referred generally to the surrounding road system and specifically to Crazies Hill Road, which, although it is a road with a higher traffic volume, it is largely single track between the golf club and Crazies Hill village and is therefore comparable to the road serving Highfield Farm. The Inspector's conclusion in this instance would seem to be directly relevant to this application and to quote paragraph 18 of the Appeal decision dated 4 May 90 for application Nos. 32509 and 35041:

> *"This section of highway is of low standard – it is signposted as single track – and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications."*

The golf club is operating successfully without appearing to be causing undue problems on the roads. We would assume that the traffic generated by this business centre is less than by the golf club and the additional traffic generated by conversion of the barn will be relatively insignificant.

In summary, therefore, we believe that the benefits of allowing this scheme outweigh the problems raised by the Highways Department and that concerns expressed by this Department can be addressed satisfactorily by our Client and should be conditioned on an approval.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

enc. – 4 copies of location plan dated May 2000 showing existing and proposed passing places.

cc Mr R Bush

HAROLD

LOOKS A WORKABLE SOLUTION TO ME. AND SAVING A GOOD EXAMPLE OF A LOCAL BARN (NOW LISTED)

# For your Information

Harold Sanders. 24-05-00

**Copy with regard to the listed Barn Planning Application at Highfield**


19 MAY 2000

COPIES TO:

ACK:

FILE:


**With Compliments - Dick Bush**

Dick Bush

# KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742


10 May 2000 9930

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

COPY

Dear Ms Morgan,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION No. F/2000/0676**

Thank you for your letter dated 5th May. We confirm that we have had communication with the Highways Department at Wokingham and they have expressed the view that, whilst they accept that the roads are adequate for the existing level of traffic, they do not believe that the surrounding highway network is capable of coping with the volume of traffic that would be generated by this proposal.

Mr Bush owns all the land on each side of the road to the south and west of the site as far as the junction with the Crazies Hill Road, opposite the rear entrance to Wargrave Manor, and this is the section of road used by the majority of traffic to and from the business centre. There are at present four passing places along this stretch of road and provision could be made for two new passing places and the upgrading of an existing lay-by that is used for parking which could provide a third extra passing place.

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We stress the importance to the rural environment that important farm buildings, such as this Listed barn, can be adapted to be economically viable and thus generate sufficient income to safeguard their future existence. This barn is redundant to the farming practice that now exists and with the current pressures on farm finances it is unrealistic to expect substantial money to be spent on its repair unless it can be allowed to generate income.

Chapter 2 paragraph 36 in the Wokingham District Plan Deposit Draft (November 1999) refers to PPG7 and the need for farms to diversify. The fact that many (Listed) buildings on farms, that qualify as redundant, are by definition in rural areas, served by sub-standard roads, should not preclude them from being included in diversification schemes, thus saving them from dereliction and so enhancing the countryside.

.../cont

**Peter J Knott** dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist

The Wargrave Parish Council Design Statement (Spring 1999) further picks up on the point that diversification can bring employment and enterprise into the parish and assist in the retention of existing farms. The New Millennium Document prepared by the Wargrave Parish Council expands on this further citing developments including Spring Meadows Business Centre as prime illustrations of how outside businesses can be properly and fully integrated into the rural scene without harming the visual amenity, yet offer local employment and bring people with spending power into the area... This document further goes on to point out the importance of looking favourably at buildings that may otherwise fall into disrepair.

The original application for conversion of the units currently operating at Highfield Farm (Spring Meadows Business Centre) was resisted by the then Highways Department and their recommendation was overruled by the Planning Authority. The letter that we have received from the Highways Department accepts that the passing places appear to provide an acceptable solution to this problem for the existing level of traffic.

We would suggest that the additional measures set out above will more than compensate for the small amount of additional traffic that will be generated by this proposal.

Highways objections have been overruled previously at appeal on another local application, for Hennerton Golf Club. The Inspector's report referred generally to the surrounding road system and specifically to Crazies Hill Road, which, although it is a road with a higher traffic volume, it is largely single track between the golf club and Crazies Hill village and is therefore comparable to the road serving Highfield Farm. The Inspector's conclusion in this instance would seem to be directly relevant to this application and to quote paragraph 18 of the Appeal decision dated 4 May 90 for application Nos. 32509 and 35041:

> *"This section of highway is of low standard – it is signposted as single track – and carries small amounts of traffic of various types which can compete for the available space. No doubt more traffic will add to this competition and be capable of causing some inconvenience. I do not, however, consider that the addition of the amounts of traffic likely to be generated by a golf course of the type proposed will create hazards or dangers in terms of road safety sufficient to warrant refusal of these applications."*

The golf club is operating successfully without appearing to be causing undue problems on the roads. We would assume that the traffic generated by this business centre is less than by the golf club and the additional traffic generated by conversion of the barn will be relatively insignificant.

In summary, therefore, we believe that the benefits of allowing this scheme outweigh the problems raised by the Highways Department and that concerns expressed by this Department can be addressed satisfactorily by our Client and should be conditioned on an approval.

Yours sincerely,



Peter J Knott
Knott & Shepherd Partnership

enc. – 4 copies of location plan dated May 2000 showing existing and proposed passing places.

cc Mr R Bush

KNOTT & SHEPHERD

PARTNERSHIP

Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742

HPT
CS
12
COPIES TO:
FILE:

11 May 2000

9930

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

Dear Ms Morgan,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION No. F/2000/0676**

Further to our telephone conversation yesterday please find enclose 2 copies of the Planning Application from with the areas corrected.

Yours sincerely,

Peter J Knott
Knott & Shepherd Partnership

enc. – 2 revise Planning Application Forms

cc Mr R Bush

.../cont

**Peter J Knott** dip Arch RIBA, Chartered Architect. **Marc J Shepherd** MBIAT, Architectural Technologist

WOKINGHAM DISTRICT COUNCIL

# PLANNING APPLICATION

PART 1

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

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

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

FOR OFFICE USE ONLY

| | | |
|---|---|---|
| 1. | APPLICANT'S NAME | MR R. BUSH |
| | ADDRESS | GIBSTROUDE FARM, CRAZIES HILL, WARGRAVE |
| | | READING, BERKSHIRE |
| | POST CODE | RG10 8LT PHONE N/A |
| 2. If the applicant has an agent, all correspondence will be sent to the agent | AGENT'S NAME | KNOTT & SHEPHERD PARTNERSHIP |
| | ADDRESS | SPRING MEADOWS BUSINESS CENTRE, |
| | | HIGHFIELD FARM, WARGRAVE, BERKSHIRE |
| | POST CODE | RG10 8PZ PHONE 0118 940 1741 |
| 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 | SPRING MEADOWS BUSINESS CENTRE, |
| | | HIGHFIELD FARM, WARGRAVE |
| 4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used. | | CHANGE OF USE OF REDUNDANT FARM |
| | | BUILDING FOR OFFICE USE & ALTERATIONS |
| | | INCLUDING ADDITION OF NEW MEZZANINE FLOOR |
| 5. Give the area in hectares or part of a hectare | AREA OF SITE | 0.21 HECTARES |
| 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 | 9930/01 EXISTING PLANS<br>/02 " ELEVATIONS + SECTIONS<br>/10C PROPOSED PLANS, ELEVATIONS + SECTIONS<br>/13 BLOCK PLAN + LOCATION PLAN |

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

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | [X] | REDEVELOPMENT | [ ] |
| ERECTION OF NEW BUILDING | [ ] | ALTERATION or EXTENSION | [X] |

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

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

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

| | | | |
|---|---|---|---|
| | | SITING | [ ] |
| EXTERNAL APPEARANCE | [ ] | DESIGN | [ ] |
| MEANS OF ACCESS | [ ] | LANDSCAPING | [ ] |

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

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.

ROOF TILES TO MATCH EXISTING
FLINT AND BRICKS TO MATCH EXISTING
FEATHER-EDGE BOARDING TO MATCH EXISTING
GLAZED AREA

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.

N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?

TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system ~~YES~~ NO

If no, please give details

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

EXISTING PEDESTRIAN AND VEHICULAR ACCESS TO BUSINESS CENTRE FROM LANE.
AS EXISTING.

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

YES

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.

£380.00

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 [signature] ON BEHALF OF MR R BUSH DATE 15/02/00

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".

# 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) | | | 88 (MEZZANINE) | 197 |
| 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 REDUNDANT FARM | | 197 | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | | 88 | 197 |

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

26. WHAT PROVISION IS BEING MADE FOR PARKING?

| | Cars | Lorries |
|---|---|---|
| Existing | 14 | 3 |
| Proposed | 25 | 1 |

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

OFFICE USE

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

AVVIO, UNIT 6, SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRA
YES

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 |
|---|---|---|---|
| 12 | 0 | 10 | 22 |

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

NO

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

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

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'

LANDSCAPING

TO BE

RESOLVED.

Harold's comments
requested 11/5/00

**l automatically upgrade you to the absolutely free!**

ou have to do is travel before 23rd December*. e SB2, when booking short break packages with special offer is subject to availability and tickets

mise you a break that's in a class of its own.




FS 20853

Tel. Con 10/5/00

Spoke to Peter Knott.

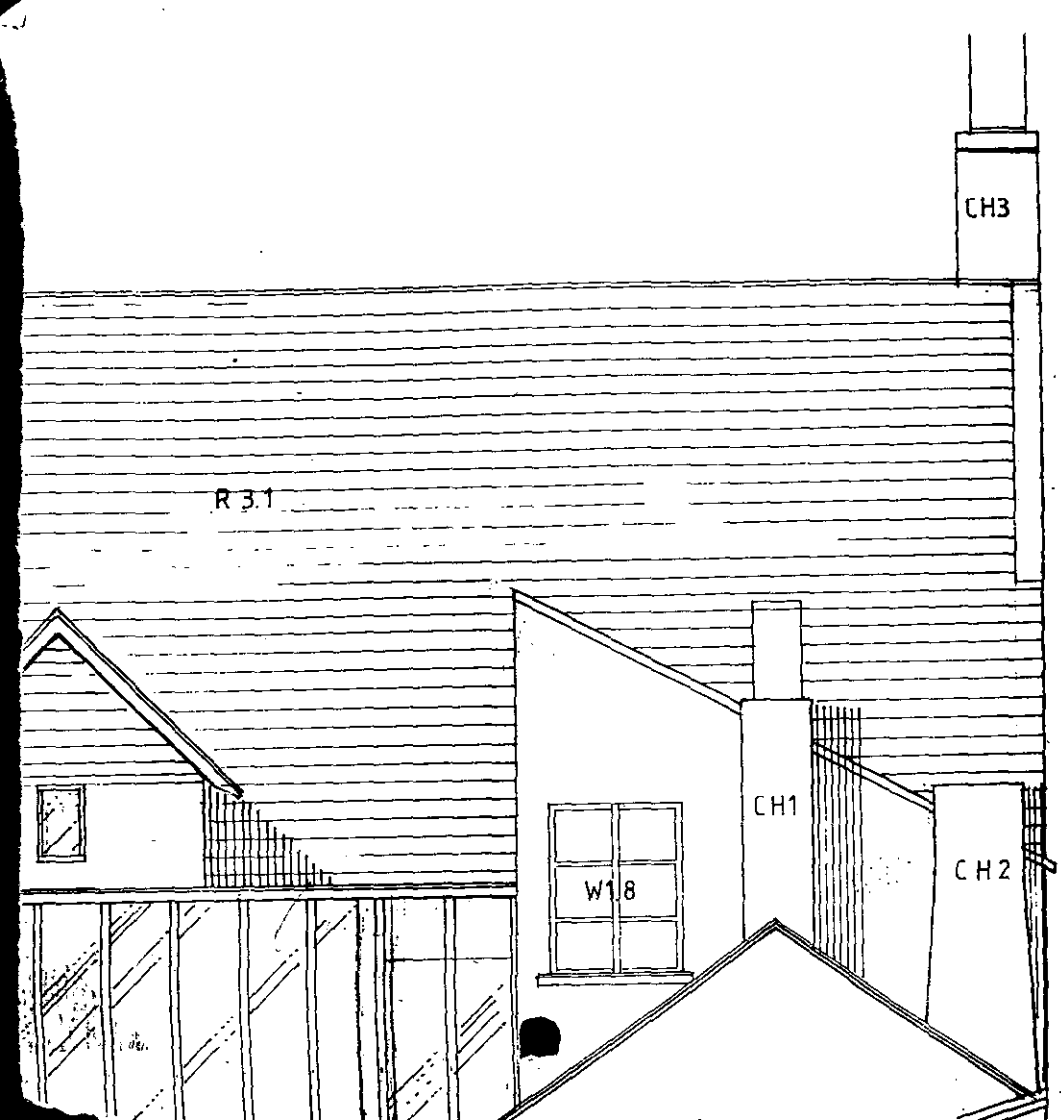
Highways unfortunate in their position. Don't think they can overcome the objection.

Writing a letter of detailed justification and in support of the application.

HM - not likely to go against highways advice.

PC - hope to will get noted and at the very least debated at Committee.

Will submit application forms with the correct floorspace calcs.


CH3
R 3.1
CH1
CH2
W18

Heather Morgan

**TO: DEVELOPMENT CONTROL** FROM: Environmental Design

DATE: 21st March 2000

**Location: Highfield Farm Highfield Lane Crazies Hill Wargrave.**

**Proposal:** Proposed change of use of redundant farm building to (B1) office use and alterations including mezzanine floor.

Application Number: F/2000/0676

In response to your consultation dated 6th March 2000 for the above application, the landscape comment is as follows:

The application is not acceptable on the grounds of total lack of sensitivity to the environment shown in the provision of car parking and at the site entrance. The barn is a listed building in a conservation area. The present car parking and the new proposals have a bleak entrance to the site at the roadside and a bare hard standing for the main car park which is clearly visible from the road.

The applicant should submit plans for a landscape scheme to enhance the site entrance and the car park bearing in mind the setting of the development, and the small vulnerable copse immediately at the side of the parking area.

Patricia Green.

Patricia Green
Landscape Consultant

√ PS

26709 21.03.00

**REPLY REQUIRED**

**To:**
**Policy & PLans**

**From:** Heather Morgan ECG

**Date:** 06 March 2000

**Application Number:** F/2000/0676

**Proposal:** Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor..

**Site Address:**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

**Applicant:**
Mr Bush C/O Knott & Shepherd Partnership.

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

---

Principle of development is allowable under WGB1 (Criteria B+F) provided the development retains the open + undeveloped character of the Green Belt and does not cause detriment to adjoining land uses and occupiers. Development must be appropriate in terms of materials, character, type and level of development. The level of use must be appropriate to its location.

As this is a re use of a building employment is the preferred use under WGB4, but there should be no (significant) intensification of the site. (Compare the proposed with the original bdt in terms of the building itself and the overall use of the site). There should be no adverse traffic generation that would affect rural roads Pol WT4 No objection in terms of overall contribution that the additional floorspace makes to employment commitment (BU1 of RSP).

As this is a listed structure you also need to be sure that there is no detrimental impact on the integrity of the building in terms of the building itself + its setting. Further tests are therefore required under policies WHE12, WHE13 + WHE11. Criteria c) e) + f) of WHE13 would be key tests. Car parking may be a key issue

Overall

No objection on employment policy grounds

Unlikely to be an objection in terms of WGB 1 + intensity of use.

Seek advice on other issues from highways + conservation architect.

Sem PP.

[signature]

Tel. 0118 974 6446 (Direct Line)
E-mail: Heather.Morgan@wokingham.gov.uk
Date. 5 May, 2000
My ref. HPM/F/2000/0676
Your ref.

Mr. P. Knott,
Knott & Shepherd partnership,
Spring Meadows Business Centre,
Highfield Farm,
Wargrave,
Berks. RG10 8PZ.

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 977 8909
DX: 33506 – Wokingham

Dear Mr. Knott,

**PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO B1 OFFICE USE AND ALTERATIONS INCLUDING MEZZANINE FLOOR HIGHFIELD FARM, HIGHFIELD LANE, WARGRAVE**

I refer to the current application in respect of the above site. I understand that the Highways Department have expressed concerns in respect of the traffic which could be generated by the proposal. I spoke to Mr. Bush some weeks ago, who indicated that you were attempting to resolve the matter. To date, I have not received any additional information.

Please could you provide any additional information you may feel necessary within the next 14 days, or the application will be determined as it stands. Please do not hesitate to contact me should you have any queries.

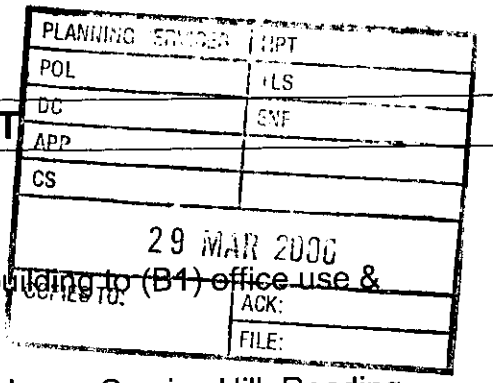
Yours sincerely,

HPM

HEATHER MORGAN
Senior Planning Officer

FROM: Heather Morgan

DATE: 06 March 2000




## WARGRAVE PARISH CONSULTATION SHEET

**Application Number:** F/2000/0676

**Proposal:** Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor..

**Site Address:** R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

**Applicant:** Mr Bush C/O Knott & Shepherd Partnership.

Your observations are required in respect of this application **by 30/03/2000** .

---

CLLR. R. BUSH DECLARED A PECUNIARY INTEREST IN THE APPLICATION.

NO OBJECTION.

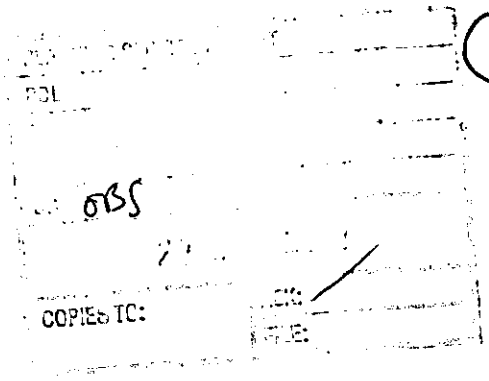
SIGNED: D. Close

D. CLOSE

DEPUTY Clerk To Wargrave Parish/~~Town~~ Council.

DATE: 28 MARCH 2000

GARY & JOAN MEALING
6 Clifton Rise, Wargrave,
Berks. RG10 8BN.
Tel: 0118 940 4209




24 March 2000

The Chief Planning Officer
Wokingham District Council
Council Offices
Shute end
Wokingham
Berks RG40 1WR

2000 | 0676
HM.

Dear Sir

**Re: Spring Meadows Business Centre, Highfield Farm, Wargrave.**

I am writing to express my great concern regarding the two applications at the above to further increase the office accommodation by converting further barns.

I feel that to allow this would be intrusive to the rural countryside surrounding the village and would mark a stepping stone towards a further expansion into the countryside and resulting ruination of the village.

In addition, the narrow country lane which forms the sole access to the site is totally unsuitable, even for the level of traffic generated by the existing offices, and to have further occupiers, business visitors, deliveries and couriers racing up and down the lane and causing irreparable damage to the verges is not a thought I bear thinking of. The lane is used by locals and visitors for various country pursuits including walking, cycling, horse riding and general country rambles with children and it is already becoming dangerous due to the speed and volume of traffic.

It is my understanding that both central and local government policy is to encourage people travelling to work by public transport and in a location such as this, this is totally impossible and, therefore, surely this type of

development should be encouraged where public transport is accessible rather than pushing more vehicles into the countryside.

I feel it is ironic that over the years, several of these lovely barns have been ignored whilst, no doubt under Agricultural Consent, modern eye-sores have been erected and yet it is now claimed that the original buildings are redundant. To me this does not make sense and surely it is a proviso in any instances where conversion of farm buildings is allowed that an agreement has to be entered into that no new agricultural buildings can be erected in the future.

Finally, I am sure that it is only a coincidence but, you should be aware that the main footpath that leads to the gate where the Planning Notices are displayed happens to have been ploughed up and not reinstated thus forcing walkers to use an alternative route and not pass by these notices!!

In conclusion I very much hope that you will find against this application in order to protect our environment.

Yours faithfully



Gary Mealing

## FILE NOTE 29/3

Spoke to Neil Tr[illegible] in Highways.
His main concern relates to the additional traffic generated. A significant increase in floorspace and the number of traffic movements.
Accepts that additional passing spaces could be provided to the south of the site. This is not the real area at issue.
Employees could also use the road to the north → very narrow. Steep embankments either side with residential properties.
Doesn't foresee anything could be done to resolve this.

JCPM

## TEL CON 3/4

Spoke to Peter Knott.
Govt encouraging diversification which is difficult if narrow roads are to be a problem.
Agreed to hold off making a decision until the highways position had been resolved (if possible).

JCPM

**HIGHWAYS CONSULTATION SHEET**

**From:** Heather Morgan

**Date:** 06 March 2000

**Application Number:** F/2000/0676

**Proposal:** Proposed change of use of redundant farm building to (B1) office use & alterations including mezzanine floor.

**Site Address:**
R J Bush& Son Highfield Farm, Highfield Lane, Crazies Hill, Reading.

**Applicant:**
Mr Bush C/O Knott & Shepherd Partnership.

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).

---

THE SURROUNDING HIGHWAY NETWORK IS SUB-STANDARD IN WIDTH TO ADEQUATELY CATER FOR THE ADDITIONAL LEVEL OF TRAFFIC THAT WOULD BE GENERATED BY THIS PROPOSAL AND WOULD ADVERSELY AFFECT HIGHWAY SAFETY AND IMPEDE THE FREE FLOW OF TRAFFIC.

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

23-3-00

# Wokingham District Council
# Planning Application

**Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8**

**AND/OR**

**Planning (Listed Buildings and Conservation Areas) Regulations 1990 and Planning (Listed Buildings and Conservation Areas) Act 1990**

## Application Nos: LB/2000/0677 AND F/2000/0676

**Proposal:**
(LA) Proposed change of use of listed farm building to office use plus mezzanine floor & external alterations.

**Location:**
R J Bush& Son, Highfield Farm, Highfield Lane, Crazies Hill, Reading

**This application is being advertised in the HENLEY STANDARD newspaper on the 10/03/2000 for the following reason(s);**

**SITE IS A LISTED BUILDING**

The application can be inspected at Wokingham District Council's offices during the following times:

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

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

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Heather Morgan P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **31/03/2000** from the date of this notice. Written comments submitted will become available for public inspection.

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

**Date: 10/03/2000**

Front Fence
8.50 am
10/3 2000

☎ 0118 974 6379 (Direct Line)
Tuesday, 07 March 2000

*Knott & Shepheard Partnership*
Spring Meadows Business Centre,
Highfield Farm,
Wargrave
RG10 8PZ


**Access Officer**
Environmental Services Department
P.O. Box 155
Shute End, Wokingham
Berkshire RG40 1WW
Tel: (0118) 974 6376
Fax: (0118) 974 6385
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham


Dear Sir

**Planning Application No** 0676
**Address:** Spring Meadows Business Centre, Highfield Farm, Wargrave

The above Planning Application has been examined for the provision of access and facilities for disabled people.

The following two lists of points should be addressed in order to improve the use of the building by disabled people.

**List A.** (These are mandatory requirements under the Building Regulations)

1. Level access needs to be provided from the curtilage of the site and from the disabled parking bays to the main entrance. If site constraints necessitate an approach steeper than 1 in 20 a ramped approach should be provided.
2. Please ensure that entrance doors have a clear opening of .8m the doors and or the frames need to be clearly identified by tonally contrasting with the wall. Door furniture should be distinguishable from the door, and the door opening pressure should not exceed 25-30 Newton's.
3. Identify hazardous glazing.
4. The Mezzanine floor is not accessible to wheelchair users.
5. Ensure guarding fitted to outside doors.
6. It appears when the doors to the kitchen are closed there is not enough space for a wheelchair user to access the accessible toilet.
7. Within the WC the toilet needs to on the wall measuring 1.5M. Also the door needs to be 1M wide.
8. If a reception counter is to be installed with a screen please ensure that an induction loop is fitted, And that the counter is accessible.
9. Please ensure that access is available to the full range of services offered and that at least half the areas where seats are provided are accessible to Wheelchair users.

**List B.** (These are not mandatory requirements but are recommended good practice and normally add little or no extra cost to the construction work.)

1. 2 disabled car parking bays.
2. Signage to WC.
3. Alarm cord secured to floor level WC.
4. External lock override.
5. Height of public telephone 1200max.
6.

From 2004 under the Disability Discrimination Act 1995 service providers will have to make 'reasonable adjustments' to the physical features of their premises to overcome physical barriers to access.

Enlightened developers and building managers will want to anticipate this legal requirement well before 2004, and will find technical solutions to remove physical barriers even before legally required to do so under the Disability Discimination Act.

Please telephone me on the above number, if you would like to discuss any of the above.

If you have any queries with regard to the Building Regulations please contact the Area Building Control Surveyor.

Many thanks in anticipation,
Yours faithfully

D. E. Garrett

**Duncan Garrett**
Access Officer

# SITE HISTORY

1327

# WOKINGHAM DISTRICT COUNCIL

To Heather

Date 3/3 Time 10.50

## WHILE YOU WERE OUT

Name Paul Nottey

Of Sutton Gulli Morgan

Phone No. 02074869486 Ext.

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

MESSAGE Twyford Surgery

Signed

Approved scheme — 12 cps. for 298m² of B1 floorspace. ⊛ 1 pps per 25m²
248 → 12 spaces ✓
Barn was excluded from this proposal.
Barn in site terms seems to represent a significant increase in the f'space ⊛

WOKINGHAM DISTRICT COUNCIL

Second consent (44218)

Conversion of an additional 2 units, not included in the previous consent.
Unit 1A - previously a garage
Unit 8 - previously an existing store house.

- Consents granted 9/6/95.

Additional parking spaces proposed.
Addit floorspace ? 12.6m² + 28.5m² 41m²
Extra parking — 12 spaces proposed on an area of concrete. Would have been a dairy yd previously.
Condition - small units to be occup. by separate users.
- no direct sales shall be carried out
Offices - limited additional activity would be generated. Usage deemed appropriate previously.

- Significant overprovision of parking.
41m² → 2 extra in accord. with standards.
12 provided (10 over)
Reasonably difficult to justify 2 spaces as towers a concrete yard (pre-existing?)

Third consent (47/05647)

Additional parking approved 5/8/94
9 new spaces, plus 2 existing spaces → 1. disabled
12 + 11 + 9 → 32 in total now.
No additional floorspace. Existing cattle yard.

SITE HISTORY NOTES

Green Belt.

Area of Special L'scape Importance

Proposed cycle route.

C'side location.

Original consent 39447 (*)

Any applic^n which comes in. Check Regs

Size of proposal → contrary to devel. plan

298m² B1(c) use approved.

(*) Actual units now have a catering company, sculptor, architects office, another office. Not B1(c) → contrary to wording of the ~~[illegible]~~ description of development

Consent granted 12/10/92.

Decision notice "Redund. Ag. bldgs to B1" only.

Application info & consult sheets refer to "B1 light industrial".

Policy - if redundant then units for local occupiers would be acceptable (letters submitted with the applic^n from local businesses which were going to ~~[illegible]~~ take the units).

local occupiers → acceptable exception. New use should not adversely affect the area. Small units proposed

Units 16m² to 74m².

Dairy farm being turned over to units. Less heavy vehicles using the lane

Add. l'scaping, lay bys down the road, removal of industrial pd rights.

Conds - 2 passing bays along Crazies Hill.

- Small units to be occupied by separate users. No 2 units or more to be occupied by same user.
- Shall not be used for any purpose other than B1 use

No restriction to light industrial! Seems to have been a change whilst applic^n was considered

32 spaces on site.
Floorspace to meet cps → 14 spaces needed ⇒ overprovision. of 18
(4) Unlikely extra parking would be needed for the potential conversion of the barn.
Agreed no material impact on the GB. Of benefit to successful development of small units. for h'way safety reasons. To stop people parking on the road.


WOKINGHAM
DISTRICT COUNCIL

# WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

NOTIFICATION OF CONSENT FOR PLANNING PERMISSION

Mr R Bush
Highfield Farm
Highfield Lane
WARGRAVE
Berkshire

**Application No :** 97/65647/F

**Parish :** WARGRAVE PARISH

**Proposal :** PROPOSED CHANGE OF USE OF YARD TO CAR PARK

**Location :** HIGHFIELD FARM, HIGHFIELD LANE, WARGRAVE

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

**CONDITION(S) :**
01
The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

**REASON(S) :**
01
In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Date 15 August 1997

C.E. Limmer
Head of Development Control

Note Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the country side and townscapes tidy.

**Application Number97/65647/F**

**Appraisal :**

form buildings converted to business centre in several small units

Car parking provided in courtyard and part of farm yard.

Area previously used a cow yard / pens. Already concreted.

No material impact on Green Belt appearance or amenity

improvement if brought to successful devel of small units in re used agric buildings and will prevent parking spilling on to rural verges outside site

No need to have surfaced or marked out formally.

**Recomendation :** C/A.

WARGRAVE [0118] 9401205

RICHARD BUSH
HIGHFIELD FARM
WARGRAVE
READING
BERKS
RG10 8PU.
9/5/97

7/ 0 3 ... 1 1

14 MAY 1997

Chief Planning Officer
Wokingham District Council
Shute End
Wokingham.

**Re: Application for Change of Use, Redundant Cattle Feed Yard, Highfield Farm, Wargrave, as Extra Car Park, Ancilliary to the Use of The Spring Meadows Business Centre.**

Dear Sir,

Spring Meadows has been a very successful conversion of redundant farm buildings to quality offices, and has formed a quiet and natural integration of commercial business within the farm complex and the countryside.

In our original application the provision made for parking was deemed adequate, however at peak times it has become apparent, when there are extra visitors to the offices, that there is intense competition and pressure for the spare parking spaces.

I am therefore proposing that the redundant concreted cattle feed area adjacent to the existing car park should be incorporated, as an overflow car park, using the existing surface, providing up to 9 new spaces, which would then enable us to prevent our clients and their visitors from attempting to park on the road or the verges outside the Business Centre. It will also permit us to provide a disabled parking space on the existing area.

The visual aspect will change very little as we will only have to remove the old internal cattle feed fences to open up the area, but will keep mostly to the same boundary walls filling any gaps with rails as necessary. The top gates will remain, but painted green to match the livery of the existing gates and fences. The lower wall will be retained and will act as a partial screen to the proposed area.

I am happy to provide any further information you may require.

Yours sincerely,

Richard Bush

Richard Bush.

PLANNING PERMISSION ~~GR~~

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: R J BUSH & SON
GIBSTROUDE FARM
WARGRAVE
READING
BERKS RG10 8LT

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.44218 (F )

Proposal:
CHANGE OF USE OF REDUNDANT FARM BUILDINGS TO B1 USE
HIGHFIELD FARM SPRING MEADOW BUSINESS CENTRE CRAZIES HILL
WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

02 Bricks and tiles to be used in refurbishing the buildings shall be of the same type, colour and texture as the bricks and tiles used for the external walls and roof of the existing buildings unless otherwise agreed in writing by the District Planning Authority.

02 REASON To ensure that the development will be of satisfactory appearance.(9R)

03 Window frames and external doors to be used in the refurbishment of the buildings shall match those of the previous conversions on site to the satisfaction of the District Planning Authority.

03 REASON To ensure the satisfactory appearance of the development.

04 No part of the development shall be occupied until the vehicle parking spaces have been marked out in accordance with the detailed layout submitted to the District Planning Authority.

04 REASON To ensure that the development is provided with adequate parking

continued/-

facilities so as to minimise the incidence of roadside parking which would be a danger to other road users.(574R)

05 364F

05 REASON For the sake of clarity and to ensure an appropriate development for this site.(273R)

06 The units hereby approved shall be retained as small units to be occupied by separate users and no two units or more shall be occupied by the same user unless otherwise agreed in writing by the District Planning Authority.

06 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988( or any order revoking and re-enacting that Order),no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(238f)

07 REASON To help prevent an intensification of development in a rural area and in the interests of visual amenity.(174R)

08 No external lighting of any type shall be provided without the prior written permission of the District Planning Authority.(310)

08 REASON In the interests of amenity.(90R)

09 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

09 REASON In the interests of amenity.(90R)

10 No direct sales shall be carried out from the units the subject of this permission.

10 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

continued/-

Application 44218 continued

Date 09 JUN 1995

C. Wood

Assistant District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-

(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and

(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

1873

[illegible]

Applicant R.J. Bush & Son

Location Highfield Farm Crazies Hill, Spring Meadow Business Cent

Proposal Farm buildings to B1

| | | | |
|---|---|---|---|
| EARLIEST DATE FOR DECISION | | COMMITTEE DATE ..... | |
| SITE VISIT DATE ..... | 13/4 | RECOMMENDATION AGREED | 2/5 |

INTRO/PLANNING HISTORY:

Approval given in '92 for majority of buildings to go over to B1 use (39447) Committee Report attached

POLICY ISSUES:

PROPOSAL: - Existing Farm office to general B1
- One further element of courtyard buildings to B1

CONSULTATIONS:

APPRAISAL 2 additional small business units added to previous conversion to "business centre" (approved Sub Committee as per attached rep

Proposed (conversion) buildings form part of courtyard and are of same standard of design and repair as previously accepted.

Additional car parking provided.

Limited additional activity would be generated

Usage has proved appropriate

New PPG 2 supports PPG 7 conclusions in previous report.

RECOMMENDATION: (Conditions overleaf)

C/A

160.00

R.J.BUSH and SON
HIGHFIELD FARM
WARGRAVE
READING
BERKS
RG10 8PU

LL4218

DELEGATED

95/60307/F

10 MAR 1995

TELEPHONE:WARGRAVE [0734]403220
[0734]401205

6/3/95

Chief Planning Oficer
Wokingham District Council
Shute End
Wokingham
Berks.

Dear Sir,

Re: Change of use of redundant farm buildings at Highfield Farm, Wargrave to Class B1 offices, an addition to Spring Meadows Business Centre.

Following my successful application [39447 granted 12/8/92] for a change of use of buildings at the above address to class B1, the development known as Spring Meadows Business Centre, which has been completed and is now running smoothly as an integeral part of the farm, I have had enquiries for more office space.

I do not wish the site to become overdeveloped, but feel that there is room for the conversion of the last 2 sections of the existing buildings,which are within the Spring Meadow courtyard, without any detrimental effect on the site as a whole. I sought advice from yourselves, and Mr Gary Rayner, your Planning Officer visited the site and and was of the opinion that I had reasonable grounds to apply for Planning Permission.

Unit 1A was a store/garage and is at the moment part farm office, and part store room. Internal size :- approx 17 foot by 8 foot.The farm office to be relocated. 5.18m x 2.43 12.58

Unit 8 was an ancillary part of the old milking parlour, housing the emergency electric supply and the cooling system for the bulk milk tank. Since the cessation of dairying it has been used as a general store. Internal size :- approx 14 foot by 22 foot. 4.26 6.7 28.5

The brick and tile built buildings are redundant for their original use and are of sound construction, ie. capable of being renovated. They will be restored, with matching doors and windows, to the same high standard that we have achieved with the remainder of the development.

2/ Planning application re: Spring Meadows,Highfield Farm. - cont.

Two car parking spaces will be allocated for the additional units.

I have prospective clients for both offices.

Office 1A:
D M Hall Associates.
13 Cannock Close
Maidenhead
Berks,SL6 1XB — Planning consultant.

Office 8:
Andy Lawson
*80 Greys road*
Henley on Thames
RG9 1 FL. — Graphic Design Artist

Both have offices that they will be leaving.

I will be happy to provide any further information you may need in connection with this application.

Yours sincerely,

R.C.U. J. Bush

Richard Bush.

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 26/10/98 NAME Lynne Bourne

F
NL

PLANNING PERMISSION

WOKINGHAM DISTRICT COUNCIL

LOCAL GOVERNMENT ACT 1972

TOWN AND COUNTRY PLANNING ACT 1990

To: R.J.BUSH & SON
GIBSTROUBE FARM
CRAZIES HILL
WARGRAVE
BERKSHIRE

WOKINGHAM DISTRICT COUNCIL
COUNCIL OFFICES
SHUTE END
WOKINGHAM, BERKS., RG11 1BN

Application No.39447 (F )

Proposal:
CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO B1
HIGHFIELD FARM, CRAZIES HILL, WARGRAVE

The Wokingham District Council in pursuance of their powers under the above Acts hereby GRANT Planning Permission for the carrying out of the above development in accordance with the application and the accompanying plans submitted by you to the Council subject to compliance with the following conditions the reasons for which are specified thereunder.

01 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.(5)

01 REASON This condition is deemed to be attached by virtue of Section 91(1) of the Town and Country Planning Act, 1990.(3R)

C2 Bricks and tiles to be used in refurbishing the buildings shall be of the same type, colour and texture as the bricks and tiles used for the external walls and roof of the existing buildings unless otherwise agreed in writing by the District Planning Authority.

02 REASON To ensure that the development will be of satisfactory appearance.(9R)

03 Details of the window frames and external doors to be used in the refurbishment of the buildings shall be submitted to and agreed in writing by the District Planning Authority prior to the commencement of development.

03 REASON To ensure that the development will be of satisfactory appearance.(9R)

04 The development hereby permitted shall be landscaped and planted. Further details of the landscaping, in respect of the road frontage shall be submitted to and approved in writing by the District Planning Authority before the development of the site commences.(200)

continued/-

ADL SYSTEM
PART OF THE RECORD KEPT BY: WOKINGHAM D.C.
IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 26/10/98 NAME Lynne Bourne

Application 39447 continued

04 REASON In the interests of visual amenity.(13R)

05 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the District Planning Authority gives written consent to any variation.(202)

05 REASON In the interests of visual amenity.(13R)

06 The units hereby approved shall be retained as small units to be occupied by separate users and no two units or more shall be occupied by the same user unless otherwise agreed in writing by the District Planning Authority.

06 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

07 Notwithstanding the provisions of the Town and Country Planning General Development Order 1988( or any order revoking and re-enacting that Order),no further development as defined within Part 8 of the Second Schedule of that Order, shall be carried out on the land unless an application for planning permission in that behalf is first submitted to and approved by the District Planning Authority.(238f)

07 REASON To help prevent an intensification of development in a rural area and in the interests of visual amenity.(174R)

08 No external lighting of any type shall be provided without the prior written permission of the District Planning Authority.(310)

08 REASON In the interests of amenity.(90R)

09 No loudspeaker, amplifier, relay or other audio equipment shall be installed or used outside the building nor installed or used inside the building in such a manner as to cause detriment to the amenity of the area by reason of noise.(44)

09 REASON In the interests of amenity.(90R)

10 No direct sales shall be carried out from the units the subject of this permission.

10 REASON In the interests of amenity and to prevent an inappropriate use of the site.(282R)

11 No development shall be commenced until the applicant has constructed two passing bays along Crazies Hill, in accordance with a detailed scheme to be submitted to and approved by the District Planning Authority in consultation with the Highway Authority.

continued/-

PART OF THE RECORD KEPT BY WORKING SYSTEM IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATE 26/10/98 NAME Lynne Bourne

Application 39447 continued

11 REASON In the interests of road safety.(550R)

12 No part of the development shall be occupied until the vehicle parking spaces have been marked out in accordance with a detailed layout to be submitted to and approved in writing by the District Planning Authority.

12 REASON To ensure that the development is provided with adequate parking facilities so as to minimise the incidence of roadside parking which would be a danger to other road users.(574R)

13 No development shall be commenced until the visibility splays shown on the approved drawing have been provided. These splays shall thereafter be kept free of all obstruction to visibility over a height of 0.8 metres.

13 REASON In the interests of road safety.(550R)

14 The building hereby permitted shall not be used for any purpose other than for B1 Use without the prior written approval of the District Planning Authority.(364F)

14 REASON For the sake of clarity and to ensure an appropriate development for this site.(273R)

INFORMATIVES:-

The applicant is advised that a Legal Agreement with the Director of Highways and Planning, Berkshire County Council, Shire Hall, Shinfield Park, Reading, Berks RG2 9XG will be required prior to the passing bays being constructed on the public highway.(239F)

The Developer or Agent is requested to contact the Council's Engineer regarding the following informative(s). (669)

Full details of all foul and surface water drainage proposals shall be submitted to the Council's Engineer and approved by the District Council before commencement of the development.(671)

Soak-aways shall be designed and constructed in accordance with Building Research Establishment Digest 151.(679)

continued/-

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 26/10/98 NAME Lynne Bourne

Application 39447 continued

Date 12 AUG 1992

R.F. Wilson
District Planning Officer

N.B. A statement of the applicant's rights is attached

This permission or approval is for the purposes of the Town and Country Planning Act 1990 only. Approval may also be required under the Building Regulations.

Note: Would you please ensure that the Red Public Notice relating to this planning application which the Council sent to you to put on display is now removed, if this has not already been done. This will avoid any confusion by local residents as to whether further applications have been made, and will assist in keeping the countryside and townscapes tidy.

INFORMATIVE: If this planning permission relates to the erection or extension of a building, then the following section applies:-

BERKSHIRE ACT 1986- SECTION 32: ACCESS FOR FIRE BRIGADE

(1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a district council in accordance with building regulations, the district council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
(a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
(b) that the building or, as the case may be, the extension of the building will not render inadequate existing means of access for the fire brigade to a neighbouring building.

(2) No requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or extended in pursuance of a planning permission granted upon an application made under the Act of 1971, unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

(3) Section 16(7) and (8) and section 36(2) to (6) of the Building Act 1984 (notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the said Act of 1984.

(4) Any person aggrieved by the action of the district council in rejecting plans under this section may appeal to a magistrates' court.

(5) In this section references to the adequacy or inadequacy of means of access for the fire brigade shall be construed as references to a means of access adequate or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.

AD SYSTEM

IN THE ORDINARY COURSE OF THE ...

TODAYS DATE: 6/1/92 NAME: Lynne Bourne

SA

* ENC

FORWARD PLANNING CONSULTATION SHEET

From: Development Control 11th May 1992

To: Forward Planning SE

Application No: 39447 Full Planning Permission

CHANGE OF USE OF REDUNDANT AGRICULTURAL BUILDINGS TO B1
LIGHT INDUSTRIAL USE
HIGHFIELD FARM, CRAZIES HILL, WARGRAVE

For R.J.BUSH & SON Designation:BP

Local Plan:Loddon Area Local Plan

| T.P.O. | Conservation Area/Listed Building | Departure/Agricultural |
|---|---|---|
| | None / None | None |

| Min.Bearing Land/SSSI/Nat.Trust | Flood Plain/Overhead Line/Gas Pipe/Oil Pipe |
|---|---|
| X | X |

Advertisements:None

NB: For internal discussion purposes only - comments expressed by staff on this form may not necessarily represent the views of the Planning Department, and the Planning Officer's formal recommendation, which will have regard to all other material considerations.

The case officer for this application is Miss N Linihan
Forward Plan comments:-

Site within Green Belt. Outside Recognised settlement area. Proposal for a total of 298m² B1(c) use providing 7 units of varying floorspace Existing buildings redundant PPG7 supports

Please See Part One file.

Relevant Policies.

Structure Plan - EN2, EN3, E1, E3, E4, Interpretive Policies CE1 & CE4.

Green Belt LP - Policy 1, Policy 17 - small scale activities other uses
Policy 19 - Office / Industrial / storage uses.

There is a general presumption against development in the MGB save in exceptional circumstances [EN2, EN3, Policy 1]

Re-use of these redundant agricultural buildings to create small B1(c) units for local occupancy would be an acceptable exception, provided you are satisfied that they are truly redundant and the new use would not adversely affect the character of the area. [EN3, Policy 1, Policy 17 & Policy 19] and all highway etc requirements can be met.

With regard to the additional employment floorspace proposed

TODAYS DATE 26/10/98 NAME Lynne Iddon

as in excess of 100m² is proposed strictly speaking the proposal should be advertised as a departure from the Structure Plan. However 7 small units are proposed so you may, at your discretion, feel it unnecessary - particularly in minded to approve.

Assessment against the IEP should still be made As the proposal is for small starter units, probably for local firm occupancy, for B1(c) use (upper) and a planting scheme and general tidying up of the area is proposed the scheme could be supported.

Such benefits will also accord with the requirements of Policy 17 GBLP & EN3 (SP)

I do have one area of concern regarding the van parking to & close to the road. Will this affect the character of the area? Could ~~PPG7 supports~~ more landscaping be achied.

Recommendation: No Policy Objection

J Etheridge 14-5-98

Sent

ADE SYSTEM
PART OF THE RECORD KEPT BY WOKINGHAM ... IN THE ORDINARY COURSE OF THE BUSINESS.
TODAYS DATE 26/10/92 NAME Lynne Bourne

1894

# WOKINGHAM DISTRICT COUNCIL
## PLANNING DEPARTMENT

| Record of Meeting: Present: | Record of Telephone Call: Conversation with: Mr. R. Bush. |
|---|---|

Date: 16.6.92

Time: 6:00

Place:
(if applicable)

NOTES NL phoned Mr Bush to request a surveyors report on the buildings to establish that they are capable of conversion (i.e. are basically structurally sound). Mr Bush advised that report would be in before 1.7.92.

NL also established the activities of the farm following depletion of dairying on site. Mr Bush advised that were now pursuing more arable farming 82 acres being turned over to linseed (better EEC subsidies than dairy). Also farming cereal crops + beef herd. The buildings the subject of this application were used purely for the dairy herd. Other more modern buildings are used for the other farming activities ∴ these no longer required

Copies to:

Application/File No: 39447.

Action:

IN THE ORDINARY COURSE OF THE BUSINESS

TODAYS DATE 26/10/98 NAME Lynne Bourne

Application No. 39447(F) | Received 29.04.92 | WARGRAVE North Team

Applicant : R J BUSH & SON
Location : HIGHFIELD FARM, CRAZIES HILL, WARGRAVE
Proposal : CHANGE OF USE OF REDUNDANT BUILDINGS TO B1 USE

Introduction and Planning History - The site lies approximately 1 mile to the north-east of Wargrave and adjacent to a rural lane which links into the main Wargrave to Crazies Hill Road. Temporary permission granted in 1989 for recording studio in redundant blacksmith's shop opposite this site.

The Proposal - Is for conversion of existing farm buildings to B1 business use to provide 7 no. small business units. Total floor area involved is 298m$^2$. A number of potential occupiers have been identified. Proposal involves refurbishment of the buildings but does not involve any material alteration to the external appearance of the buildings.

Consultations - Wargrave Parish Council - no comments received.
Highway Authority - no objection in principle. Revised plan to show site lines and on-site turning together with agreement to provide two passing bays.
Engineer - requests informatives.
No letters of representation received.

Appraisal - Site lies outside of any identified settlement and within Metropolitan Green Belt. Also for employment generating use. Proposal therefore should be assessed against Replacement Structure Plan for Berkshire Policies EN2, EN3, E1, E3, E4 and interpretive policies CE1 and CE4 together with Green Belt Local Plan for Berkshire policies 1, 17 and 19.

The proposal is for conversion of redundant farm buildings. Previously used in connection with applicant's dairy herd. Herd has now been disbanded and farming operations for the farm overall are moving over to arable bias. Modern farm buildings exist on the unit to accommodate requirements. The buildings are of traditional brick and tile construction set in a courtyard. Car parking to serve the units is contained within the courtyard. Provision for lorry/van spaces on existing concrete yard. Allows for a tidying up of the site frontage and upgrading and retaining an attractive and traditional group of buildings. The proposal provides a good cross range of small B1 units (16m$^2$ to 74m$^2$). Scheme involves removal of bulk grain tank and shed in courtyard and muck heap adjacent to the road. Nature of size of vehicles is likely to change to smaller scale vehicles (previously bulk milk tankers, 20 tonne feed lorries etc). Two residential properties in close proximity to buildings - the farmhouse adjoining and 1 house c. 55 metres to the north-east. Revised plans relating to highway authority comments have been submitted. Consider that a number of planning benefits are achieved by this scheme, that the proposals would not affect the character and amenities of the area, that the proposal accords with the criteria contained in the Green Belt Policy relating to reuse of redundant buildings and that the scheme accords with the guidance relating to reuse of redundant buildings set out in Planning Policy Guidance Note 7 - The Countryside and the Rural Economy.

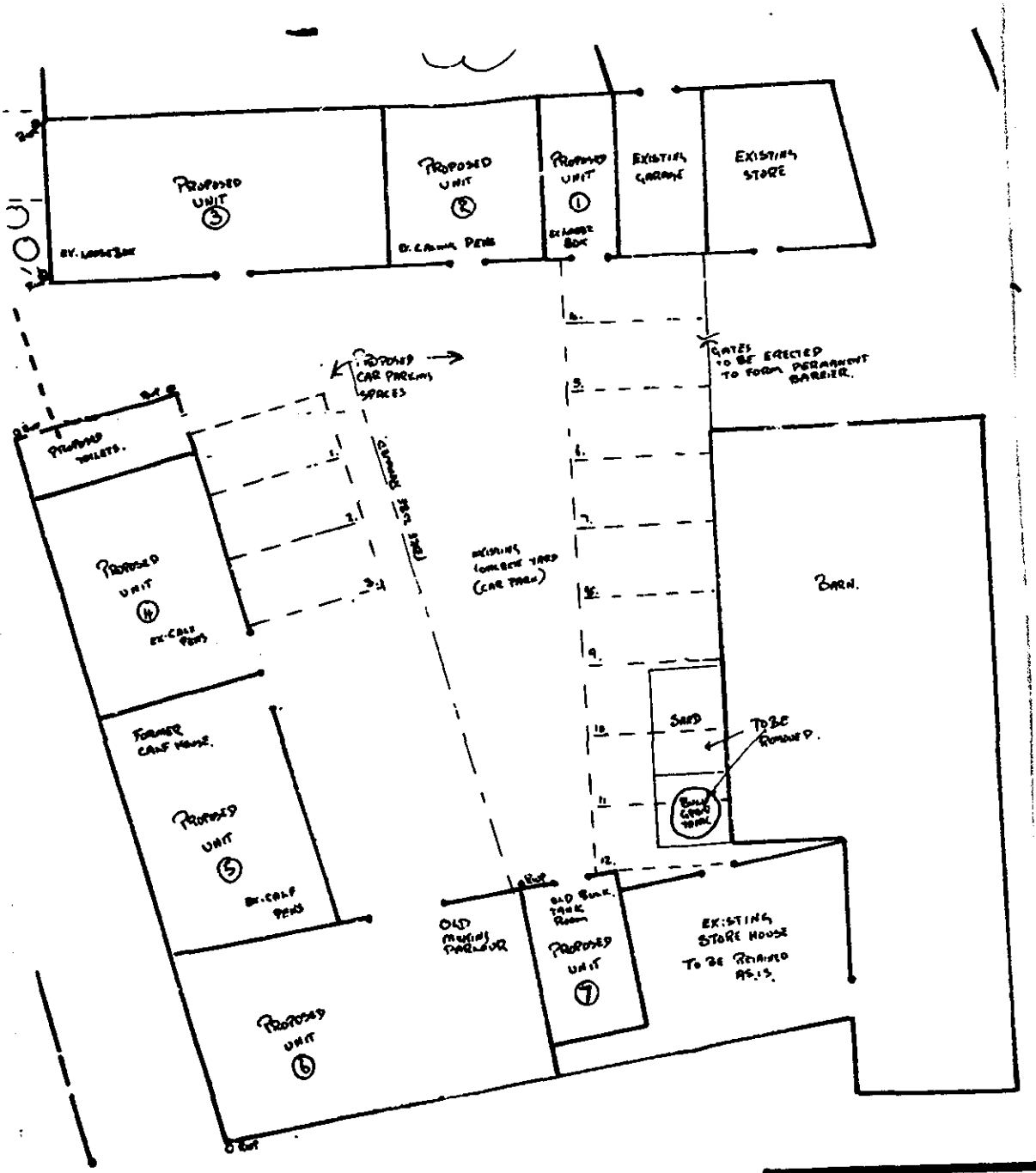
Recommendation - GRANT planning permission subject to conditions relating to amongst others standard time, materials, landscaping to road frontage, retention as small units, removal of industrial permitted development rights, no external lighting and sound systems and highway conditions.

NL/TAM
22.06.92

ADR SYSTEMS

I HEREBY CERTIFY THAT THE MICROFILM IMAGE IS A COMPLETE AND ACCURATE REPRODUCTION OF THE ORIGINAL DOCUMENT FORMING PART OF THE RECORD KEPT BY: WOKINGHAM D.C. IN THE ORDINARY COURSE OF THE BUSINESS.

TODAYS DATED 26/10/98 NAME Lynne Bourne




PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDINGS AT HIGH FIELD FARM TO CRAFT UNIT AND LIGHT INDUSTRIAL USE FOR R. J. BUSH AND SON.

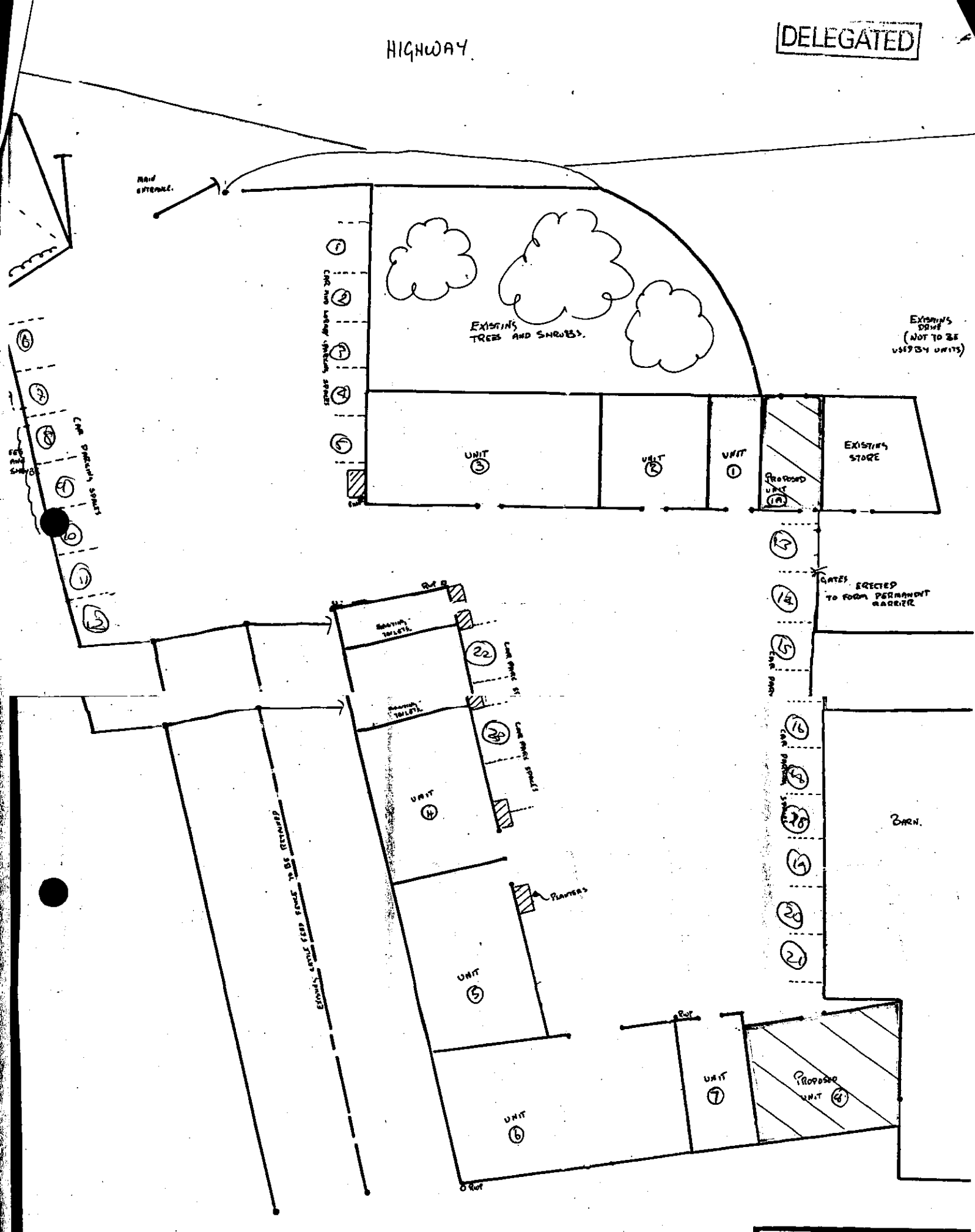
SCALE: 1/10" TO 1 FOOT

R.T.B. MARCH

DRAWING NUMBER

HIGHWAY

DELEGATED




PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDINGS AT HIGHFIELD FARM TO BE USED FOR LIGHT INDUSTRIAL USE FOR R. J. BUSH AND SON.

SCALE:

R.J.B MARCH 92.

# WOKINGHAM D.C. DEVELOPMENT CONTROL

| | |
|---|---|
| Start date: 16 FEB 2000 | Map No. 14 Site 017 |
| Officer: HM | Application No: F/2000/0676 |

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

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

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:
(F) PROPOSED CHANGE OF USE OF REDUNDANT FARM BUILDING TO (B1) OFFICE USE AND ALTERATIONS INCLUDING MEZZANINE FLOOR

Location: SPRING MEADOWS BUSINESS CENTRE HIGHFIELD LANE HIGHFIELD FARM,

Parish: WARGRAVE Ward: Wargrave 6/3

Applicant: MR BUSH

Fee Received 380-00 Required ..... Additional ..... Refund .....

Enforcement Section (8) to be notified ☐ tick if required

**Additional information required for validation**

| | | Reason | Requested | Received |
|---|---|---|---|---|
| 1 ✓ | 1:2500 OS location plan showing property edged in blue/red | access interim red line. | 28/2 | See letter 29/2 |
| 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: No

Listed Building: 1 (2) 2*

Advertisement Required: Affecting Listed Building.

---

Date Site Notice Sent: 6/3 Parish Council Informed - YES / ~~NO~~

One on road frontage.

### INTERNAL CONSULTATIONS

| | |
|---|---|
| Building Control | NF: ✓ |
| Landscape | (NK): ✓ |
| Trees | (NK): ✓ 6/3 |
| Conservation Officer | (NK) 6/3 |
| Environmental Health | NA: |
| Housing | NA: |
| Leisure & Cultural services | PA: |
| none Public Rights of Way | PA: |
| Property | NG: |
| District Secretary (only if called in by SOS) | MA: ✓ 6/3 |
| Policy & Plans | (QA): ✓ |
| NA large enough Strategic Planning (JSPU) | HA: |
| Minerals (BABTIE) | GA: |
| Archaeological Site (BABTIE) | : |
| Education | AP: ✓ |
| Social Services | BT: ✓ 6/3 |
| Highways | (XA): ✓ 6/3 |

### 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:

6/3

### NEIGHBOURS:

Maple Croft Cottage, High Knowl Wood, Keepers Cottage

# KNOTT & SHEPHERD

PARTNERSHIP


01 MAR 2000


Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
telephone 0118 940 1741 fax 0118 940 1742


29 February 2000 9930

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

16.FEB.2000 0676

Dear Sirs,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT**
***APPLICATION FOR PLANNING APPROVAL***

Further to your communication returning the location plans and our telephone conversation with Mr Jordan we confirm that the site area outlined in red on the location plan is correct and that the site does front onto the road that goes from Wargrave Manor to Crazies Hill and this road is shown on the plan.

We have, however, made an amendment to the location plan to exclude an area of land to the north west of the application site which is in other ownership and that we had omitted to outline originally.

We trust that this is in order and understand that you are acknowledging receipt of the applications on the 16th February.

Yours faithfully,

Peter J Knott
Knott & Shepherd Partnership

encs.

10 copies of drawing 9930/13A
copy of Planning and Listed Building application forms enclosed in your communication.

cc Mr R Bush

# KNOTT & SHEPHERD

PARTNERSHIP


16.FEB.2000* 0676


Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ

telephone 0118 940 1741 fax 0118 940 1742


15 February 2000 9930

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

Dear Sirs,

**PROPOSED CONVERSION OF HIGHFIELD BARN INTO BUSINESS UNIT APPLICATION FOR PLANNING APPROVAL**

We enclose the following documentation comprising an application for Planning Approval for this scheme:

1 Six copies of Planning Application Form, Parts 1 & 2.

2 Cheque for £380 to cover the application fee.

3 Six copies of a letter from the applicant in support of the application which we request is treated as an application document.

4 Section 66 Certificate.

5 Six copies each of the following drawings:
9930/01 Existing floor plan
9930/02 Existing elevations & section
9930/10C Proposed floor plans, elevations & section
9930/13 Proposed block plan and location plan

We have been in consultation with Heather Morgan and Harold Sanders regarding this application and confirm that we are making an application for Listed Building consent as well. We have carefully considered the main Planning issues regarding the economic need for the conversion, sustainability and compliance with local plan policy. Regarding the last of these we consider that the proposal is in accordance with PPG 7 and Policy WCC5 in the Wokingham District Local Plan Deposit Draft Consolidated Document dated November 1999.

Please contact the undersigned if any additional information is required.

Yours faithfully,

Peter J Knott
Knott & Shepherd Partnership

encs.

cc Mr R Bush

1933

1-7 SPRING MEADOWS BUSINESS CENTRE

ADDRESS 5 HIGHFIELD FARM PARISH WARGRAVE

PLOT No. CRAZIES HILL ORD. SHEET No.

BUILDER NUMBERED 19.1.94

| Plan No. | Applicant | Description of Development | Date of Decision | Decisi |
|---|---|---|---|---|
| 394447 | R.S. BUSHNELL | REDUNDANT BLDGS. TO B1 | 1.7.92 | C |
| 44718 | " | " | 9.6.95 | G |
| 95/60307/F | | | | |
| 97/65447/F | | | | |

MINISTRY DECISION

SPECIAL ORDERS

1789/a

# SECTION 66 CERTIFICATE

Application No. 16 FEB 2000* 0676

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

## CERTIFICATE A

I certify that:

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

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

**OR**

## CERTIFICATE B

I certify that:

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

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

+ See Note (a) to Certificate A

**OR**

## CERTIFICATE C

I certify that

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

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

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

(b) Insert description of steps taken.

(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).

- 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) N/A

(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 |
|---|---|---|
| N/A | | |

Signed .....

On behalf of R. Bush

Date 15/02/00

**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, RG40 1WR*

**FOR OFFICE USE ONLY**

16.FEB.2000* 0676

**1. APPLICANT'S NAME** MR R. BUSH

**ADDRESS** GIBSTROUDE FARM, CRAZIES HILL, WARGRAVE
READING, BERKSHIRE

**POST CODE** RG10 8LT **PHONE** N/A

**2. If the applicant has an agent, all correspondence will be sent to the agent**

**AGENT'S NAME** KNOTT & SHEPHERD PARTNERSHIP

**ADDRESS** SPRING MEADOWS BUSINESS CENTRE,
HIGHFIELD FARM, WARGRAVE, BERKSHIRE

**POST CODE** RG10 8PZ **PHONE** 0118 940 1741

**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** SPRING MEADOWS BUSINESS CENTRE,
HIGHFIELD FARM, WARGRAVE

**4. WHAT IS THE APPLICATION FOR ?**
**Give brief details and state for what purpose this site and any buildings will be used.**

CHANGE OF USE OF REDUNDANT FARM BUILDING FOR OFFICE USE & ALTERATIONS INCLUDING ADDITION OF NEW MEZZANINE FLOOR

**5. Give the area in hectares or part of a hectare**

**AREA OF SITE** 0.21 HECTARES

**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**

9930/01 EXISTING PLANS
/02 " ELEVATIONS + SECTIONS
/10C PROPOSED PLANS, ELEVATIONS + SECTIONS
/13 BLOCK PLAN + LOCATION PLAN

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

| | | | | |
|---|---|---|---|---|
| CHANGE OF USE | [X] | REDEVELOPMENT | [ ] |
| ERECTION OF NEW BUILDING | [ ] | ALTERATION or EXTENSION | [X] |

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

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

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

| | | | |
|---|---|---|---|
| | | SITING | [ ] |
| EXTERNAL APPEARANCE | [ ] | DESIGN | [ ] |
| MEANS OF ACCESS | [ ] | LANDSCAPING | [ ] |

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

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.
ROOF TILES TO MATCH EXISTING
FLINT AND BRICK TO MATCH EXISTING
FEATHER-EDGE BOARDING TO MATCH EXISTING
GLAZED AREA

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.
N/A

16. HOW WILL SURFACE WATER BE DISPOSED OF?
TO EXISTING SYSTEM

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?
To existing system (YES) NO
If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access
EXISTING PEDESTRIAN AND VEHICULAR ACCESS TO BUSINESS CENTRE FROM LANE.
AS EXISTING.

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

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.
£380.00

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 [signature] ON BEHALF OF MR R BOSH DATE 15/02/00

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) | | | 88 | 285 |
| 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 REDUNDANT FARM | | 285 | | |
| OTHER | Please Specify | | | | |
| | TOTAL | | 285 | 88 | 285 |

SUPERSEDED

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

**WHAT PROVISION IS BEING MADE FOR PARKING?**

| | Cars | Lorries |
|---|---|---|
| Existing | 14 | 3 |
| Proposed | 25 | 1 |

**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.**

OFFICE USE

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

AVVIO, UNIT 6, SPRING MEADOWS BUSINESS CENTRE, HIGHFIELD FARM, WARGRAVE
YES

**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 |
|---|---|---|---|
| 12 | 0 | 10 | 22 |

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

NO

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

1769d

# YOUR PLANNING APPLICATION

## WHY DO YOU NEED TO MAKE A PLANNING APPLICATION ?

New buildings, major alterations and enlargement of existing buildings, and many changes in the use of buildings and land need planning permission.
The Town and Country Planning Acts impose a duty on Local Authorities to control these changes, and this means that a balance has to be found between the need and pressure for change, and the desire to protect the character of settlements and the countryside.
The merits of each application are, therefore, carefully examined.

## WHAT ELSE MAY YOU HAVE TO DO ?

| | |
|---|---|
| Listed Building Consent: | for works to a Listed Building; or for demolition works on land within the curtilage of a Listed Building or within a Conservation Area. |
| Advertisement Consent: | for the display of advertisements or signs |
| Building Regulation Approval: | for most new building or construction work. |

Special forms are available for these types of applications.

You should also check whether there are any other regulations with which you may need to comply.

## WHAT HAPPENS TO THE APPLICATION ?

It will first be checked to see if it is complete and if it is, it will be registered.

Consultations will be carried out with public and other bodies, such as the Highway Authority, or Local Parish Councils.

Publicity may be given to allow local people the opportunity to comment on your proposals.

The application will be considered in relation to the Council's planning policies and guidelines, the past history of decisions on that site or in the locality, other standards (such as parking, or visibility at road junctions), and any other material considerations.

The site will be visited by a Planning Officer You may be asked to submit more information, or to amend your application.

The application will then be considered either by a Planning Committee or Sub Committee (made up of Councillors) or by the Chief Officer responsible for planning matters. Objections to an application will be taken into consideration by the Committee or the Chief Officer.

Shortly after the application has been determined, you will receive a Decision Notice.

## HOW LONG WILL IT TAKE ?

An application will generally be determined within eight weeks although a longer period may sometimes be required for a complicated application.

## WHAT SORT OF DECISION CAN BE MADE ?

Your application may be approved.

Your application may be approved subject to certain conditions. These could impose restictions on the use of land or buildings, or require further details to be approved at a later stage, (e.g. materials or landscaping).
You may appeal against the conditions, but this opens the entire permission to review by the Secretary of State.

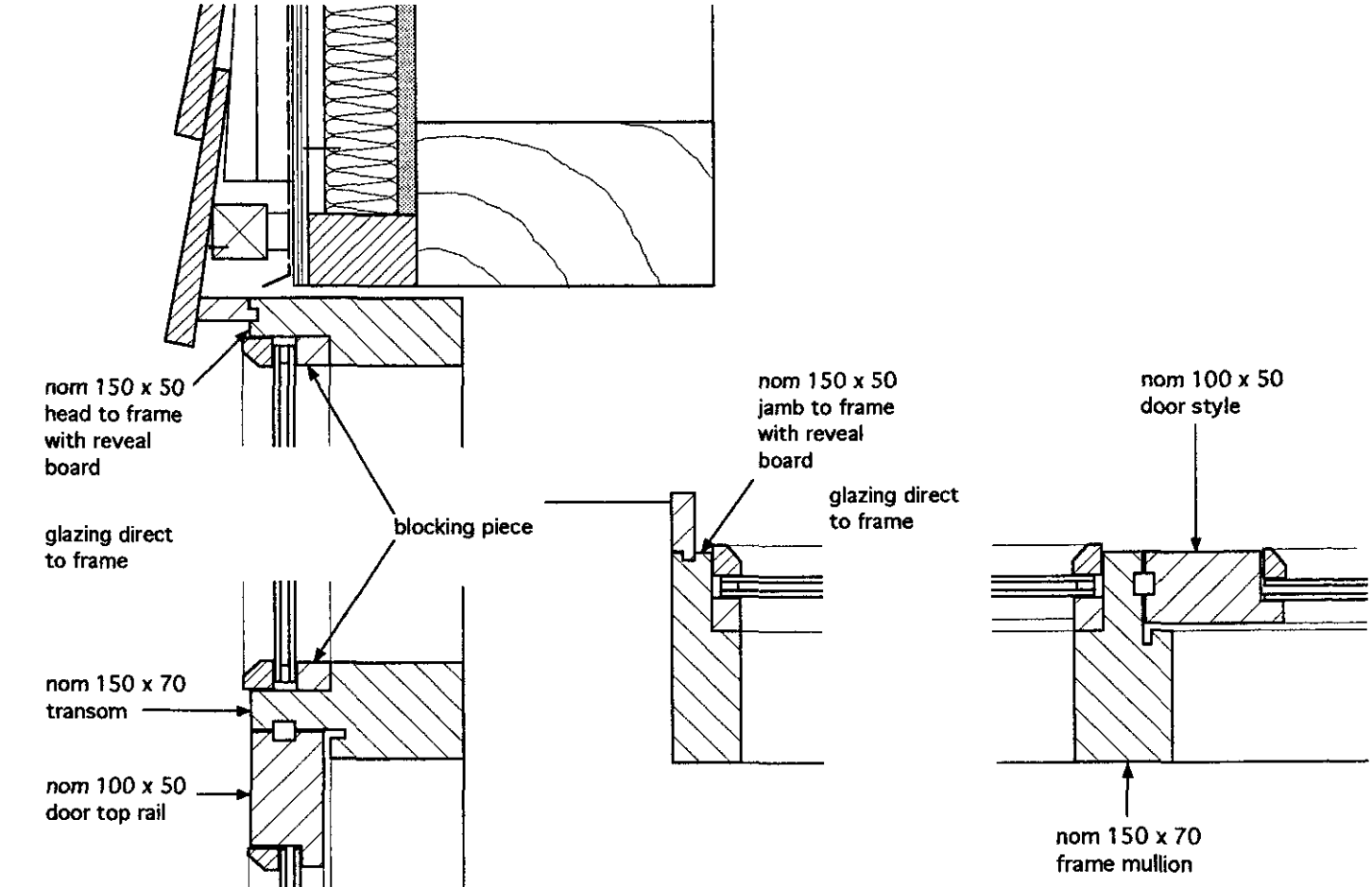
Your application may be refused. The reason will be listed on the Decision Notice.

## WHAT HAPPENS IF THE APPLICATION IS REFUSED ?

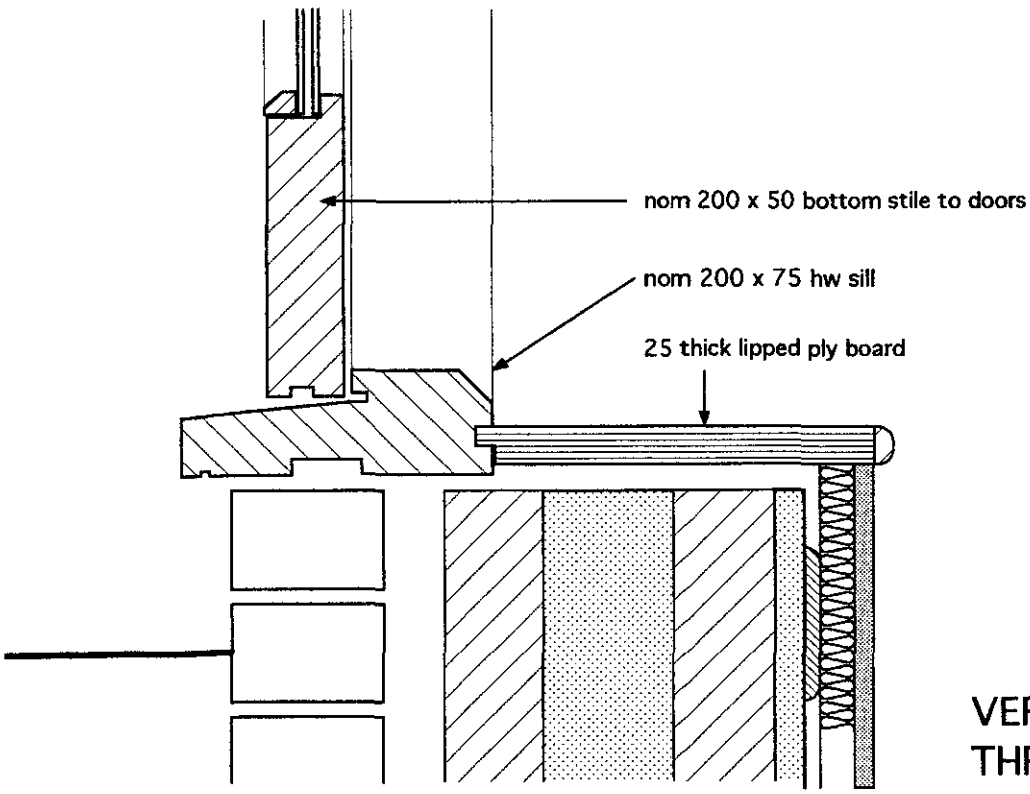
You have the right to appeal against the refusal to the Secretary of State, but you have to do that within six months. Appeals can be dealt with by written representations by both sides, or by a Public Inquiry.
You may ask the Planning Officer whether an amended application would be more likely to receive planning permission.

DATA PROTECTION ACT 1984

'Information contained in this form is likely to be personal data within the terms of the Data Protection Act 1984, and as such will be held by the Council on computer (such as the PLANAPS applications processing system) and may be used by the Council only for purposes registered under the terms of the Data Protection Act.'



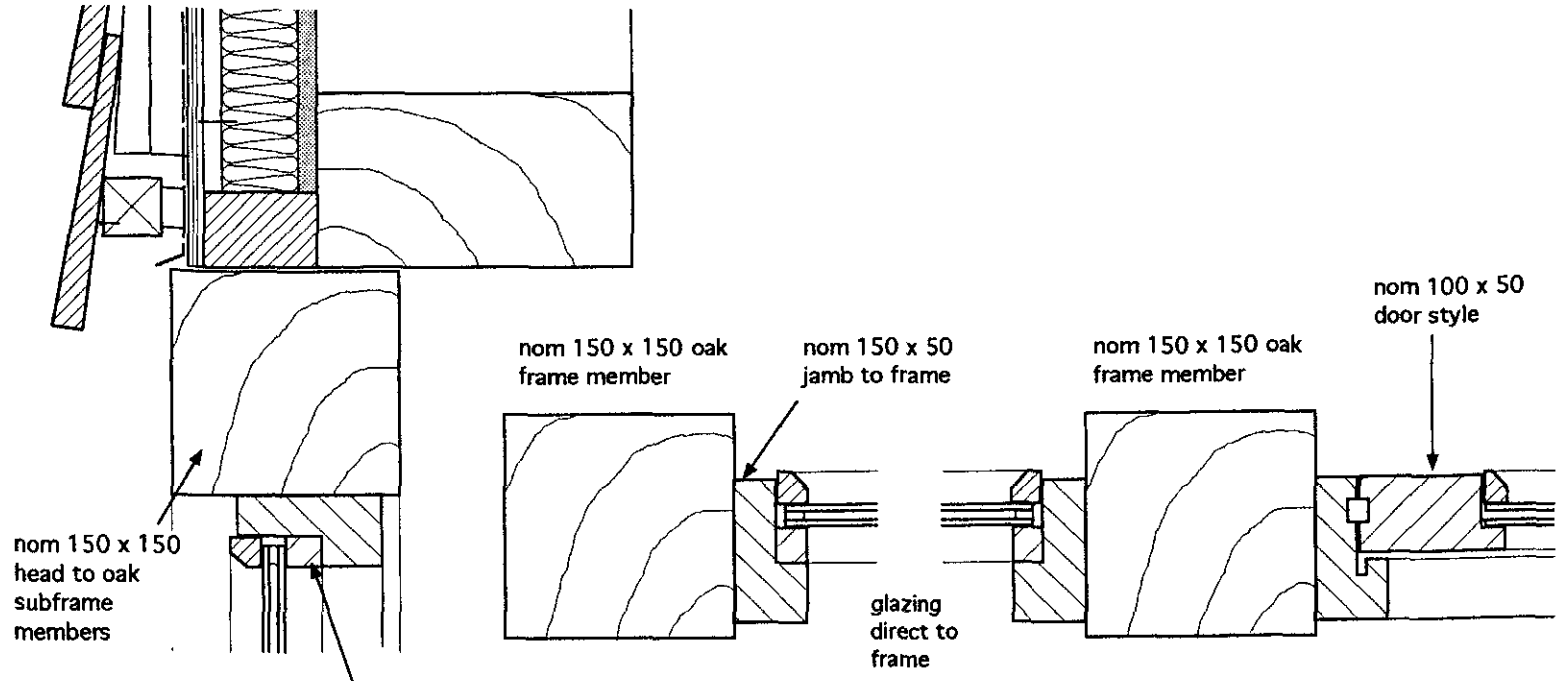

PLAN SECTION THROUGH
GLAZED SCREEN



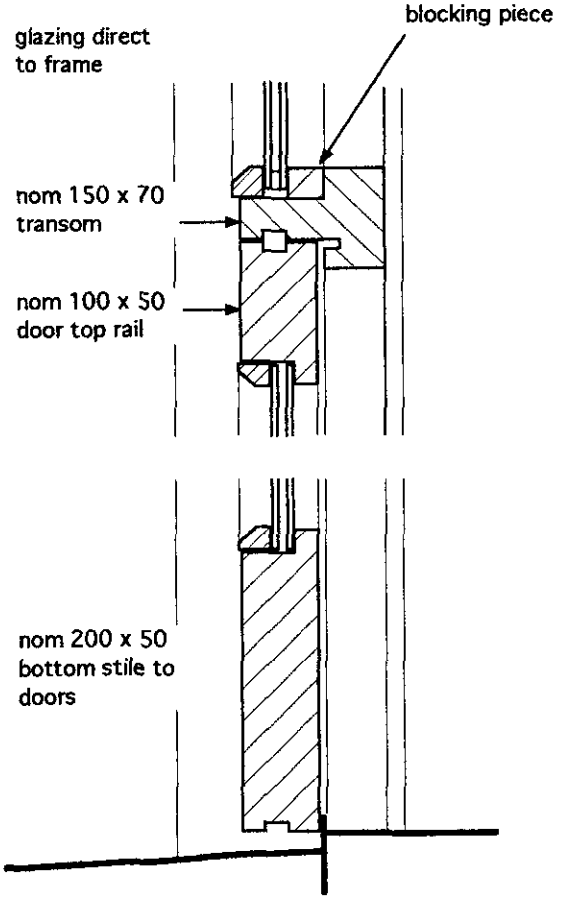

VERTICAL SECTION
THROUGH DOOR

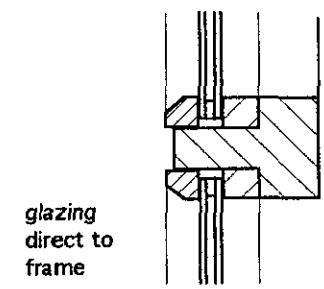
| | | | |
|---|---|---|---|
| Drawing title: REAR SCREEN DETAILS | | | Client: Mr R Bush |
| Scale: 1.5 | Date: 02/02 | Drawn: PK | Project: The Barn, Highfield Farm, Wargrave |
| Drg No.: 9930/W/SK1 | Rev: 01/14.02.02 | | KNOTT & SHEPHERD PARTNERSHIP |

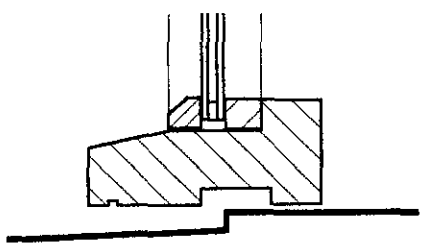
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks. RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com




PLAN SECTION THROUGH GLAZED SCREEN



VERTICAL SECTION THROUGH DOOR

ALTERNATIVE SECTION THROUGH GLAZED SCREEN

| | | | |
|---|---|---|---|
| Drawing title: FRONT SCREEN DETAILS | | | Client: Mr R Bush |
| Scale: 1.5 | Date: 02/02 | Drawn: PK | Project: The Barn, Highfield Farm, Wargrave |
| Drg No.: 9930/W/SK2 | Rev: 01/14.02.02 | | KNOTT & SHEPHERD PARTNERSHIP |

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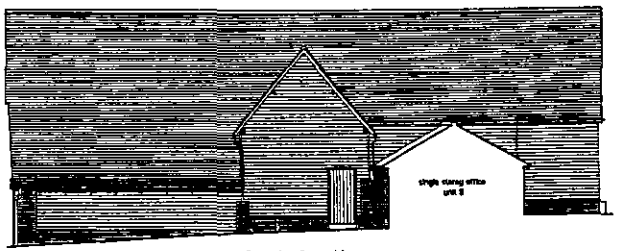
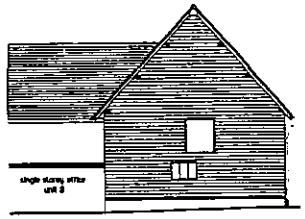
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com



front elevation
south facing



gable elevation
east facing

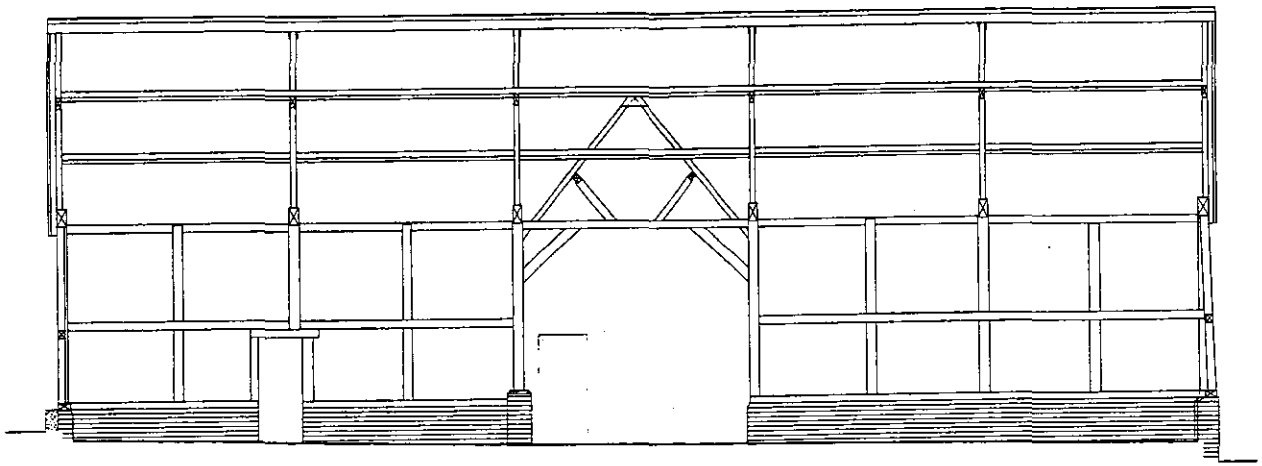


rear elevation
north facing

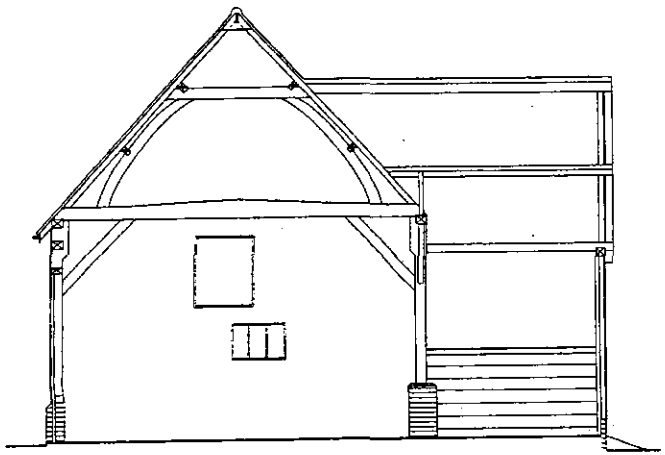


gable elevation
west facing

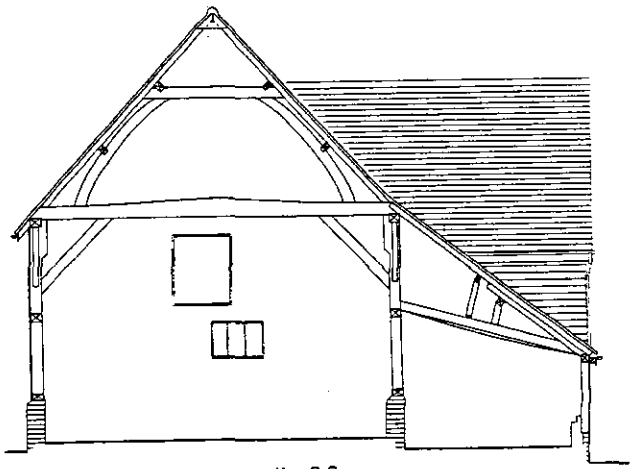
Elevations 1:100



section A-A



section B-B



section C-C

Sections 1:50

NOTES

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Metric drawing. All imperial dimensions are approximate.

This project has been assessed with respect to Regulation 13 of the Construction (Design and Management) Regulations 1994 and a Planning Supervisor will be required

16 FEB 2000 CC/6

| Date | Revision |
|---|---|
| | |

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

EXISTING ELEVATIONS
& SECTIONS

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP

© Knott & Shepherd Partnership

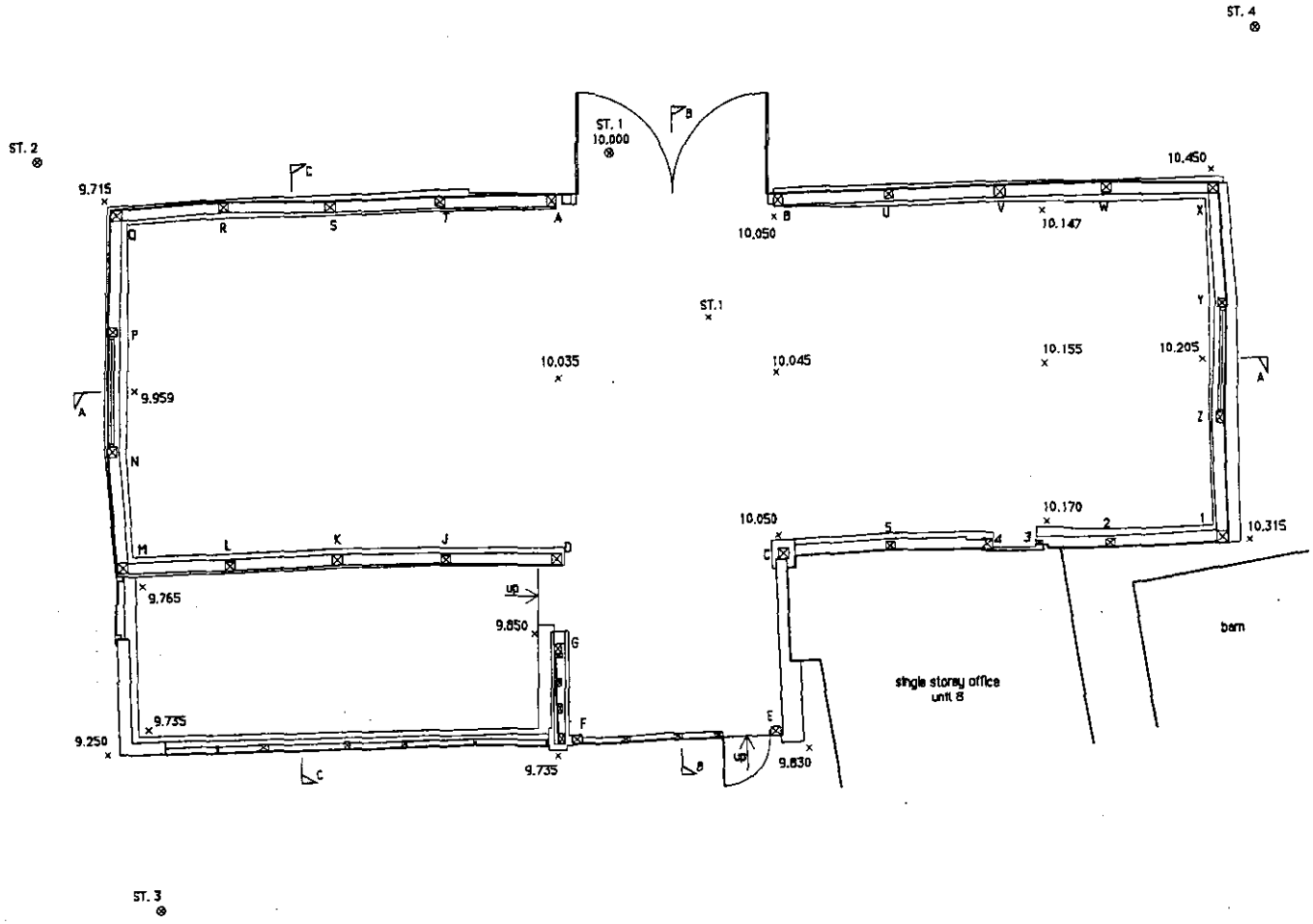
Scale 1:50 / 1:100

Date October 1999

Drawn

Drg No. 9930/02

Rev




10.FEB.2000 0676

NOTES

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| Date | Revision |
|---|---|

Job Title

THE BARN
Highfield Farm
Wargrave

Drawing Title

EXISTING FLOOR PLAN

Client

Mr R Bush

KNOTT & SHEPHERD
PARTNERSHIP

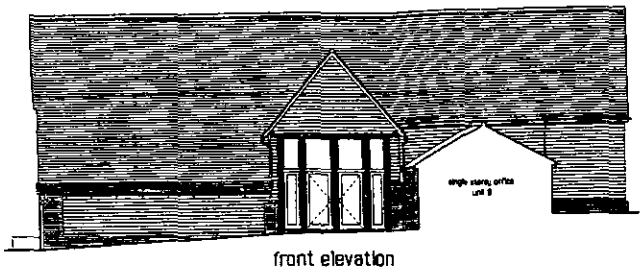
Scale 1:50

Date October 1999

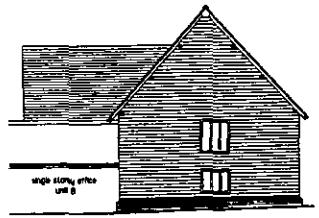
Drawn j.cemplin

Drg No. 9930/01

Rev



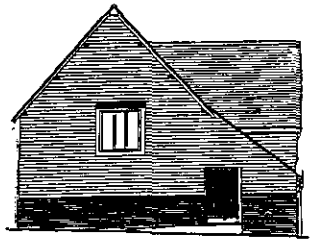
front elevation
south facing



gable elevation
east facing

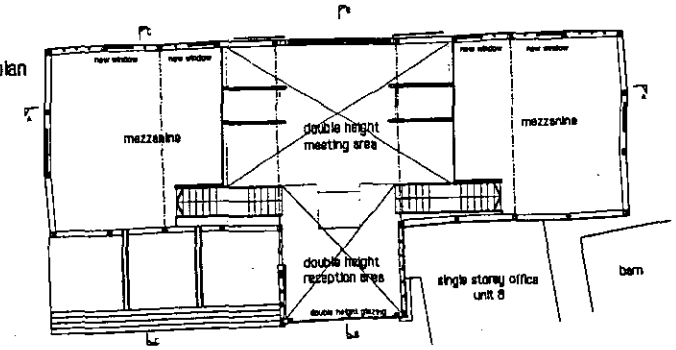


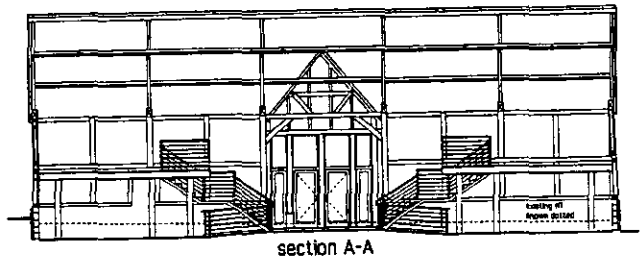
rear elevation
north facing



gable elevation
west facing

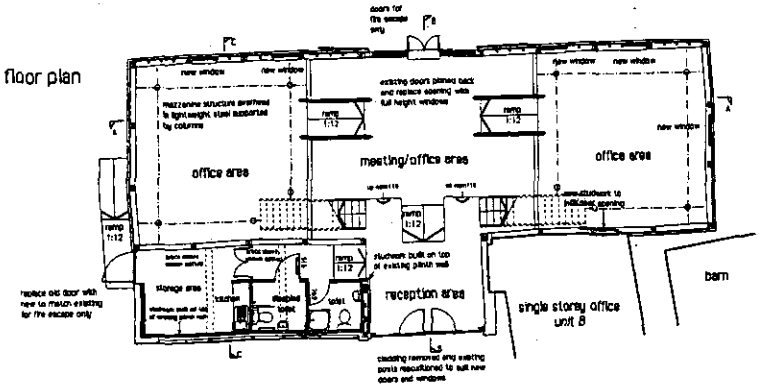
mezzanine floor plan

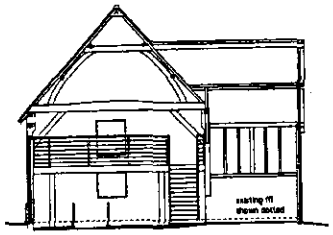


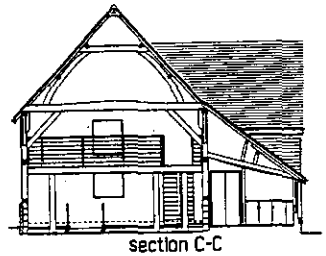
section A-A

ground floor plan



section B-B



section C-C

## SUMMARY DESCRIPTION OF WORK

WALLS
*Existing brick and flint plinth walls are unstable and are to be re-built* in loadbearing blockwork on new foundations to provide a sound support for the timber framed barn superstructure. The walls will be faced in re-claimed brick and flint and painted with a lime mortar to give a similar appearance to existing.

The stained timber boarding will be removed from the barn superstructure. The frame will be repaired and strengthened by a specialist. The thermal board finish and insulation will be applied to the outside of the frame members before re-cladding with new and re-claimed feather edge boarding to match existing. The exposed frame members will be left with a natural appearance finish.

WINDOWS
All windows and external doors are to be stained in softwood to suit new and existing openings in the timber structure. New small window openings to be formed between existing vertical frame members. Window positions shown on the elevations have been chosen to suit the frame member positions.

The two large glazed openings comprise the existing wagon door opening on the north elevation and the projecting gable on the south elevation, which is to become the main entrance. These will be divided with substantial timber frame members to retain the character & scale of the building. The glazing in the wagon door opening will incorporate fire escape doors. The existing boarded timber doors will be retained *in a fixed open position.*

ROOF
The existing clay peg tiles will be removed to allow access to the structure for repair by a specialist. Treatment of *the roof will be similar* to the timber frame walls. Internal board finish and external insulation will be applied before re-cladding with existing and re-claimed clay peg tiles.

GROUND FLOOR
The floor level of the main part of the barn a to be reduced by a varying amount up to 500mm to provide sufficient height beneath the main truss members for the introduction of a mezzanine floor.

MEZZANINE
Two areas of mezzanine floor will be added, one at each end of the main part of the barn. These have been designed so that a large area of the barn is retained full height and standing in the centre the full volume of the building can be appreciated.

The structure of the mezzanines and the staircases serving them will be steel and timber to give a lightweight, modern look in contrast to the old structure around it. The mezzanines will not rely on the existing barn structure for support, being independently supported on new steel posts on new foundations. The independence of structure will permit removal of these additions if required in the future returning the building to its existing state.

SERVICES
These will be concealed in the new ground and mezzanine floors as far as possible. It will be necessary to introduce heating units and the design and location of these can be agreed.

NOTES

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This project has been assessed with respect to Regulation 13 of the Construction (Design and Management) Regulations 1994 and a Planning Supervisor will be required.

16 FEB 2000 0676

| | | |
|---|---|---|
| | | |
| C | 10/02/00 | staircases rationalised. Description of work amended, ramp to side fire exit added |
| B | 07/02/00 | cladding to gable on south elevation, wagon opening on north we amended to include fire escape doors. Summary work description added |
| A | 28/01/00 | windows to rear elevation amended. flint cladding added |
| | Date | Revision |

Job Title
THE BARN
Highfield Farm
Wargrave

Drawing Title
PROPOSED FLOOR PLANS, ELEVATIONS & SECTIONS

Client
Mr R Bush

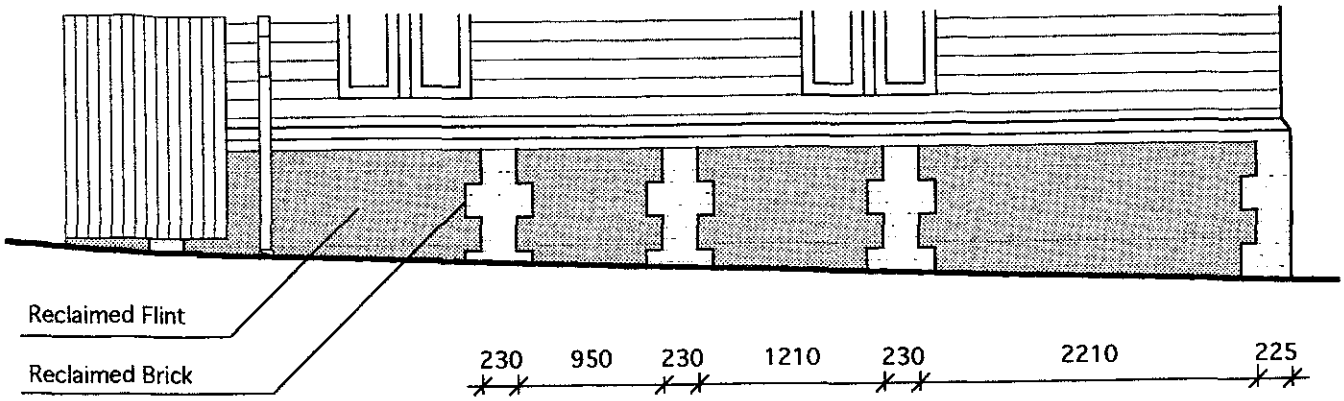
KNOTT & SHEPHERD
PARTNERSHIP

Scale 1:100

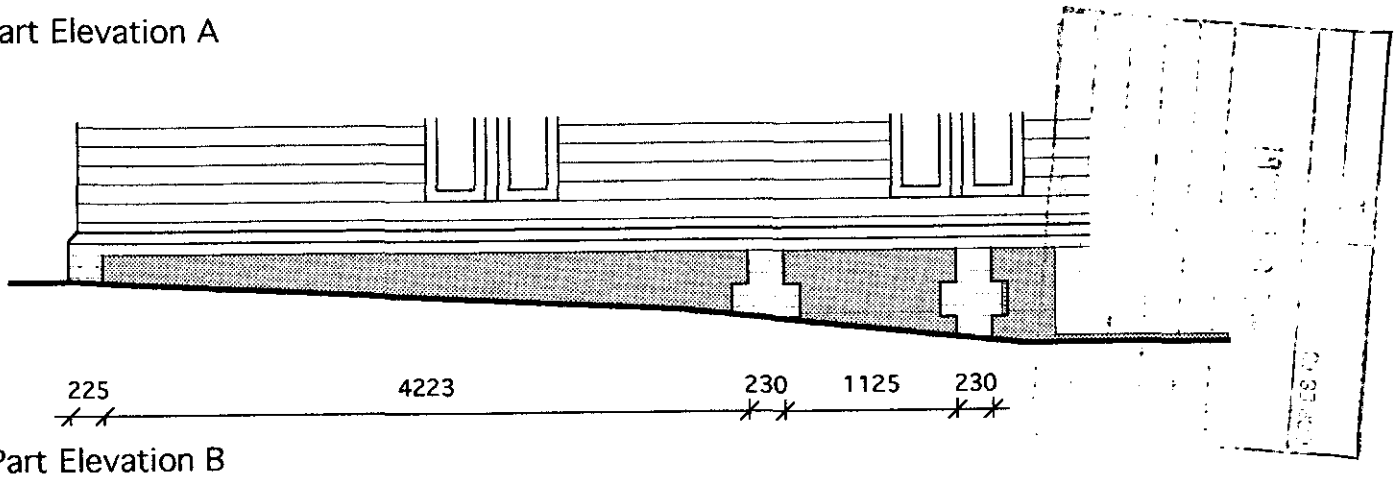
Date January 2000

Drawn

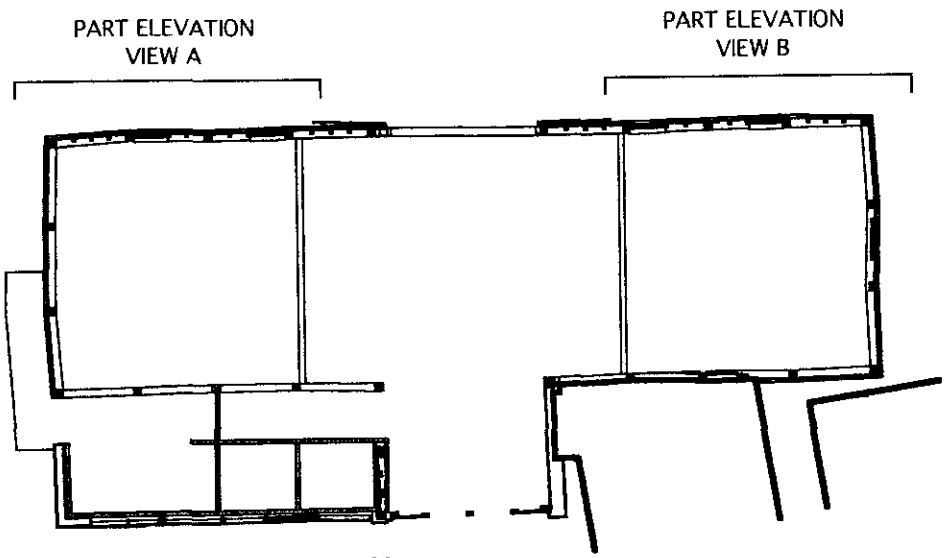
Drg No. 9930/10 Rev C



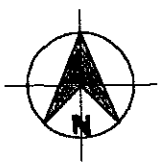

Part Elevation A




Part Elevation B

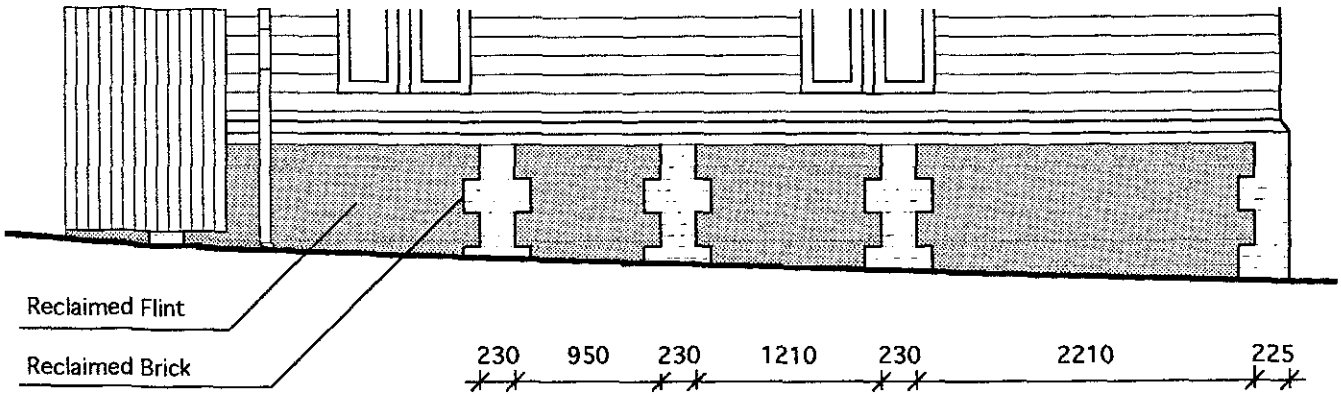



Keymap

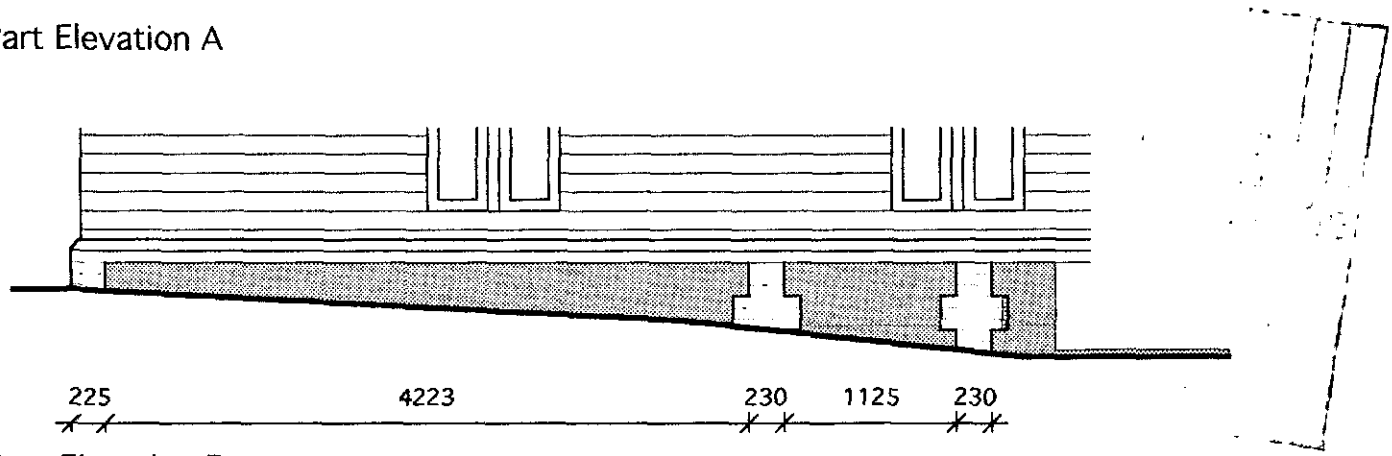



| | |
|---|---|
| Drawing title: Plinth Wall Elevation | Client: Mr R. Bush |
| Scale: 1.50 @ A4 / Date: 07/01 / Drawn: MS | Project: THE BARN, Highfield Barm |
| Drg No.: 9930/14 / Rev: / | KNOTT & SHEPHERD PARTNERSHIP |

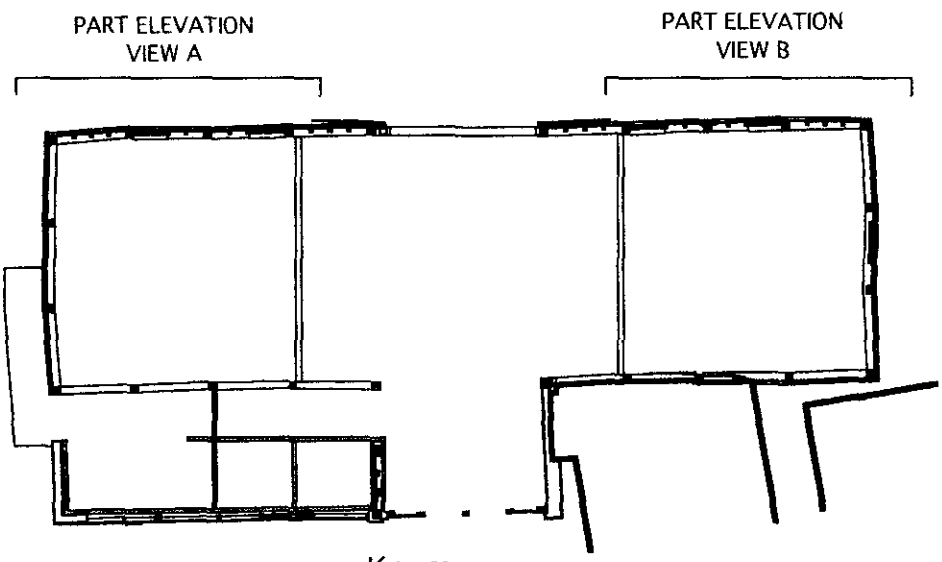
Spring Meadows Business Centre, Highfield Farm, Wargrave, Berks, RG10 8PZ
tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com




Part Elevation A




Part Elevation B

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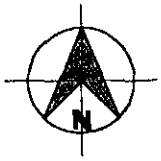


| | | | |
|---|---|---|---|
| Drawing title: Plinth Wall Elevation | | | Client: Mr R. Bush |
| Scale: 1.50 @ A4 | Date: 07/01 | Drawn: MS | Project: THE BARN, Highfield Barm |
| Drg No.: 9930/14 | Rev: / | | KNOTT & SHEPHERD PARTNERSHIP |

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tel. 0118 940 1741 fax. 0118 940 1742 e-mail knottshep@aol.com