APPLICATION NO:

C/2000/0897

WOODS FARM

LOCATION:

~~Woodcray Feeds~~ Ltd Woods Farm Easthampstead Road, Wokingham.

APPLICANT:

Mr J Brown

PROPOSAL:

Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for building 8 and alterations to building 9.

EARLIEST DATE FOR DECISION: **13/04/2000**

APPLICATION EXPIRY DATE: **03/05/2000**

CASE OFFICER: **Angela Odell**

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Brown
Woods Farm
Easthampstead Road
Wokingham
Berkshire
RG40 3AE

Application Number: C/2000/0897

Parish: **WOKINGHAM WITHOUT**

Location: **Woods Farm, Easthampstead Road, Wokingham.**

Proposal: **Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for building 8 and alterations to building 9.**

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.

Informative;

In accordance with:
Building 8 : Drawing Nos. 2002/01 and 02
Building 9 : Drawing Nos. 2002/03 and 04
including detailed notations thereon.

Head of Planning and Transportation
Date: 22 March 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.

WOODS FARM PARTNERSHIP

27889
PLANNING SERVICES
POL
DC
APP 15
CS
03 APR 2000
COPIES TO:
ACK:
FILE:
TLS
ENF

WOODS FARM
EASTHAMPSTEAD ROAD
WOKINGHAM
BERKS. RG40 3AE

Tel: (0118) 977 2329

Reply Req'

29th March 00.

Dear Sir,

Please find Notification of Approval of Permission, Application no. C/2000/0897 is not correct with reference to the location in the name of Woodcray Feeds Ltd. The location is only 'Woods Farm' Easthampstead Rd., Wokingham. Would you please delete 'Woodcray Feeds Ltd.' from this document and your records.

Yours Faithfully

JOHN F. BROWN

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr J Brown
Woods Farm
Easthampstead Road
WOKINGHAM
Berkshire
RG40 3AE

Application Number: C/2000/0897

Parish:	**WOKINGHAM WITHOUT**
Location:	**Woodcray Feeds Ltd, Woods Farm, Easthampstead Road, Wokingham**
Proposal:	**Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for Building 8 and alterations to Building 9**

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.

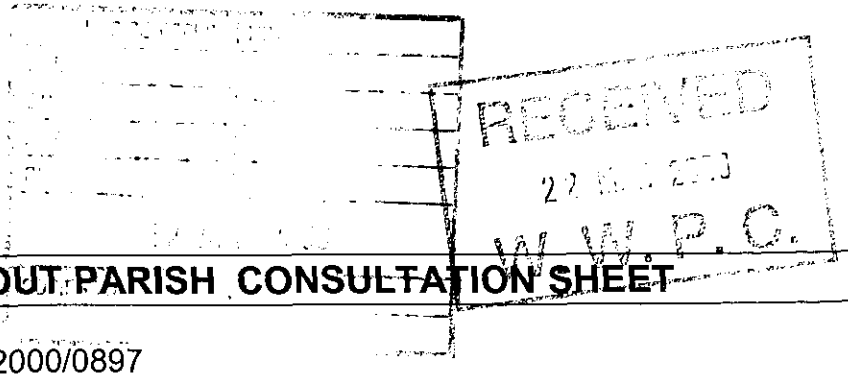
Informative
In accordance with:
Building 8 : Drawing Nos. 2002/01 and 02
Building 9 : Drawing Nos. 2002/03 and 04
including detailed notations thereon.

Head of Planning and Transportation
Date: 22 March 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.

FROM: Angela Odell

DATE: 20 March 2000



WOKINGHAM WITHOUT PARISH CONSULTATION SHEET

Application Number: C/2000/0897

Proposal: Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for building 8 and alterations to building 9..

Site Address: Woodcray Feeds Ltd Woods Farm, Easthampstead Road, , Wokingham.

Applicant: Mr J Brown .

Your observations are required in respect of this application **by 13/04/2000** .

No objections.

SIGNED: Lynn Barnett DATE: 11-4-2000

Clerk To Wokingham Without Parish/Town Council.

copy ... original to Carol Thirst. for file to be started.

THIRLSTONE

THIRLSTONE HOMES (WESTERN) LTD
THIRLSTONE HOUSE
16 SHUTE END,
WOKINGHAM,
BERKSHIRE,
RG40 1BJ
Tel: 01189 364600
Fax: 01189 364601
e:mail: contact@thirlstonehomes.co.uk

Mrs A Odell
Planning Department
Wokingham District Council
P.O. Box 157
Shute End
Wokingham
Berkshire RG40 1WR

3 April 2000

DW/MW

Dear Mrs Odell

Re: **Erection of 3 dwellings at 19 Ravenswood Avenue, Crowthorne**
Planning Ref: F/1999/0226

Further to submission of the external material schedule on 27th March 2000, please find enclosed a revised schedule indicating a detail brick to the b.o. edge cills, soldier course and top of plinth to Plots 1 and 2.

This is the only amendment to the schedule, and as such I hope you will find it acceptable. I have submitted a brick sample for your information.

Yours sincerely

Diane Warner

DIANE WARNER
Design Manager

RAVENSWOOD AVENUE, CROWTHORNE

PLOT 1

EXTERNAL MATERIAL SCHEDULE

Main Brickwork	:	Optiroc Renaissance Multi Facings
Feature Brickwork	:	Lincoln Red

includes b.o. edge cills, soldier courses above windows, 2 courses to top of plinth.

Roof tile	:	Redland Plain Breckland Brown
Window Frames	:	Paint White
Window Casements	:	Paint White
Door Frames	:	Paint White
French Casement	:	Paint White
Front Door	:	Paint White
Fascia, soffits and bargeboards	:	UPVC White
Gutters and downpipes	:	UPVC ½ round black
Mortar joint	:	Bucket handle
Garage Doors	:	White
Window Type	:	Boulton & Paul Sovereign all bar or similar
Patios	:	Heritage Imitation Yorkshire laid random
Driveways	:	Block Paviors Colour Brindle = laid Herringbone Pattern

RAVENSWOOD AVENUE, CROWTHORNE

PLOT 2

EXTERNAL MATERIAL SCHEDULE

Main Brickwork	:	Hanson Salisbury Multi Stock
Feature Brickwork includes B.O edge cills, soldier course, 2 courses to top of plinth.	:	Lincoln Red
Render	:	Paint Magnolia
Tudor Boarding	:	Stain Ebony
Roof Tile	:	Redland Plain Farmhouse Red
Window Frames Window Casements	: :	Paint White Paint Black
Door Frames	:	Paint White
French Casements) Frames) Casements Front Door	: : :	Paint White Paint Black Stain Ebony
Fascia, soffits and bargeboards	:	UPVC White
Gutters and downpipes	:	UPVC ½ round black
Mortar joint	:	Bucket handle
Window type	:	Boulton & Paul Plain Casement or similar Leaded lights to all windows.

GARAGE

Brickwork	:	Hanson Salisbury Multi stock
Garage Doors	:	Paint white
Patio's	:	Heritage Imitation Yorkstone laid random
Driveways	:	Block Paviors Colour Brindle/laid Herringbone Pattern

RAVENSWOOD AVENUE, CROWTHORNE

PLOT 3

EXTERNAL MATERIAL SCHEDULE

Main Brickwork	:	Hanson Jewell
Feature Brickwork	:	Hanson Jewell
Render	:	Magnolia
Tudor Boarding	:	Stain Light Oak
Vertical Tiling	:	Eternit KE009 Dark Brindle
Roof Tile	:	Redland Plain rustic Red 78
Window Frames	:	Paint White
Window Casements	:	Paint White
Door Frames	:	Paint White
French Casements : Frames	:	Paint White
:Casements	:	Paint White
Front Door	:	
Fascia soffits and bargeboards	:	Paint White
Gutter and downpipes	:	Black ½ round U.P.V.C
Mortar joint	:	Bucket handle

TO: DEVELOPMENT CONTROL
Angela Odell

FROM: Environmental Design

DATE: 18th April 2000

Location:	Rectory Farm, The Village, Finchampstead, Wokingham
Proposal:	DETAILS TO COMPLY WITH CONDITION 04 OF CONSENT 43771 FOR THE APPROVAL OF DETAILED PLANS FOR DWELLINGS
Application Number:	C/2000/1067

In response to your consultation dated 5th April 2000 for the above application, the tree and landscape comments are as follows:

The survey map showing FFL for R1 and landscape details for the main site and survey map showing FFL for R4 and landscape details for R4 stated in the applicants letter dated 10th July are not included within the bundle handed over to me for comment.

I was however able to speak to Mr Bidston during my site inspection dated 18th April and able to view the plans referred to above and comment as follows.

The main planting treatment would appear to be rows or hedges of Prunus laurocerasus (Common Laurel) adjacent to the fence lines created by the new buildings and to which I have no objections. However, there is considerable scope for the planting of large growing specimen trees within the areas of open lawns and hedgerows referred to above.

The development is located within the Area of Special Landscape Importance (Policy WLL2) which has an open countryside character with rolling fields which are mainly down to pasture. These contain groups of mature trees which are visually significant and contribute greatly to the overall special character of the area.

The inclusion of tree planting within the development would in my opinion greatly aid its assimilation within the Area of Special Landscape Importance. All new tree planting should be identified separately on the plan giving details of full species name, location of species, size of plants at time of planting.

A Landscape Management Plan should also be submitted by the applicant detailing the long term management aims, objectives and work prescriptions for all new planting.

Until the above has been submitted and approved I do not consider that the conditions have been discharged.

ROBERT PETROW
Consultant Landscape Architect

Application Number C/2000/0897
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			Approve ~~in accordance~~ In accordance with
			: ~~Drawing~~ Building 8 : Drawing Nos: ~~2000~~
			2002/01 & 02.
			: Building 9 : Drawing Nos : 2002/03 & 04
			including detailed notations thereon.

RECORD OF SITE VISIT

SITE ADDRESS: Woodcray Feeds Ltd
Woods Farm Easthampstead Road
Wokingham.

APPLICATION NUMBER: C/2000/0897

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

WORK SHEET FOR : Angela Odell

Application Number : C/2000/0897

Applicant : Mr J Brown .

Location : Woodcray Feeds Ltd Woods Farm, Easthampstead Road, , Wokingham.

Proposal : Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for building 8 and alterations to building 9.

Site Notice Displayed ? :

YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 08/03/2000

Earliest Date for Decision : 13/04/2000

Latest Consultation Date/Site Notice Expiry Date : 13/04/2000

Application Expiry Date: 03/05/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/0897

Appraisal :

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

00872

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 08-03-00	
Officer: AD	Application No.

Map No. ..... Site .....

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

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

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

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

Description:

(P) Details to comply with conditions 16 & 17 of consent 99/69059/F for the approval of proposed cladding for building 8 and alterations to building 9.

Location: Woods Farm East Hampstead Rd

Parish: Wok. Wlour Ward: .....

Applicant: Mr J Brown

Fee Received ✓ 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 .....

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

INTERNAL CONSULTATIONS

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

EXTERNAL CONSULTATIONS

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

HERITAGE BODIES

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

OTHERS:

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NEIGHBOURS:

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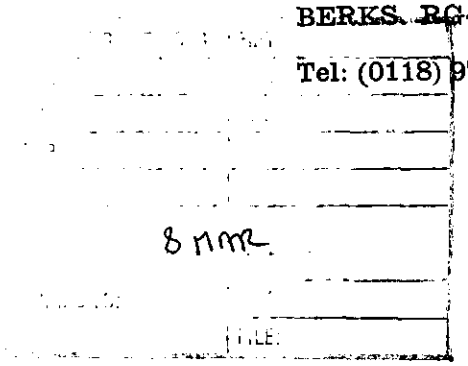
WOODS FARM PARTNERSHIP

WOODS FARM
EASTHAMPSTEAD ROAD
WOKINGHAM
BERKS. RG40 3AE

Tel: (0118) 977 2329

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



APPROVAL OF CONDITIONS APPLICATION

6 March 2000

Dear Mrs Odell

With reference to our meeting on the 3 March 2000 please find enclosed plans as discussed to comply with Condition 16 and Condition 17 of the permission of Planning Application No.99/69059/F.

Yours sincerely

J F Brown