SOUTHPORT U.K.
LONDON OFFICE
SYSTEMS LTD

APPLICATION NO:
F/2001/3317

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Mr A Sibley C/O Mr C Brench

PROPOSAL:
Proposed erection of new entrance gates and brick wall.

EARLIEST DATE FOR DECISION: **09/03/2001**

APPLICATION WILL HAVE EXPIRED ON:
03/04/2001

CASE OFFICER: **Emy Circuit**

(EXC)

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr A Sibley
C/O Mr C Brench
21 Naseby Rise
Newbury
Berkshire
RG14 2SF

Application Number: F/2001/3317

Parish: **SHINFIELD**

Location: **Cutbush House, Cutbush Lane, Shinfield, Reading.**

Proposal: **Proposed erection of new entrance gates and brick wall.**

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

Reason

1. The scale, form and design of the proposed gates and walls would be detrimental to the setting of the listed building, failing to protect and enhance its character, and would be obtrusive and harmful to the rural character of the surrounding area. For these reasons the proposals would be contrary to Berkshire Structure Plan policy C2, Loddon Area Local Plan policies LBE1, LBE2, LBE17, LTV2 and LC1, to Wokingham District Local Plan (Deposit Draft) policies WOS3, WOS10, WBE1, WHE11, WCC1 and WCC2 and the advice given in PPG15.

Informative

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

Loddon Area Local Plan Policies LTV2, LC1, LBE1, LBE2 and LBE17.
Deposit Draft Wokingham District Local Plan Policies WOS2, WOS3, WOS10, WBE1, WHE10, WHE11, WHE13, WCC1 and WCC2.

John Mitchell

John Mitchell
Development Control Manager
Date: 23/03/2001

Notice checked by: C Hurst

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.

[redacted]

To:
Harold Sanders
Urban Design And Conservation Officer

From: Emy Circuit

Date: 13 February 2001 15 FEB 2001

Application Number: F/2001/3317

Proposal: Proposed erection of new entrance gates and brick wall..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Mr A Sibley C/O Mr C Brench.

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

SEE REVISED SCHEME. 15.03.01.

- SCALE
- DESIGN
- FORM IN RELATION TO LISTED BUILDING
- IMPACT ON SETTING OF LISTED BUILDING
- RURAL LOCATION – URBAN SOLUTION

Harold Sanders

01.03.01.

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/3317

Applicant : Mr A Sibley C/O Mr C Brench.

Location : Cutbush, Cutbush Lane, Shinfield, Reading.
Proposal : Proposed erection of new entrance gates and brick wall.

Site Notice Displayed ? :	YES	NO	DATE
		✓	

Date of Neighbour Notifications : .....

Date of Site Visit : 20 February 2001

Date Registered : 06/02/2001

Earliest Date for Decision : 09/03/2001

Latest Consultation Date/Site Notice Expiry Date : 09/03/2001

This application will have expired on: 03/04/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Highways- conditions.

Planning Issues :

character and appearance of the listed building and the rural character of the surrounding area.

F/2001/3317 & LB/2001/3387
Cutbush, Cutbush Lane, Shinfield

History: Cutbush is a grade II listed building, located in the Countryside/Gap between Shinfield and Earley. The property has an L-shaped footprint – the wing which is perpendicular to Cutbush Lane forms the house, while the section adjoining the lane is a barn, ancillary to the dwelling. It seems, it would have been a farm originally and was refurbished in the early 20th century. A large portion of the land to the north of the house is identified as an area of archaeological potential.

In 2000 planning and listed building consent for sub-division of the existing house to form two dwellings was granted, subject to conditions. Some of these conditions required submission of details prior to commencement of the work and these have not been discharged.

The current proposal is for erection of entrance gates, with a wall to either side. A listed building application for various works to the house and barn has also been submitted.

Appraisal:
Access to the site is from Cutbush Lane and until recently the entrance was marked by a timber, five-bar gate approximately level with the north-western side of the barn. This was a simple, unobtrusive structure, in keeping with the character of the building and the rural setting.

The proposal is for double gates, with a width of 3.45 metres, and, to one side, a pedestrian gate, one metre wide. The gates would be oak with curved tops and a maximum height of 2.3 metres. The gates would be supported by brick piers, 2.15 metres in height, and to either side of these would be curved brick walls (2.05 metres high), also with brick piers, giving an overall spread of 5.8 metres deep and 13.5 metres wide.

The gates and wall would be adjacent to the listed barn. This has the character of an essentially rural building and largely screens the house from the road. Seen in juxtaposition to the barn and house the form and scale of the proposed entrance feature would clearly be out of character and detrimental to the setting of the listed building. It would also form a prominent, urbanising feature, inappropriate to the rural setting.

Recommendation: refusal

Application Number F/2001/3317
~~Conditions~~/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

The scale, form and design of the proposed gates and walls would be detrimental to the setting of the listed building, failing to protect and enhance its character, and would be obtrusive and harmful to the rural character of the surrounding area. For these reasons the proposals would be contrary to Berkshire Structure Plan Policy C2, Loddon Area Local Plan policies LBE1, LBE2, LBE17 and LTV2, LC1, Wokingham District Local Plan (Deposit Draft) policies WOS3, WOS10, WBE1, WHE11, WCC1 and WCC2 and the advice given in PPG15.

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES: LTV2, LBE1, LBE2, LBE17
SOUTH-EAST AREA LOCAL PLAN POLICIES: LC1
WOKINGHAM DISTRICT LOCAL PLAN POLICIES: NOS2, WOS3, WOS10, WBE1, WHE10, WHE11, WHE13
GREEN BELT LOCAL PLAN POLICIES: WCC1, WCC2
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: John Butler
(Development Control Manager)

Date: 23/3/07

RECORD OF SITE VISIT

SITE ADDRESS: Cutbush Cutbush Lane Shinfield Reading.

APPLICATION NUMBER: F/2001/3317

OFFICER: Emy Circuit

DATE OF SITE VISIT: 20/2/02

1 SITE/STATUTORY NOTICE DISPLAYED ? green s/n had been removed + was re-erected & on gatepost on NE/W est.

2. DESCRIPTION OF SURROUNDINGS rural setting
two-storey dwelling and barn attached. Formal gardens largely destroyed.

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES
proposals would not impact directly on nearby properties

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Date: 13 March 2001

To: Highways

We have received Revised Plans for the following planning application:

Application Number: F/2001/3317

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed erection of new entrance gates and brick wall.

Applicant: Mr A Sibley C/O Mr C Brench.

Case Officer: Emy Circuit

The new plans show the following: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres. Drawing no 21/W5 Rev A.

Comments are required by 20/03/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

CONDITIONS MADE 16/02/01 STILL APPLY.

Adam C 14/03/01

Date: 13 March 2001

To: Case Officer

We have received Revised Plans for the following planning application:

Application Number: F/2001/3317

Location: Cutbush, Cutbush Lane, Shinfield, Reading.

Proposal: Proposed erection of new entrance gates and brick wall.

Applicant: Mr A Sibley C/O Mr C Brench.

Case Officer: Emy Circuit

The new plans show the following: A reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres. Drawing no 21/W5 Rev A.

Comments are required by 20/03/2001.

Should you have any queries regarding this application please contact the case officer Emy Circuit on (0118) 974 6479.

(RING ONE)

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

App No. F/2001/3317 (Planaps) / (Ludhouse) Date Rec. 9/3/01

Location: Cutbush, Cutbush Lane

Parish Shinfield

Applicant: Mr A Sibley

Description of attached plans a reduction in the height of the wall on either side of the gates from 2 metres to 1.25 metres

Drawing No's: 21 | W5 rev A.

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 7 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 EXC.

Consultations Sent by Admin. on 13.03.R5

Yellow - Part One Copy
Green - Officer's Copy

21 Naseby Rise
Newbury
Berks. RG14 2SF

7th March 2001

PART 1 REGISTER

REVISED PLAN

3317

Wokingham District Council
Shute End
Wokingham
Berks.

Attention Miss E. Circuit Planning Dept.

Re Cutbush House Cutbush Lane Shinfield

Dear Sirs

I refer to our recent telephone conversation in respect of our application to form a new entrance gateway. As discussed I now enclose our revised proposal, showing a dramatic reduction in the mass of brick boundary walling, either side of the proposed new gates.

The applicant is most concerned that a reasonably high level of security be maintained, the house is very vulnerable because of its location and a five bar gate will simply not afford the necessary deterrent to any intruders.

We trust you will our revised scheme to be appropriate and ask that you replace our earlier submission for this new scheme. We feel our proposal neither compromises the main house or its rural setting. I have submitted the revised drawing to Mr. Saunders to replace our original listed building application drawing.

If you have any further queries or wish to discuss any aspect whatsoever then please do not hesitate to contact the undersigned.

Yours faithfully

C.Brench

PLANNING SERVICES	
POL	
DC EC	40938
APP	
CS	
09 MAR 2001	
COPIES TO:	ACK:
	FILE:

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 13 February 2001

Application Number: F/2001/3317

Proposal: Proposed erection of new entrance gates and brick wall.

Parish: SHINFIELD PARISH

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Mr A Sibley C/O Mr C Brench.

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

✓ below as applicable;

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

(1) C139 (INSERT: 5 metres), R139.

(2) The vehicular access shall be surfaced with a bonded material across the entire width of the access for a distance of 5 metres measured from the carriageway edge. R140.

Signed: _____ **Print name:** Adam Coggins 16/02/01

Received by Wokingham District Council

Application No: F/2001/3317

Proposal:
Proposed erection of new entrance gates and brick wall.

Location:
Cutbush, Cutbush Lane, Shinfield, 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 notice for delivery of plans.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 09/03/2001. 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

13 February 2001

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

Tel: (0118) 974 6479

Date: **13 February 2001**

My ref: F/2001/3317

CONFIDENTIAL

Councillor Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

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/2001/3317
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.

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

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3317**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Pollock

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

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

Tel: (0118) 974 6479

Date: **13 February 2001**

My ref: F/2001/3317

CONFIDENTIAL

Councillor Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

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/2001/3317
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.

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If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479**.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3317**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Patman

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

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

Tel: (0118) 974 6479

Date: **13 February 2001**

My ref: F/2001/3317

CONFIDENTIAL

Councillor Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

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/2001/3317
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.

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

If you have any questions please do not hesitate to contact **Emy Circuit** on **(0118) 974 6479.**

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Emy Circuit** Application Number: **F/2001/3317**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of new entrance gates and brick wall.
I wish this application to be listed should the officers recommendation be for_____
and my reason(s) are_____
_____
_____

Signed: _____ Date: _____
Councillor Bryant

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

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 06 FEB 2001	
Officer: EXC	Application No. F/2001/3317

72/73

Map No. ..... Site 1:64.....

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

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

Level: ☐ **Sub Committee** ☐ **Delegated** ☐ **Sec. State**

☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(F) PROPOSED ERECTION OF NEW ENTRANCE GATES AND BRICK WALL

Location: CUTBUSH HOUSE, CUTBUSH LANE

Parish: SHINFIELD Ward: Shinfield 13.2.01 TJ

Applicant: MR A SIBLEY

Fee Received 95-00 (4) Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

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

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 (2) 2*

Advertisement Required ..... See LB application .....

Date Site Notice Sent : 13.2.01 B1 Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco : .....
Environment Agency .....

Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

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

OTHERS: (Rural Area)

.....
.....
No new pre-apps .....

NEIGHBOURS:

S/N + See map (incl. addresses within red line)



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Development Control Section, Environmental Services, Wokingham District Council.

7 February 2001 Scale: 1 : 2500

N
W E
S

1933 CUTBUSH - card lost

ADDRESS CUTBUSH LANE PARISH SHINFIELD

LISTED

PLOT No. ORD.SHEET No. SU 736B

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Plann
R/52/67		Dr. J.S.B Bray	Restaurant	10.4.67		RE
R/53/67		"	Antique Shop			RE
LB/2000/1048			Diversion of pop. into 2 dwell.	5.7.00		C/
F/2000/1081			"	"		C/
	FP/2000/0757		Alt. to create 2 dwell from a RES. property	6.7.00	APP	
LB/2001/3272		Mr Bibley	Repl. wind, int alt, refurbishment & conv of Barn to habitable Space			

MINISTRY DECISION: PD Enq - Conv of Barn to Res. Use. C Brench - 16.01.01

SPECIAL ORDERS: PD Enq - Mr. Dean - Subdivision on property 10.3.00

Environmental Services

For office use only.
Application number:
06.FEB.2001* 3317

Householder planning application form

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	MR. A. SIBLEY WOODPECKERS HIGH VIEW RD. LIGHTWATER SURREY.
2	Agent's Name Address and postcode Phone number	MR. C. BRENCH 21 NASEBY RISE NEWBURY RG 14 2SF 01635 523865
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	CUTBUSH HOUSE CUTBUSH LANE SHINFIELD
4	Give brief details of the proposal for example, two storey side extension. About the application	FORM NEW ENTRANCE GATES AND BRICK SCREEN WALL

5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes [X]	No [ ]
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	FACING BRICK TO MATCH EXIST. TO APPROVAL	
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes [ ]	No [X]
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes [ ]	No [X]

3544 Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NOT APPLICABLE	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☒
11	Checklist. Please make sure that you enclose the following. a Six copies of this form signed and dated. b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

Certificate B

I certify that

- I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.

Owner's name	Address at which the notice was served	Date on which the notice was served

None of the land forms part of an agricultural holding.

Your signature: C. BRENCH

on behalf of MR. A. SIBLEY

Date 4th FEB. 2001

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

CONDITION MONITORING RECORD SHEET

APPLICATION NO: **F/2001/3317**
CASE OFFICER: **Emy Circuit**
SECTION 106 AGREEMENT Yes ☐ No ☐

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