APPLICATION NO:
F/2000/1791

LOCATION:
Buckland Farm Islandstone Lane, Hurst Reading.

APPLICANT:
Mr S Robertson C/O Hen Design

PROPOSAL:
Proposed rebuilding of agricultural building plus change of use to offices.

EARLIEST DATE FOR DECISION: **21/07/2000**

APPLICATION WILL HAVE EXPIRED ON:
16/08/2000

CASE OFFICER: **Simon Lewis**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr S Robertson
C/O Hen Design
101 Nashgrove Lane
Wokingham
Berkshire
RG40 4HG

Application Number: F/2000/1791

Parish: **HURST**

Location: **Buckland Farm, Islandstone Lane, Hurst, Reading.**

Proposal: **Proposed rebuilding of agricultural building plus change of use to offices.**

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

Reason

1. The proposed development would result in the construction of new building in the countryside specifically for a commercial use, which would be harmful to the character, and appearance of the rural area. As such, it is contrary to Policy C2 of the Berkshire Structure Plan, Policy LTV2 of the Loddon Area Local Plan and Policy WCC1 of the Wokingham District Local Plan (Deposit Draft) as amended.

John Mitchell
Development Control Manager
Date: 14/08/2000

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.

Tel: (0118) 974 6454

Date: 15.8.2000

My ref: F/2000/1791

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

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

Dear Councillor

Application Number: F/2000/1791
Buckland Farm, Islandstone Lane, Hurst, Reading.
Proposed rebuilding of agricultural building plus change of use to offices.

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

A[redacted] ☐ REFUSAL: ☑ under delegated powers.

If you have any questions please do not hesitate to contact **Simon Lewis** on **(0118) 974 6454**. 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 25.8.00

Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1791**
Buckland Farm, Islandstone Lane, Hurst, Reading.
Proposed rebuilding of agricultural building plus change of use to offices.

Transfer: Yes ☐ No ☑
Reason for Transfer:

Signed: A A Drake Date: 16.8.00

Councillor A Drake

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

John Mitchell

Development

Control

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Refusal of Permission

Mr S Robertson
C/O *Hen Design*
101 Nashgrove Lane
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RG40 4HG

Application Number: F/2000/1791

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John Mitchell
Development Control Manager
Date: 14/08/2000

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Received by Wokingham District Council

Application No: F/2000/1791

Proposal:
Proposed rebuilding of agricultural building plus change of use to offices.

Location:
Buckland Farm, Islandstone Lane, Hurst, 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 Simon Lewis P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 21/07/2000. 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

27 June 2000

TO: **DEVELOPMENT CONTROL**
~~Mrs A Odell~~ S. Lewis

FROM: Environmental Design

DATE: 13 July 2000

Location:	Buckland Farm, Islandstone Lane, Hurst
Proposal:	PROPOSED REBUILDING OF AGRICULTURAL BUILDING PLUS CHANGE OF USE TO OFFICES
Application Number:	F/2000/1791

In response to your consultation dated 27 June 2000 for the above application, the landscape comments are as follows:

The position of the proposed building is not accurately plotted on the location plan, but I presume it is nearly opposite the access point.

I have no objections to the proposals in principle, however the windows within the proposed elevations to look rather urban for this countryside location.

I would suggest that a new native hedgerow is planted between the stock proof fence and the edge of the drive, to define this boundary and provide integration into the countryside. The type of species suitable for the hedgerow should be mainly hawthorn and could include other native plant species such as hazel and field maple to increase the hedgerow diversity.

A detailed landscape scheme should be submitted by the applicant showing the location of all new planting, full species name, size of plant at time of planting and planting densities.

Catherine Brimble

Catherine Brimble
Landscape Architect

1933 (1)

ADDRESS ~~Bucklands~~ Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. NB C/O/NAME Bucklands Farmhouse to ORD. SHEET No.

BUILDER Broadcommon Farm - 7.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
677/72	Mr. R. Buckland	O/L. Agr. Workers Dwelling	8.6.72	Ref
10002	SEB	Overhead Lines & Transformer		
BR10480	Mrs Buckland	Agr. Building	26.3.79	App
10380	"	"	12.4.79	C/A
25920	"	Part Farmyard for Parking 10 Buses	1.10.86	TP
32828	See the Straight Mile	Access to Serve Golf Course at Billingbear Park (Windsor & Maidenhead)	10.5.89	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (2)

ADDRESS Bucklands Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. (See Padstone Barn) ORD. SHEET No.

BUILDER 34167 Mr. R. Buckland Farm Bldgs. to Res 2.11.89 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42337	W/DR			
43435	Mr. R. Buckland	Agr. Bldg. to Res & Erection of Garage, Utility, Store	23.11.94	Ref
3462	W/DR.			
FP94/2812	Miss J. Buckland	Barn to Res	26.9.94	C/App
44563	Mr. R. Buckland	Agr. Bldg to Res with Adp. Porch & Garage (Fr. Islandstone Lane)	3.8.95	Ref
~~95/60652/F~~				
~~[illegible]~~	"	Golf Course (Consultation Windsor & Maidenhead)		
AO 17	"	Agr. Building		
AO 18	"	Relocate "		
97/65892/F	"	Agr. Bldg to B1 (Office) off Islandstone Lane	26.9.97	C/A

~~MINISTRY DECISION~~ Planning Enquiry - Roof Alteration - 21.6.95

SPECIAL ORDERS Pd. Enq - Land at Islandstone Lane - 10.9.96 / 2.10.96

99/70261/F S Robertson C. of U. - Agric Bld to offices (B1A) 8.10.99 C/A

HIGHWAYS CONSULTATION SHEET

From: Simon Lewis **Date:** 27 June 2000

Application Number: F/2000/1791

Proposal: Proposed rebuilding of agricultural building plus change of use to offices.

Parish: HURST PARISH

Site Address:
Buckland Farm, Islandstone Lane, Hurst, Reading.

Applicant:
Mr S Robertson C/O Hen Design.

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

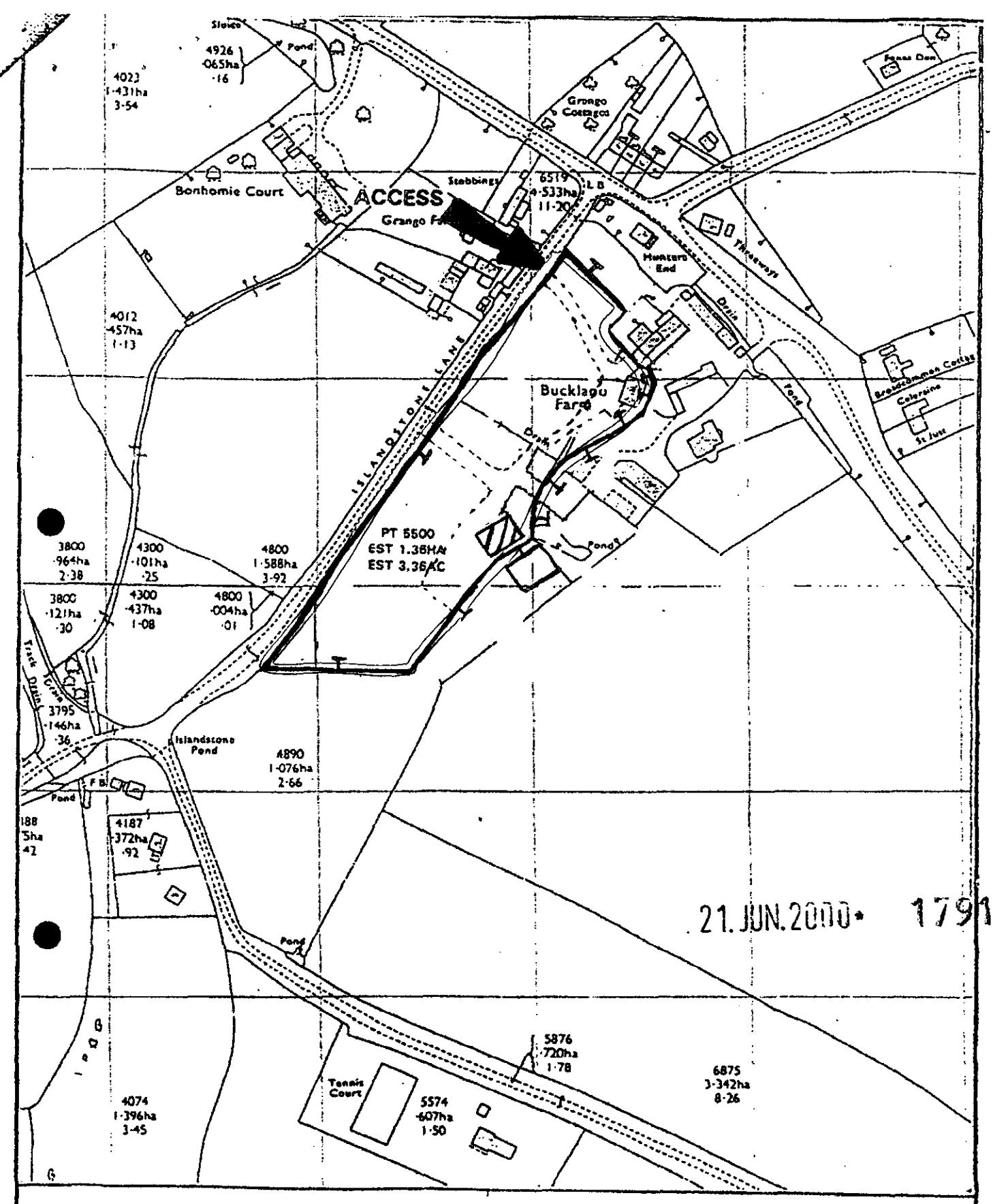
✓ below as applicable;

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).

I UNDERSTAND FROM THE APPLICATION FORM THAT THIS APPLICATION PROPOSES TO REGULARISE A PREVIOUS CONSENT (PA 70261 & 65892) FOR OFFICE USE ELSEWHERE ON THE SITE. I HAVE NO OBJECTION TO THIS IN PRINCIPLE ALTHOUGH I AM CONCERNED WHAT USES/PROPOSED USES THE APPLICANT MAY ENVISAGE ON THE EXISTING BUILDING TO BE RETAINED, AS THIS COULD LEAD TO INCREASED TRAFFIC FLOWS ON THE SUBSTANDARD ADJACENT HIGHWAY NETWORK THAT WOULD NOT BE LOOKED ON FAVOURABLY — PLEASE CONFIRM.

Signed: _____ **Print name:** _____

JL 27/7/00



21.JUN.2000 1791

Scale	Date
1:2500	

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

21.JUN.2000* 1791

1.	APPLICANT'S NAME	S Robertson
	ADDRESS	Flecs Lines Road Hurst
	POST CODE	RG10 0RT PHONE 9340449
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane Wokingham
	POST CODE	RG40 4HG PHONE 9328498
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	BUCKLAND FARM ISLANDSTONE LANE HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		amendment to previous approval 99/70261/F ie. move building to another part of site
5. Give the area in hectares or part of a hectare	AREA OF SITE	3.3
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	Owner
List all the plans and drawings submitted with the application	PLANS/DRAWINGS	

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?

Tick the boxes(x)

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

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

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

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

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

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.

Agricultural

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.

Noted on dwgs

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.

Noted on dwgs

16. HOW WILL SURFACE WATER BE DISPOSED OF?

exist 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

No change

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

Ramps to doors

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.

£190

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 Roberts DATE 27/5/00

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)			7.2 m² extended floor area	
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 Agricultural Bldg		141 m²	7.2 148.2	
OTHER	Please Specify				
	TOTAL		141 m²	7.2 148.2	

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		
Proposed	as shown	

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

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

unknown

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
unknown			

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.'

Tel: (0118) 974 6454

Date: 15.8.2000

My ref: F/2000/1791

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Yours faithfully

John Mitchell
Development Control Manager

LISTING FORM

Case officer: **Simon Lewis** Application Number: **F/2000/1791**
Buckland Farm, Islandstone Lane, Hurst, Reading.
Proposed rebuilding of agricultural building plus change of use to offices.

Transfer: Yes ☐ No ☐
Reason for Transfer:

_____

_____

Signed: _____ Date: _____

Councillor A Drake

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

Tel: (0118) 974 6454

Date: 15.8.2000

My ref: F/2000/1791

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APT	
CS	
16 AUG 2000	
COPIES TO:	ACK:
	FILE:

CONFIDENTIAL

Councillor A Drake
Walden Acres
Wokingham Road
Hurst
RG10 0RU

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
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Reason for Transfer:

Signed: A W Drake Date: 15.8.00

Councillor A Drake

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John Mitchell
Development
Control

WORK SHEET FOR : Simon Lewis

Application Number : F/2000/1791

Applicant : Mr S Robertson C/O Hen Design.

Location : Buckland Farm, Islandstone Lane, Hurst, Reading.

Proposal : Proposed rebuilding of agricultural building plus change of use to offices.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : 24.7.2000

Date Registered : 21/06/2000

Earliest Date for Decision : 21/07/2000

Latest Consultation Date/Site Notice Expiry Date : 21/07/2000

This application will have expired on: 16/08/2000. 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 - no objection subject to condition.

Environmental Health - no objection.

Hurst P.C - objection contrary to WLP1

5 local residents object - impact upon character of countryside.

Planning Issues :

Impact upon character + appearance of the countryside area.

Application Number: F/2000/1791

Appraisal :

This application is for the proposed relocation of a former agricultural building, which was granted planning permission to be converted to office use in 1997. The application site is within the area designated as countryside in both the Loddon Area Local Plan and the emerging Wokingham District Local Plan. In such an area the principle of the change of a redundant agricultural building to a commercial use is acceptable providing the building is capable of conversion without substantial rebuilding and would maintain a rural appearance. In addition policy WRE4 of the emerging Local plan allows for the redevelopment of established commercial sites in rural areas providing there is no further harm to the character and appearance of the surrounding area.

Unfortunately the applicant in this case cannot argue that a commercial use has been established on the site as the previous planning permission has not yet been implemented and as such the building is still redundant. Therefore the proposed relocation of the building in reality amounts to the erection of a new office building. The applicant has argued that the new location of the building would benefit the neighbouring properties, which lie fairly close to the boundary of the site and to where the building is currently situated. However, had there been a concern regarding noise and disturbance and the potential threat to the amenities of the neighbouring residents then planning permission for the change of use would not have been granted. In any case the use is for a small scale office use only which is not considered to cause any harm to the amenities of the neighbours.

It is not considered that the proposed development is justified and would be harmful to the character of the countryside.

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

Application Number F/2000/1791
Conditions/Reasons for Refusal

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

The proposed development would result in the construction of new building in the countryside specifically for a commercial use, which would be harmful to the character, and appearance of the rural area. As such it is contrary to policy C2 of the Berkshire Structure Plan, policy LTV2 of the Loddon Area local Plan and policy WCC1 of the Wokingham District Local Plan (Deposit Draft) as amended.

14/8/00

RECORD OF SITE VISIT

SITE ADDRESS: Buckland Farm
Islandstone Lane Hurst Reading.

APPLICATION NUMBER: F/2000/1791

OFFICER: Simon Lewis

DATE OF SITE VISIT: 24/7.

1 SITE/STATUTORY NOTICE DISPLAYED ? Yes.

2. DESCRIPTION OF SURROUNDINGS Rural area
few isolated dwellings.

3. DESCRIPTION OF SITE/BUILDING Existing agricultural
buildings —

4. RELATIONSHIP TO ADJOINING PROPERTIES Close to
2 neighbouring properties

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

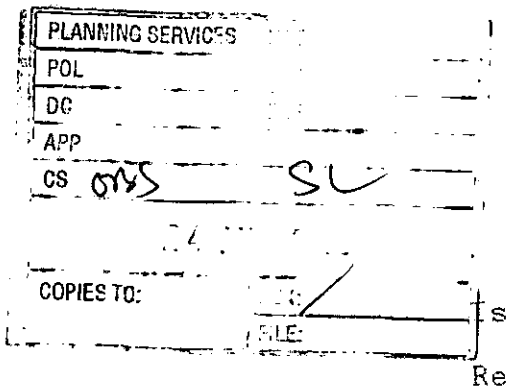
LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2000/1791	V & B Harris 5 Simons Lane Wokingham RG41 3HG
F/2000/1791	A Jeanes Hunters End Broadcommon Road Hurst RG10 0RE
F/2000/1791	P E Carpenter Padstone Barn Broadcommon Road RG10 0RE
F/2000/1791	Mr & Mrs B Clayden 4 Grange Cottages Broadcommon Road Hurst RG10 0RD
F/2000/1791	Dr & Mrs M Ewart Grange Farm Islandstone Lane Hurdt RG10 0RJ
F/2000/1791	G R L Penney Stebbings Broadcommon Road Hurst RG10 0RE

App refused,
Letter sent 21/08/00



Grange Farm,
Islandstone Lane,
Hurst,
Reading RG10 0RJ.

Mr. John Mitchell,
Development Control Manager,
Environmental Services Department,
Planning Services,
Wokingham District Council,
PO Box 157,
Shute End,
Wokingham RG40 1WR.

20th July 2000

Dear Mr. Mitchell,

Re: Application No. F/2000/1781
Proposed rebuilding of agricultural building plus change of use to offices, Buckland Farm, Islandstone Lane, Hurst, Reading

We are writing to object to the above application on the following grounds:-

1) The building in question is directly opposite our property and moving it closer will have a marked visual impact on us.

2) Permission was given to change this building into offices (B1A) on 13th October 1999 (Application No. 99/70261/F). No work has been done to effect this change. We can see no reason why such offices should need to be moved nearer to our property.

3) The Wokingham District Plan does not allow new building (which is of course what 'rebuilding' is) in this particular area.

We would also like to make the following comments:-

1) The planning notice was not displayed until 10th July, therefore there should be an extension of the period for comments.

2) A separate entrance is being constructed from Islandstone Lane into the land as marked on the submitted plans. Is this allowed without planning permission?

3) The large vehicles that come and go to this property are continually damaging the surface of Islandstone Lane which has a sign prohibiting vehicles of over 3 tons.

4) The hedgerow along Islandstone lane has been destroyed. Wokingham District Council should refer this to the appropriate authorities.

Yours sincerely,

M. C. Ewart Nick A Ewart

Dr. and Mrs. M. C. Ewart

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: Joanne Ellis, Environmental Health

To: Simon Lewis, Planning

My Ref: JPE/aky

Your Ref:

Date: 5 July, 2000

PROPOSED REBUILDING OF AGRICULTURAL BUILDING PLUS CHANGE OF USE TO OFFICES
LOCATION: BUCKLAND FARM, ISLANDSTONE LANE, HURST, READING
APPLICATION NO. F/2000/1791

These proposals have been evaluated and I have no environmental health objections to the application.

Joanne Ellis
Snr Environmental Health Officer
Environmental Protection & Housing

PLANNING SERVICES	RPT
POL	TLS
DC	CJF
APP	
CS 0005	SL
07 JUL 2000	
COPIES TO:	ACK
	FILE:

PADSTONE BARN
BROAD COMMON ROAD
WEST
READING
RG10 ORE

APPLICATION No
F/2000/1791

Re SIMON LEWIS

6-7-00

Dear Sir

We fully support this application to re-build and re-site this agricultural building and make the following observations

1. You state that part of this application is "change of use" to offices. In fact change of use to offices was granted 30th Sept 1997 ref application 97/65892/F

2. As owner occupiers of Paddock Barn (PADSTONE) on the plan) this development will have a significant effect on us in terms of loss of privacy, reduction in property value, by moving it further away from our house (as proposed) this effect would be reduced.

3 The existing building is an ugly pre-fabricated concrete building, which is

prone to flooding, demolishing it, seems a very common sense option

4. The farm building on the plan does in fact have permission to be converted into two dwellings (see permissions 3467/3863) I suggest the future occupiers of these homes would have similar views to us on this proposal.

5. Planning consent 3467/3863 which relates to Pedestrian on the plan states that all boundary fences should be 1.2 m Post and Rail. The close marked at A to B on the plan was erected before the original change of use to offices ref 97/6589Z/F. If permission to rebuild and re-located is granted, could a condition of this be that this close board fence is dismantled, making a more rural open aspect.

yours faithfully BR Carpenter
RE Carpenter

ENCLOSED DRG CRC1

Stebbings
Broadcommon Road
Hurst
Berks. RG10 0RE

Mr. Simon Lewis
Planning Department
Wokingham District Council
P.O.Box 157
Council Offices
Shute End
Wokingham
RG40 IWR

3rd July 2000

Application No: F/2000/1791
Proposed rebuilding of agricultural building plus change of use to offices
Bucklands Farm, Islandstone Lane, Hurst

Dear Mr. Lewis,

This site, as you are well aware, has a planning application history associated with it back to June 1995 (Application No.: 44563) if not before. This unfortunately was the occasion when WDC agreed to allow a change of use on what was colloquially known as the "Dairy House" to become two offices.

There has been a subsequent minor modification allowed (a porch and dormer windows I believe). It should be noted that the building has **never** been occupied as offices, which must raise a question over the owner's real intentions. Maybe the above application starts to shed light on this.

This application is factually incorrect. Firstly, the building ceased to have agricultural status when it's conversion to offices was allowed. Therefore "**rebuilding of agricultural building"** is incorrect. Thus "**change of use to offices**" is also incorrect since the building already has this status.

Additionally, since you cannot physically move this building, any new building in the countryside – which this land is – is contrary to the Wokingham District Local Plan WCC1.

The land is also subject to flooding, making Islandstone Lane quite frequently impassable for 4/5 months of the year when heavy rainfall occurs.

As can be seen from the design and style of the building, if you weren't informed differently, it would pass off as a very nice bungalow.

Four other observations I would make about this property.

1. The owner has a mobile home on the site being ostensibly used as a site office. (Quite why he cannot use the existing offices for which he has permission I believe is all part of the game plan for a house on the site). However, he has been using it as his residence ever since it came on site and it is now blatantly his home.

2. There is no planning notice displayed so no one in the hamlet is necessarily aware that this application exists. Once the notice does go up there should therefore be an extension of the deadline for comments by at least a month.

3. The small-scale plan is trying to "regularise" a feature, which does not currently exist, namely an access onto the property further down Islandstone Lane (see the dotted lines on the

Tel: 0118 932 1231 Email: GRLPenney@aol.com

drawing). There has never been an access at this point and one should not now be allowed to be created. Any observation of the driveway the applicant has created (with about 18" of solid foundations) would suggest that he intends to use it for heavy vehicles (if he obtained permission) or slipped it through with this application. Islandstone Lane is totally unsuitable for yet another egress onto it.

4. He has illegally removed the ancient hedging bordering Islandstone Lane and is in the process of widening the access (over the stream).

I cannot believe that WDC will approve this application as it is so totally obvious what the intention of the applicant is. Since I have little faith in the politicians however, I sincerely hope that you as the officer in charge will recommend refusal and the politicians will endorse this.

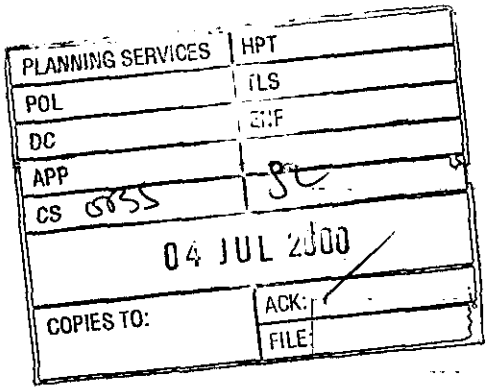
It is therefore my position that I am absolutely opposed to this application.

Yours sincerely,

Gerald R.L. Penney

Gerald R.L. Penney

Cc: Councilor Annette Drake



5 Simons Lane
Wokingham
Berkshire
RG41 3HG

3 July 2000

Mr Simon Lewis
Planning Officer
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Mr Lewis,

Re: Application No F/2000/1791 – Buckland Farm Islandstone Lane, Hurst

With reference to the above application, whilst we do not object in principle we should like to point out that the Council **refused** an application by ourselves only last year for a small concrete building to house our tractor and Land Rover. If this office conversion of an agricultural building is allowed, how can it be justified in the light of your refusal to us?

You have already allowed an office conversion to an adjoining property to the one in question. We would mention that Islandstone Lane is a single track road with no pavement. Only a few weeks ago it was flooded along its length with such deep water that residents in Nelsons Lane had to leave their cars elsewhere because the lane was impassable. This happens every time we get heavy rains. Also there is no main drainage and with no street lighting it is a long lonely walk to the nearest bus stop for office staff. If staff are to use their cars, the extra traffic will put a strain on the surrounding lanes. The Council brought up extra vehicular traffic as an objection when we applied for permission to run a small chicken breeding business some time ago. The surrounding lanes have not improved since then, in fact they have deteriorated.

Finally, having already allowed the adjoining property to be converted to office premises, if you allow the above conversion, have we the beginnings of a small business park in this location?

Yours sincerely,

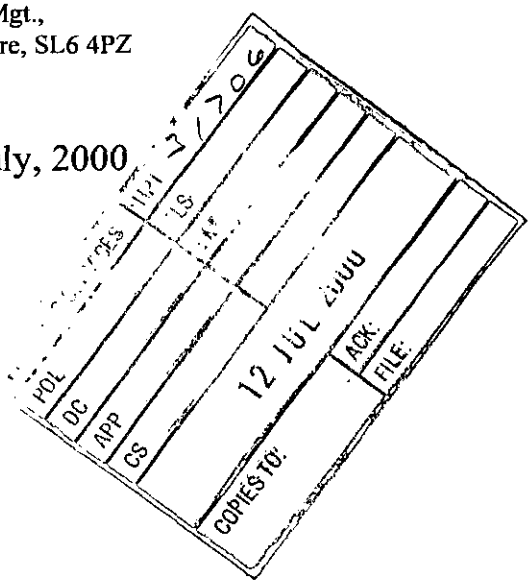
Valerie Harris

Valerie & Barrie Harris

ST. NICHOLAS HURST PARISH COUNCIL

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

11th July, 2000



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

For the attention of Simon Lewis

Dear Mr. Lewis,

Application No. F/2000/0791

I refer to the above-mentioned Application by Mr. S. Robertson of Buckland Farm, Islandstone Lane, Hurst; proposed rebuilding of agricultural building, plus change of use to offices.

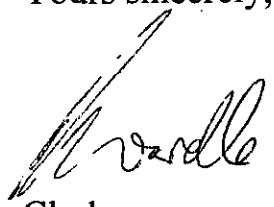
The Parish Council ask you to note that the description "agricultural building" is inaccurate, as permission has previously been given for change of use to offices. The provision of a new building would be contrary to Wokingham District Local Plan WCC1.

The premises are, in fact, occupied as a home and the mobile home on the site is being used as a site office.

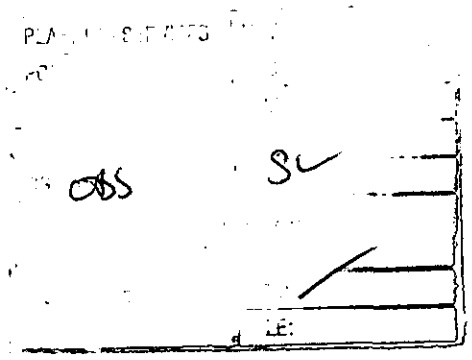
One of the plans included with the Application shows an access which does not exist and which cannot be necessary for residential purposes. It should be noted that the owner has, without permission, removed hedging bordering Islandstone Lane and is in the process of widening the access over the stream. Islandstone Lane is quite frequently impassible in time of heavy rain.

In all the circumstances, the Council recommend that the Application be refused.

Yours sincerely,



Clerk



Andrew P Jeanes BSc ARICS
Hunters End
Broadcommom Road
Hurst
Berks RG10 0RE

Tel. 0118 9340423

09 July 2000

Dear Mr Mitchell

Application Number: F/2000/1791
Site Address: Buckland Farm, Islandstone Lane, Hurst
Proposal: Proposed rebuilding of agricultural building plus change of use to offices

I write further the submission of the above application, and wish to lodge an objection.

To go back over the history of the site, Mr Buckland had ceased to use the subject land for any material agricultural use many years ago. In anticipation of selling the land together with the old dairy for a commercial use, Mr Buckland stripped away some 30 metres of hedgerow around the original gate, formed a metalled access "road" right across the field and formed a large new opening, sufficiently large infact to comply with the requirements of the Highways Authority for commercial vehicles to pull off the road. When I spoke to the Planning Office at the time they said that they had no control over this action as the consent over the land was agricultural, even though these works could not be justified by any agricultural use.

Mr Buckland then made an application for a change of use of the property, and grounds for objection were reduced by the fact that the land now had the appropriate entrance for commercial vehicles. A self-fulfilling prophesy really.

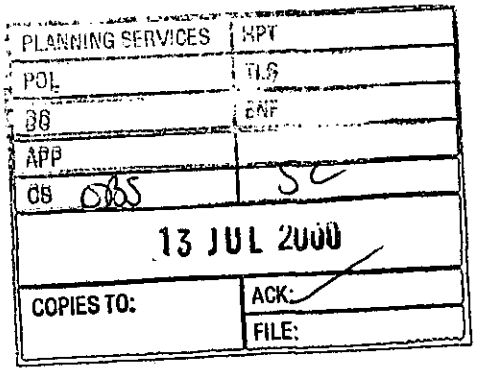
The property was then purchased by Mr Robertson who clearly has no intention of using the land for agricultural purposes – of all Mr Robertsons businesses, farming is not one of them. That, in itself I have no objection to, it would be naïve to believe that anyone can afford to leave buildings unused and derelict anywhere in the M4 corridor. Nor do I object to the rebuilding, assuming that it will be rebuilt in appropriate materials such as red brick with slate or red roof tiles. What I do object to, however, is the repositioning of the building.

I note that neither your letter nor the orange notice on the gate of the subject property makes reference to any repositioning of the building, the plans that Mr Robertson showed me indicated that the building was to be repositioned in line with "Padstone", whereas at present the building is virtually hidden from my property by "Padstone".With the exception of change of use to residential at some time in the future, the repositioning of the building is of no value to Mr Robertson, and there is no doubt that in the winter when both trees and hedges are bare, the building will be considerably more intrusive than it is at present, together with the new barn that your Authority has already inadvertantly and inappropriately permitted.

If you wish to discuss this or visit my property to appreciate the effect that repositioning will have, please do not hesitate to call me on the above number.

Yours sincerely

Andrew Jeanes



4, Grange Cottages,
Broadcommon Road,
Hurst,
Berkshire.
RG10 0RD.

Chief Planning Officer
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire.
RG40 1WR

11th July 2000

Dear Sir/ Madam,

Re: *Planning Application F/2000/1791*
Bucklands Farm, Islandstone Lane, Hurst

We wish to object to the above planning application for the following reasons:

1. Permission has already been given on this site for conversion of a redundant farm building into an office for use by the applicant for we believe his own use in running a pest control business. While we have no objection to redundant farm buildings being used , this new application is tantamount to a new building in a green field site to be occupied by "unknown".
2. There are no dimensions shown on the drawing but the proposed building looks large enough to be converted into a house. Also, it has been moved away from existing settlement and encroaching into farm land.
3. The application shows car parking for six cars. By nature of the driveway and forecourt that has recently been built , this extra development changes the nature of the paddock.
4. On the application it states that the existing building is to be moved. Is the "unknown"occupant planning to take down the original and reinstate piece by piece? If so the dimensions need to be put on the drawing as it is not clear that this is the case.

Basically we are very concerned that this application is a ploy to build a house on a site that would not normally be given permission for. Also if this is a true and genuine application to convert a redundant farm building for office use why does it have to be moved ? Considering there are several houses in the immediate vicinity we feel it is imperative that the nature of the business is clarified before any approval, if any, is given; and that approval is attached to the owner only .

Yours faithfully

P.J. Clayden. B Clayden

P.J. Clayden(Mrs)
B.Clayden(Mr)

By hand
30/5/00

1791



HEN Design

21 JUN 2000*

Architectural and Building Services

Midway
101 Nashgrove Lane
Finchampstead
Wokingham
Berks
RG 40 4HG

Please find amended drawings showing the bldg being moved over. Hopefully this will be approved accordingly.

Tel: 01189 328498

With Compliments

Fax: 01189 328525

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~31 MAY 2000~~ 21 JUN 00 Valid	Map No. ..... Site 128
Officer: SL / Application No. F/2000/1791	Easting: ..... Flood Pln .....
	Northing: ..... Mineral .....

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

Description:
(F) PROPOSED REBUILDING OF AGRICULTURAL BUILDING PLUS CHANGE OF USE TO OFFICES

Location: BUCKLAND FARM ISLANDSTONE LANE

Parish: HURST Ward: Hurst. 27.6.2000

Applicant: MR ROBERTSON

Fee Received 190-00 (6) Required 380-00 Additional 190-00 ✓ New floor space. Refund .....
received 21/6

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	None	✓ 13/6	✓ 21/6
2	1:500 block plan showing existing & proposed dev. + adj. Properties		✓ 13/6	
3	Forms unsigned Q24	Floor space should equal new total	141 + 7.2	✗
4	Correct S 66 certificate	None	✓ 13/6	=148.2 ✓
5	Elevation plans			
6	Floor plans	Is there a 1st floor? (rooflights). No further floor	✓ 13/6	
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 27.6.2000 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 (BABTIE) .....
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 p.v.o. apps. .....

NEIGHBOURS:

S/N + Buckland Farm, Islandstone Lane, Hurst ✓
Dr & M.M.C. Ewart, Grange Farm, Islandstone Lane, Hurst
B.G. & V. Harris, 5 Simons Lane, Wokingham, Berks.
Stebbings, 12 Broadcommon Road, Hurst
Hunters End, 14 Broadcommon Road, Hurst
Ladstone Barn, Broadcommon Road
Broadcommon Farm, 16 Broadcommon Road, Hurst

Tel. 0118 9746429 (Direct Line)

Date 13/6/00

Your ref.

My ref.

21 JUN 2000
21 JUN

WOKINGHAM DISTRICT COUNCIL

Hen Design
101 Newbrove Lane
Wokingham
RG40 4HG

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire, RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 977 8735
Minicom No: (0118) 977 8909
DX: 33506 - Wokingham

Dear

I return your application as it cannot be determined for the following reasons:

		Tick relevant box
1)	Permission is not required as proposed development is permitted development.	☐
2)	No location plans submitted - 4 copies of a 1:2500 scale location plan required with the site outlined in red. The plan must include the junction of two named roads and a north point.	☑
3)	The location plans submitted do not have the site outlined in red.	☐
4)	The red line denoting the application site does not extend to the public highway.	☐
5)	No block plans submitted - 4 copies of a 1:500 scale block required with the existing and proposed development and any adjoining properties indicated.	☐
6)	The application has not been made on the Authority's prescribed forms. (Correct forms are enclosed).	☐
7)	Less than 4 copies of the application form/plans have been submitted.	☐

PTO

INVESTORS IN PEOPLE UK
RECYCLED 75% PAPER
NAPM APPROVED RECYCLED

PTO.

Cont. Tick relevant box

8) The information contained on the application form is inaccurate/missing as follows: ☑
Q24 Proposed new floor space
Should equal whole building i.e 141 + extension 7.2
* if building being moved counts as new build = 148.2

9) The Section 66 Certificate is missing/unsigned/not deleted. None ☑

10) No fee has been submitted OR the fee submitted is incorrect and should be £. 380 for new floor space ☑

11) The following floor plans are required: ☑
Is there a first floor as roof lights shown? If so show plan.

12) The following elevational plans are required: ☐
NB. No FIRST FLOOR LAYOUT APPLICABLE

13) An Environmental Impact Assessment is required. ☐

14) The plans submitted contain Imperial measurements or Imperial scales. (Only Metric measurement or scales are acceptable). ☐

15) An outline application proposing the change of use of land is not acceptable, the application can only be made as a full application. ☐

16) The plan submitted with this outline application must be marked "for illustrative purposes only", alternatively Question 10 must be completed by indicating which matters are not reserved. ☐

Please resubmit your application with the above-mentioned information.

Yours sincerely

C Hurst

Mrs C Hurst
Senior Technical Assistant
Development Control Admin

1789/a

SECTION 66 CERTIFICATE

Application No.

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

21.JUN.2000* 1791

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 pe iod 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) Insert description of steps taken

(b) . . . . . .

. . . . . .

(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
NOT APPLICABLE		

Signed . . . . . .

On behalf of . . . . . .

Date . . 20/6/00 . . . . . .

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

21.JUN.2000* 1791

1.	APPLICANT'S NAME	S Robertson
	ADDRESS	Flecs Lines Road Hurst
	POST CODE	RG10 0RT PHONE 9340449
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	Hen Design
	ADDRESS	101 Nashgrove Lane Wokingham
	POST CODE	RG40 4HG PHONE 9328498
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	BUCKLAND FARM ISLANDSTONE LANE HURST
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		amendment to previous approval 99/70261/F ie. move building to another part of site
5. Give the area in hectares or part of a hectare	AREA OF SITE	3.3
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	

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

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

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

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

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

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

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.

Agricultural

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.

Noted on dwgs

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.

Noted on dwgs

16. HOW WILL SURFACE WATER BE DISPOSED OF?

exist 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

No change

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

Ramps to doors

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.

£190

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 Roberts DATE 27/5/00

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)			7.2 m² extended floor area	
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 Agricultural Bldg		141 m²	148.2	
OTHER	Please Specify				
	TOTAL		141 m²	148.2	

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		
Proposed	as shown	

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

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

unknown

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
unknown			

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.'

1933 (1)

ADDRESS ~~Bucklands~~ Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. NB C/O/NAME Bucklands Farmhouse to ORD. SHEET No.

BUILDER Broadcommon Farm - 7.12.95

Plan No.	Applicant	Description of Development	Date of Decision	Decision
677/72	Mr. R. Buckland	O/L. Agr. Workers Dwelling	8.6.72	Ref
10002	SEB	Overhead Lines & Transformer		
BR10480	Mrs Buckland	Agr. Building	26.3.79	App
10380	"	"	12.4.79	C/A
25920	"	Part Farmyard for Parking 10 Buses	1.10.86	TP
32828	See the Straight Mile	Access to Serve Golf Course at Billingbear Park (Windsor & Maidenhead)	1[illegible].5.89	C/A

MINISTRY DECISION

SPECIAL ORDERS

1933 (2)

ADDRESS Bucklands Farm Islandstone Lane Broadcommon Road PARISH Hurst

PLOT No. (See Padstone Barn) ORD. SHEET No.

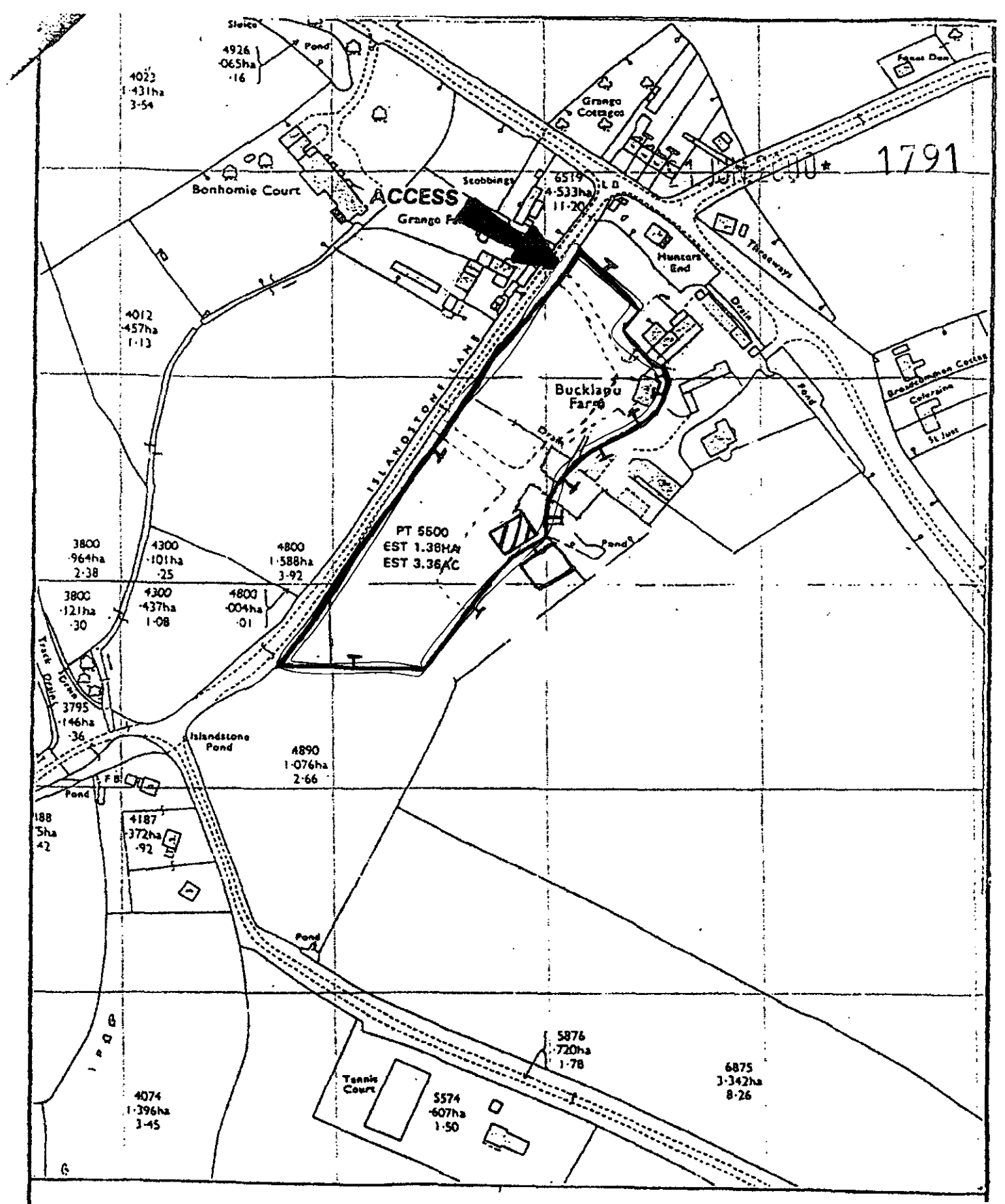
BUILDER 34167 Mr. R. Buckland Farm Bldgs. to Res 2.11.89 C/A

Plan No.	Applicant	Description of Development	Date of Decision	Decision
42337	W/DR			
43435	Mr. R. Buckland	Agr. Bldg. to Res & Erection of Garage, Utility, Store	23.11.94	Ref
43462	W/DR.			
1094/2812	Miss J. Buckland	Barn to Res	26.9.94	C/App
44563	Mr. R. Buckland	Agr. Bldg to Res with Add. Porch & Garage (Fr. Islandstone Lane)	3.8.95	Ref
~~95/60652/F~~				
~~[illegible]~~	"	Golf Course (Consultation Windsor & Maidenhead)		
AO 17	"	Agr. Building		
AO 18	"	Relocate "		
97/65892/F	"	Agr. Bldg to B1 (Office) off Islandstone Lane	26.9.97	C/A

~~MINISTRY DECISION~~ Planning Enquiry - Roof Alteration - 21.6.95

SPECIAL ORDERS Pd. Enq - Land at Islandstone Lane - 10.9.96 / 2.10.96

99/70261/F S Robertson C. of U. - Agric Bld to offices (B1A) 8.10.99 C/A



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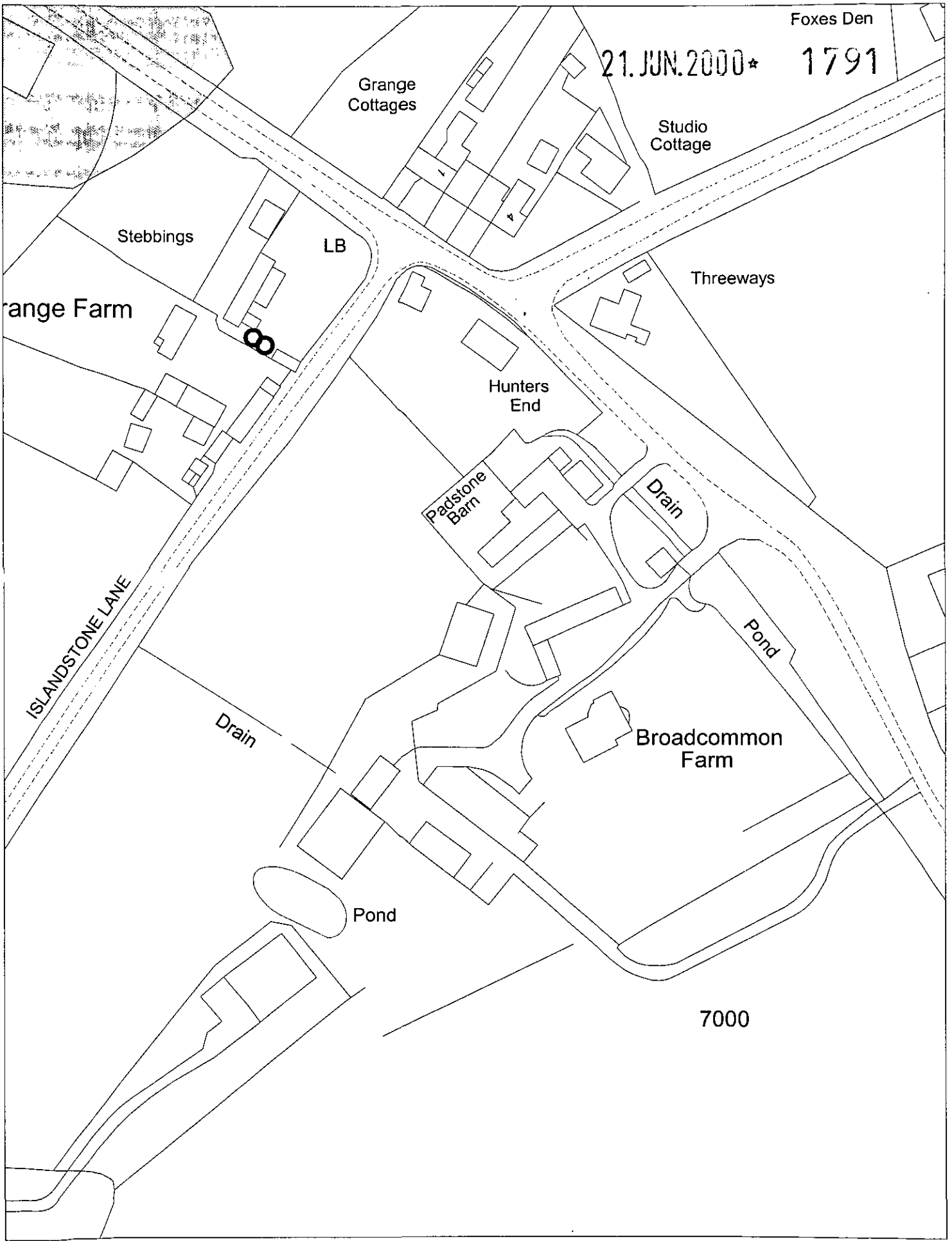

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Development Control Section, Environmental Services, Wokingham District Council.

7 June 2000

Scale: 1 : 1250

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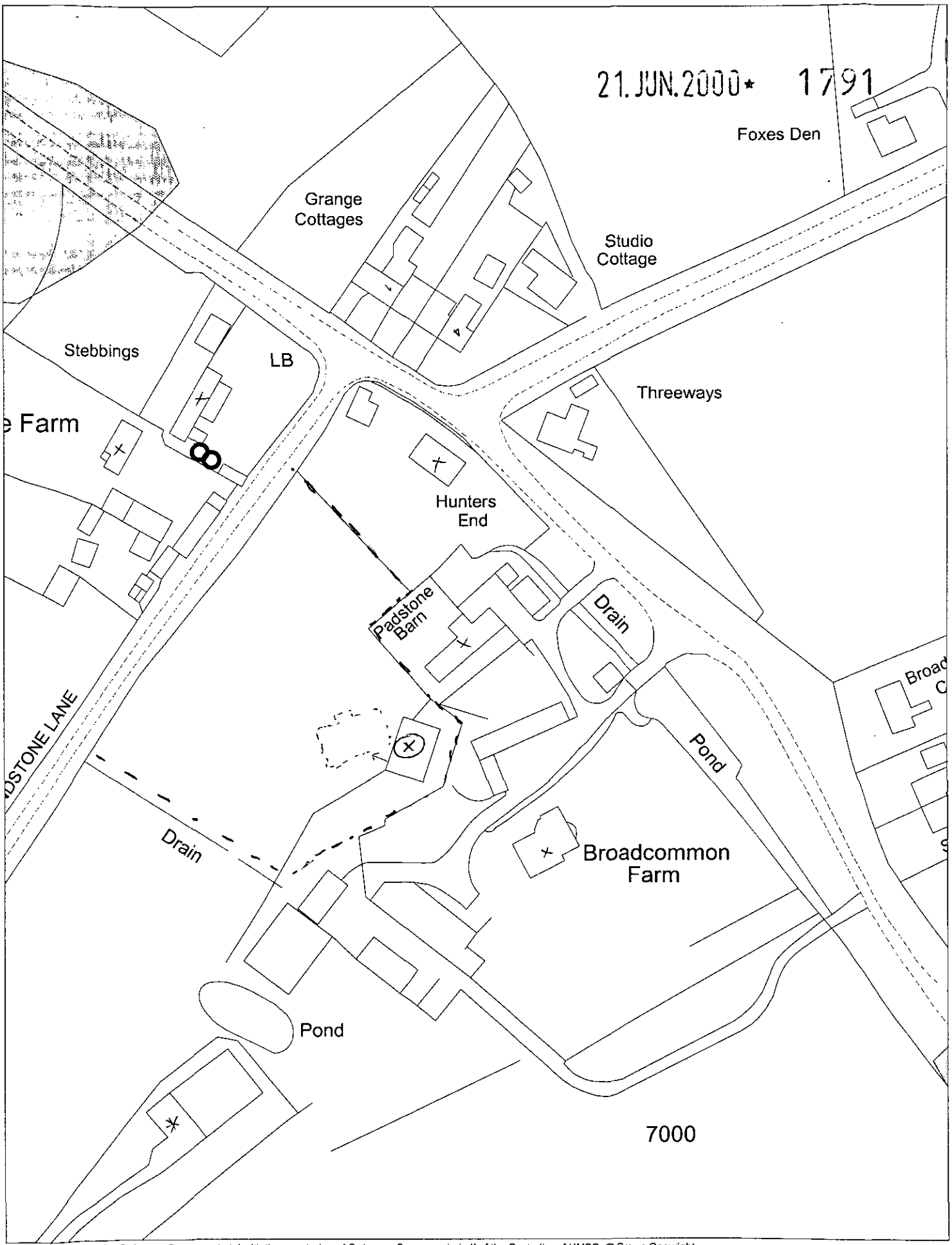

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Development Control Section, Environmental Services, Wokingham District Council.
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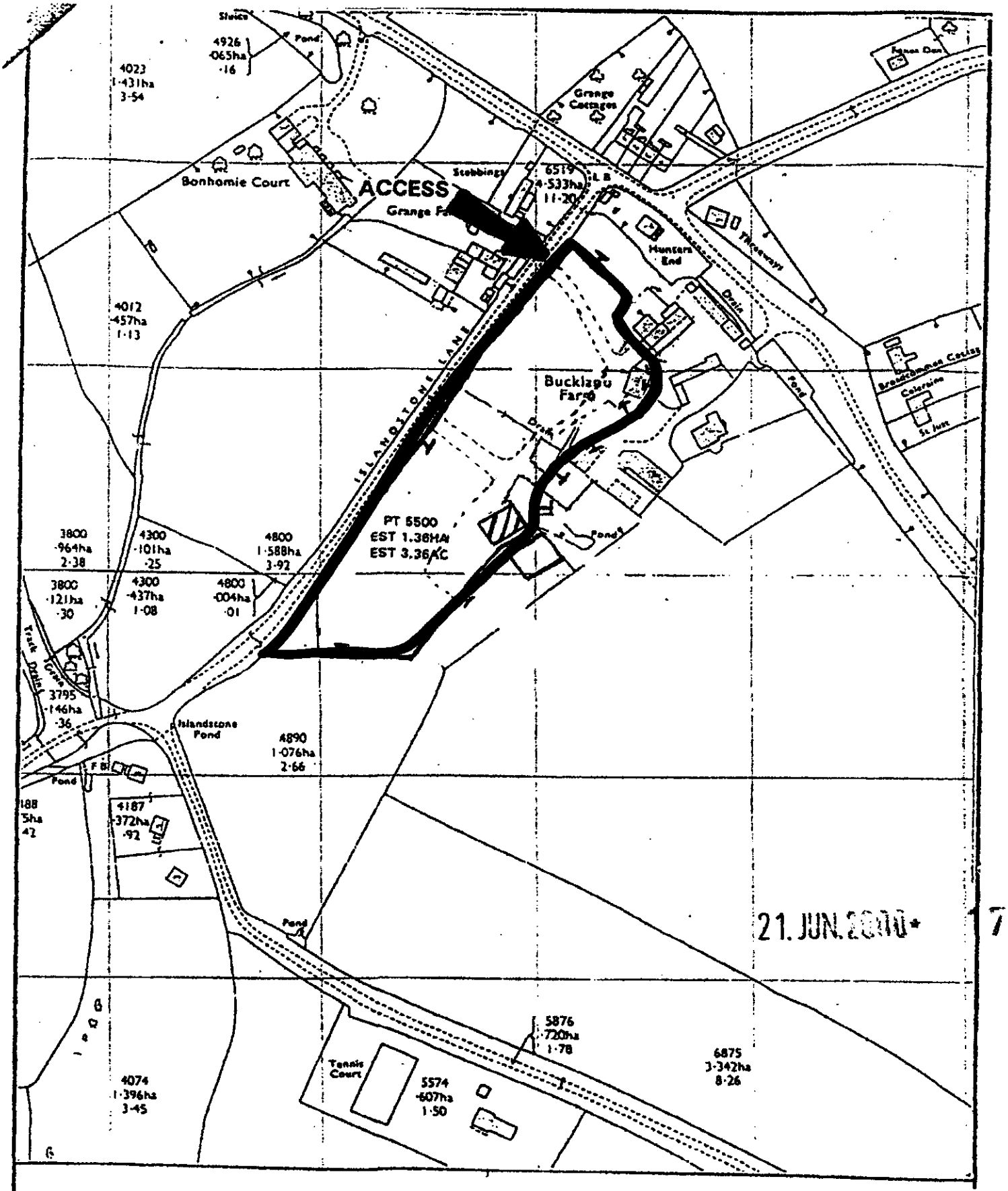

21. JUN. 2010* 1791

Scale	Date
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