APPLICATION NO:
AG/2000/1916

EX SYSTEMS LTD

LOCATION:
Upper Culham Farm Upper Culham Road, Upper Culham Reading.

APPLICANT:
Mr G Hayes

PROPOSAL:
Application for prior agricultural determination for the proposed erection of an agricultural building for feed storage.

EARLIEST DATE FOR DECISION: **01/08/2000**

APPLICATION WILL HAVE EXPIRED ON:
08/08/2000

CASE OFFICER: **Nicola Lake**

Tel: (0118) 974 6481 (Direct Line)
E-mail: Nicola.Lake@wokingham.gov.uk
Date: 4 Aug 2000
My ref: NL/AG/2000/1916
Your ref:

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

Mr G E Hayes
Goulders Farm
Cockpole Green
Wargrave
Berkshire
RG10 8NT

Dear Mr Hayes

PROPOSED AGRICULTURAL DETERMINATION NOTIFICATION FOR THE ERECTION OF A FEED STORAGE BUILDING AT UPPER CULHAM FORM, UPPER CULHAM LANE, WARGRAVE. APPLICATION NUMBER AG/2000/1916.

Thank you for your application for Agricultural Determination of the 11 July 2000, regarding the above stated development.

I write to confirm that Wokingham District Council does not wish to have prior approval over this development and has no objection to the proposed erection of the feed storage building at Upper Culham Farm, Upper Culham Lane, Wargrave, as outlined in your application AG/2000/1916.

I hope this information is of assistance to you.

Yours sincerely,

JOHN MITCHELL.
Development Control Manager.

ADDRESS UPPER CULHAM FARM PARISH WARGRAVE

UPPER CULHAM LANE

PLOT No. ORD. SHEET No SU 7981

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision	
519/48	H. Wynmalen	Additions to cowhouse	11.1.49.	APP	APP
45/49.	" "	Installation of Main Sewerage	8.3.49.	APP	APP
O/100/58	Mr. J.W. Hill	O/app to develope part of Upper Culham farmland	17.8.58	N/A	REF
O/101/58	Mr. J.W. Hill	O/app to develope land fronting Wargrave Rd.	17.8.58	N/A	REF
PD. 432/73	Mr. S.T. Pring	Ext. to Dutch Barn	3.7.73	APP	N/A
BR 3479.	" " "	Portal Framed Building	19.9.75	APP	N/A
BR16679	Mr Hayes.	New barn	16.4.81.	app	NA
3/493	ASPECT DEVS.	STABLE	21.11.88		REF
DN/95/0064		DEMOLISH BARN & CATTLE SHELTER	6.12.95	APP	

DATE OF COMPLETION

MINISTRY DECISION

SPECIAL ORDERS

DRAINAGE

091074

Upper Culham Rd

RA10 8NR

WORK SHEET FOR : Nicola Lake

Application Number : AG/2000/1916

Applicant : Mr G Hayes .

Location : Upper Culham Farm, Upper Culham Road, Upper Culham, Reading.

Proposal : Application for prior agricultural determination for the proposed erection of an agricultural building for feed storage.

Site Notice Displayed ? : YES [ ] NO [ ] DATE [ ]

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 11/07/2000

Earliest Date for Decision : 01/08/2000

Latest Consultation Date/Site Notice Expiry Date : 01/08/2000

This application will have expired on: 08/08/2000. 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 :

Planning Issues :

Application Number: AG/2000/1916

Appraisal :

1.) The building is for the storage of feed/feed.
2.) Its area is 454.116m².
3.) It will be more than 25m from the road.
4.) It will be below 12m in height

The is no requirement for prior approval and the building does fall within Agricultural P.D. None of the existing structures on the site have been converted to other uses, and two buildings were demolished in 1999.

As such the council does not wish to have prior approval and have no objection to the proposed development

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

Application Number AG/2000/1916
Conditions/Reasons for Refusal

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

RECORD OF SITE VISIT

SITE ADDRESS: Upper Culham Farm
Upper Culham Road Upper Culham
Reading.

APPLICATION NUMBER: AG/2000/1916

OFFICER: Nicola Lake

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

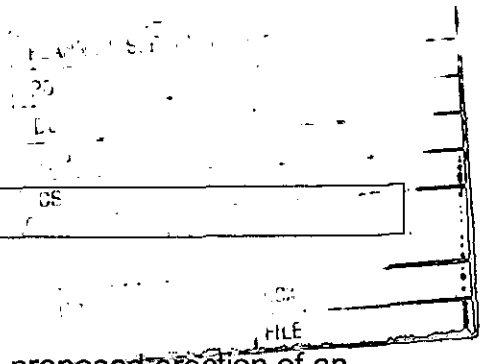
LEVELS

BOUNDARY TREATMENT

OTHERS

FROM: Nicola Lake

DATE: 11 July 2000



WARGRAVE PARISH CONSULTATION SHEET

Application Number: AG/2000/1916

Proposal: Application for prior agricultural determination for the proposed erection of an agricultural building for feed storage..

Site Address: Upper Culham Farm, Upper Culham Road, Upper Culham, Reading.

Applicant: Mr G Hayes .

Your observations are required in respect of this application **by 01/08/2000** .

No comments

SIGNED: _____ DATE: 24/7/2000

Clerk To Wargrave Parish/Town Council.

28 DAYS
8/8/00

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date:	07 JUL 2
Officer: NL	Application No. AG 2000 1916

Map No. ..... **Site** .....
Easting: ..... **Flood Pln** .....
Northing: ..... **Mineral** .....

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

Description:
(AO) ~~PROPOSED~~ APPLICATION FOR PRIOR AGRICULTURAL DETERMINATION ON PROPOSED ERECTION OF AN AGRICULTURAL BUILDING FOR FEED STORAGE

Location: UPPER CULHAM FARM UPPER CULHAM LANE

Parish: WARGRAVE Ward: .....

Applicant: MR G HAYES

Fee Received 35-00 Required ..... Additional ..... Refund .....

Enforcement Section (5) 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 .....
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:

.....
.....
.....

NEIGHBOURS:

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Copy

Tel.

Date: 11 July 2000

Your Ref:

My Ref: **Nicola Lake - AG/2000/1916**

Mr G Hayes

Goulders Farm
Cockpole Green
Wargrave
Berks
RG10 8NT

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 Sir/Madam

Application Number: AG/2000/1916

Site Address: Upper Culham Farm, Upper Culham Road, Upper Culham, Reading.

Proposal: Application for prior agricultural determination for the proposed erection of an agricultural building for feed storage..

Thank you for the above application, which has now been accepted along with the sum of £35-00 in fees.

If by the **08/08/2000** we have not notified you of our decision and you have not agreed with us in writing to extend the determination period you are entitled to commence with work applied for.

If you have any queries concerning your application contact your case officer, **Nicola Lake,** on quoting reference number **AG/2000/1916.**

Please note that approval under Building Regulations may be required for the proposed development, for which a separate application must be made. To obtain advice on this matter, you may contact the Building Control Section of the District Council on 0118 974 6375.

Yours faithfully,

John Mitchell

John Mitchell
Development Control Manager

THE TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, SCHEDULE 2, PARTS 6 & 7

Office use only	
Ref:	AG|2000|1916
Date rec:	11-7-00
Date ackn:	11-7-00
28 day deadline:	8-8-00

Determination form

Please detach and read the Notes for Guidance before completing this form.

Do not start work until:
- the authority have notified you in writing that prior approval is not required; or
- you have received approval from the authority; or
- at least 28 days have elapsed from the date your form was received by the authority, and they have not notified you that prior approval is or is not required.

1. The site

i. Name and address of person(s) submitting this form.

GE HAYES
GOULDERS FARM, ROCKPOKE GREEN, WARGRAVE, BERKSHIRE RG10 8NT

Telephone

01189- 403751

ii. Name and address of farm and occupier (if different from i. above)

Name, as ABOVE.
UPPER CULHAM FARM
UPPER CULHAM, WARGRAVE, BERKSHIRE

Telephone

01189- 403751

iii. What is the area of the agricultural unit? Agricultural unit means agricultural land which is occupied as a unit for the purposes of agriculture

133 hectares

iv. What is the area of the parcel of land where the development is to be located? (see note 3)

- [x] 1 hectare or more
- [ ] less than 1 hectare but at least 0.4 hectare
- [ ] less than 0.4 hectare

v. What is the Ordnance Survey grid reference of the proposed development? 7982

vi. Does the proposed development affect an ancient monument, archaeological site, listed building; or is it within a site of special scientific interest or a local nature reserve? N Y or N

If Yes, please provide details

2. The proposed building (please enclose a site plan and indicate whether a new building, extension or alteration is involved)

i. Type of building

For General Purpose Building Feed Storage

ii. Dimensions

length 36.92 metres

breadth 12.30 metres

height to eaves 4.30 metres

height to ridge 6.15 metres

iii. Walls

materials ~~2 metre High Concrete block~~ Yorkshire Board 2.46 mts below eaves.

external colour Natural grey

iv. Roof

materials Eternit By Sna Fibre Cement

external colour Natural grey

v. Has an agricultural building been constructed on this unit within the last two years? N Y or N

If Yes,

what is its overall ground area? [ ] square metres

what is its distance from the proposed new building? [ ] metres

3. The proposed road (please enclose a site plan and indicate if a new road or alteration is involved)

i. Dimensions

None

length [ ] metres

width [ ] metres

ii. Surface materials

materials [ ]

colour [ ]

4. The proposed excavation/deposit of waste material from the farm (please enclose a site plan)

i. What is the area of the proposed works? [ ] hectares

ii. Please provide details of the works

[ ]

iii. Have previous excavations or waste deposits been carried out? (see note 7) [ ] Y or N

If Yes, please give the area of the previous works [ ] hectares

5. THE PROPOSED FISH TANK (CAGE) (PLEASE ENCLOSE A SITE PLAN)

i) PLEASE PROVIDE DETAILS, INCLUDING DIMENSIONS, MATERIALS AND APPEARANCE.

6. **FEE**

PLEASE ENSURE THAT YOU HAVE INCLUDED YOUR FEE OF £35.00 IF DEVELOPMENT FALLS WITHIN SECTIONS 2 OR 3 OF THIS FORM.

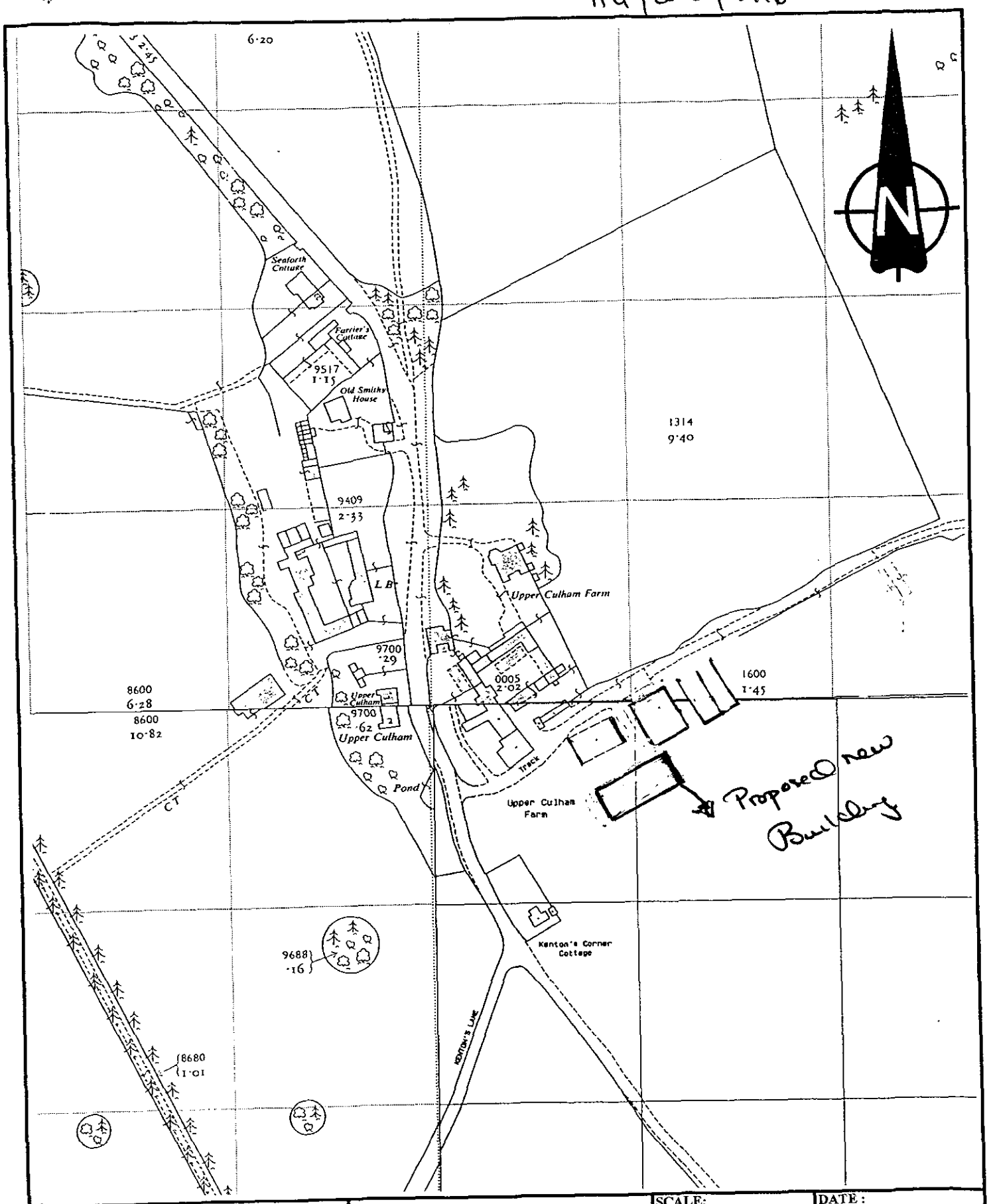
7. **SIGNATURE**

SIGNED G E Hayes

NAME (block capitals) G E HAYES

DATE 24/6/2000

AG/2000/1916



Thimbleby & Shorland
Chartered Surveyors
Auctioneers, Valuers, Land & Estate Agents
MARKET HOUSE
31 GREAT KNOLLYS STREET
READING BERKSHIRE RG1 7HU
Telephone: +44 (0) 118 950 8611
www.thimbleby.demon.co.uk

Farm buildings at
Upper Culham Farm
Wargrave
Berkshire

Maps: SU7881,7882,7981,7982

SCALE:	DATE :
1:2,500	June 2000
Client: E. Hayes	Ref: RCS

BASED UPON THE ORDNANCE SURVEY MAP WITH THE SANCTION OF CONTROLLER OF H.M. STATIONERY OFFICE. LICENCE No: FOR IDENTIFICATION ONLY. ES 758410

CHARTERED SURVEYORS : THE PROPERTY PROFESSION